



## AGENDA

Garden Grove City  
Council

Tuesday, March 12, 2019

6:30 PM

Community Meeting  
Center 11300 Stanford  
Avenue Garden Grove  
California 92840

**Steven R. Jones**

Mayor

**Stephanie Klopfenstein**

Mayor Pro Tem - District 5

**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

**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 BRIETIGAM, COUNCIL MEMBER O'NEILL, COUNCIL MEMBER T. NGUYEN, COUNCIL MEMBER BUI, COUNCIL MEMBER K. NGUYEN, MAYOR PRO TEM KLOPFENSTEIN, MAYOR JONES

INVOCATION

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

### 1. PRESENTATIONS

- 1.a. Community Spotlight in recognition of Garden Grove Police Captain Travis Whitman for 30 years of service.
- 1.b. Community Spotlight in recognition of Sister City Association of Garden Grove Exchange Student Ambassadors Visiting Anyang, Republic of South Korea.

### 2. ORAL COMMUNICATIONS (to be held simultaneously with other legislative bodies)

RECESS

CONDUCT OTHER LEGISLATIVE BODIES' BUSINESS

RECONVENE

### 3. CONSENT ITEMS

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

- 3.a. Approval of the 2019 Investment Policy; re-appointment of a City Treasurer and a Deputy City Treasurer; and delegation of Investment Authority. *(Action Item)*
- 3.b. Receive and file the 2018 Annual Progress Report on the status of the General Plan. *(Action Item)*
- 3.c. Adoption of a Resolution adopting the revised Orange County Tax Administration program regulations. *(Action Item)*
- 3.d. Approval of Caltrans BikeSafe Garden Grove Active Transportation Grant Program, and appropriation of funds

awarded for operational tasks and equipment in Fiscal Year 2018-19. (Grant Amount: \$73,880) (*Action Item*)

- 3.e. Receive and file minutes from the meetings held on February 26, 2019, and March 4, 2019. (*Action Item*)
- 3.f. Approval of warrants. (*Action Item*)
- 3.g. Approval to waive full reading of ordinances listed. (*Action Item*)

4. PUBLIC HEARINGS

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

- 4.a. Adoption of a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for a proposed residential project located at 9861 11th Street, Garden Grove, and introduction and first reading of an Ordinance approving PUD-010-2019.

Entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-010-2019 TO AMEND THE CITY'S OFFICIAL ZONING MAP TO CHANGE THE ZONING OF THE PROPERTY TO RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING (PUD-010-2019) WITH R-3 (MULTIPLE-FAMILY RESIDENTIAL) BASE ZONING. (*Action Item*)

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

6. ADJOURNMENT

The next Regular City Council meeting will be held on Tuesday, March 26, 2019, at 5:30 p.m., in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.



Prior to Chapter 889, Statutes of 2004 (AB 2853, Laird), California Government Code Section 53646 required cities to annually render an investment policy to be considered at a public meeting. With the advent of AB 2853, the requirement to submit investment policies was made optional, although the Legislature still encourages the submittal of investment policies because of the public interest served. The Finance Director, acting as Deputy City Treasurer, provides the City Council a copy of the investment portfolio monthly. Also, the City's Investment Policy is presented to the City Council for review and approval at a public meeting annually. The Investment Policy outlines the City's investment guidelines and investing strategy. The Policy requires the City to hold the securities or have safekeeping by a recognized financial institution. Currently, U.S. Bank and Union Bank, N.A. (which is a custodial service completely separate from Union Bank operations) provide custodial/safekeeping services to the City.

The City Investment Policy applies to secure the investment principal, allows for ease of liquidation, and provides a reasonable return on the investments. In addition, the Investment Policy allows the City of Garden Grove to maintain sufficient cash so all payments due in at least the next six months may be made in a timely manner. The requirements and strategies outlined in the City's Investment Policy have allowed the City of Garden Grove to have no losses in principal while maintaining a reasonable return on the portfolio. Last fiscal year the City's Investment Portfolio return was approximately 1.18%. All of the investments held in the portfolio at this time are either Federal Securities or invested in the Local Agency Investment Fund (LAIF).

**FINANCIAL IMPACT**

None.

**RECOMMENDATION**

It is recommended that the City Council take the following actions:

- Approve the attached 2019 Investment Policy;
- Affirm the appointment of Laura J. Stover, Human Resources Director as City Treasurer, and Scott C. Stiles, City Manager, as Interim Deputy City Treasurer per Resolution No. 9525-18; and
- Renew delegation to the City Treasurer and Deputy City Treasurer the responsibility to invest or to reinvest City funds.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
2019 INVESTMENT POLICY	3/4/2019	Backup Material	2019_INVESTMENT_POLICY.docx 9525-18_City_Treasurer-



# **City of Garden Grove**

## **INVESTMENT POLICY**

**2019**

**CITY COUNCIL**

**STEVEN R. JONES, MAYOR**

**GEORGE S. BRIETIGAM III, 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, MAYOR PRO TEM, DISTRICT 5**

**KIM B. NGUYEN, COUNCIL MEMBER, DISTRICT 6**

**CITY MANAGER  
SCOTT C. STILES**

**City of Garden Grove  
11222 Acacia Parkway, Garden Grove, CA 92840**

# CITY OF GARDEN GROVE INVESTMENT POLICY

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# **CITY OF GARDEN GROVE**

## **INVESTMENT POLICY**

### **MISSION STATEMENT**

It is the policy of the City of Garden Grove to invest public funds in a manner that will provide in priority order, maximum security, adequate liquidity and sufficient yield, while meeting the daily cash flow demands of the City of Garden Grove and conforming to all sections of California Government Code Section 53600, et seq., and related statutes and regulations governing the investment of public funds.

#### **1. PURPOSE**

This statement is intended to provide direction for the investment of the City of Garden Grove's temporary idle cash under the prudent investor standard. California Government Code Section 53600.3 defines the prudent investor as an individual who is authorized to make investment decisions as trustees, and therefore they are considered fiduciaries subject to the prevailing standard. Furthermore, the trustee is to act to safeguard the principal and maintain the liquidity needs of the agency.

The City's ultimate investment goal is to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the entity and conforming to all state and local statutes governing the investment of public funds.

#### **2. SCOPE**

This investment policy applies to all financial assets of the City of Garden Grove. These funds are accounted for in the City of Garden Grove's audited Comprehensive Annual Financial Report (CAFR) and include all funds under the direction of the City. Bond Proceeds are excluded from this Policy. Investment of bond proceeds will be made in accordance with applicable bond indentures.

#### **3. PRUDENCE**

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from

expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

#### **4. OBJECTIVES**

The City's funds shall be invested in accordance with all applicable City policies and codes, State statutes, and Federal regulations, and in a manner designed to accomplish the following objectives.

Section 53600.5 of the California Government Code defines the investment objectives of the investment of public funds and that the primary objective of a trustee is the safety of the principal of funds under its control. The secondary objective is to meet the liquidity needs of the depositor. The third objective is to achieve a return on the funds under its control.

##### **A. Safety**

Safety and the minimizing of risk associated with investing refers to attempts to reduce the potential for loss of principal, interest or a combination of the two. The first level of risk control is found in State law that restricts the particular type of investments permissible for municipalities. The second level of risk control is reduction of default risk by investing in instruments that appear upon examination to be the most credit worthy. The third level of risk control is reductions of market risk by investing in instruments that have maturities coinciding with dates of disbursements, thereby eliminating risk of loss from a forced sale. The City of Garden Grove only invests in those instruments that are considered very safe. Safety of principal is the foremost objective of the City of Garden Grove's Investment Program.

##### **B. Liquidity**

Liquidity refers to the ability to easily sell at any time with a minimal risk of losing some portion of principal or interest. Liquidity is an important quality for an investment to have, for at any time the City may have unexpected or unusual circumstances that result in larger disbursements than expected. When this occurs the existence of highly liquid investments allows the City to meet the cash requirements without unfavorable forced liquidation penalties. Generally investments and their maturities are selected in anticipation of disbursement needs. The City of Garden Grove's Investment Portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might be reasonably anticipated.

C. Yield

Yield is the potential dollar earnings an investment can provide, and also is sometimes described as the rate of return. To meet the objectives, the City of Garden Grove attempts to obtain the highest yield on its investments consistent with the preservation of principal and liquidity. The yield benchmark for the City is the 6 month Treasury Bill as listed in the Money Rates section of the Wall Street Journal.

**5. DELEGATION OF AUTHORITY**

The City invests in the spectrum of instruments allowable under the Government Code Section 53600 et seq. of the State of California. The City Council has delegated, by resolution No. 9525-18, the authority to invest with the City Finance Director and the appropriate assistants, subject to the limitations set forth in the Investment Policy and Investment Guidelines. (The City holds its public investor harmless for responsible investment transactions undertaken in accordance with the Investment Policy.)

**6. ETHICS AND CONFLICT OF INTEREST**

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the Finance Director of the City any material financial interest in financial institutions that conduct business with the jurisdiction, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the City, particularly with regard to the time of purchases and sales.

**7. INVESTMENT GUIDELINES AND INVESTMENT STRATEGY**

The City of Garden Grove uses a set of written Investment Guidelines (Attachment 1) that define the procedures for investing within the directives of the Investment Policy. In accordance with the Investment Guidelines, Investment Strategy (Attachment 2) is used to maximize yield depending on market conditions.

**8. INVESTMENT INSTRUMENTS**

The City invests in the following investment instruments as approved by the California Government Code, Sections 53600 et seq. subject to the limitations stated in the City's Investment Guidelines and Investment Strategy:

1. **Securities of the U. S. Government or its Agencies**  
An obligation of the U. S. Government, backed by the full faith and credit of the government. These securities are regarded as the highest quality of investment securities available in the U.S. securities market.
2. **Federal Home Loan Bank (FHLB)**  
Members of the Home Loan Bank system issue consolidated bonds and discount notes as joint and severable obligations of the Home Loan Bank System. Although the banks operate under federal charter with government supervision, there is no explicit federal guarantee of Federal Home Loan Bank debt. The reserves against the debt, which must be maintained, are considerable and this investment is considered very safe.
3. **Federal National Mortgage Association (FNMA)**  
FNMA purchases conventional mortgages which are generated from the sale of corporate obligations to private investors. Its strong secondary market is financed in part through issuance of short-term notes that resemble commercial paper. The notes range up to 360 days.
4. **Federal Farm Credit Bank (FFCB)**  
Farm Credit Bonds are high credit quality bonds. The Farm Credit System's status as a Government-sponsored enterprise, results from its public mission and ties to the federal government; the traditionally strong governmental support of the agricultural sector; and the System's strong financial performance in recent years, including favorable earnings and strong capital ratios. Farm Credit Debt Securities are the joint and several obligations of the Farm Credit System Banks and are not obligations of and are not guaranteed by the United States or any Federal agency instrumentality, other than the Banks.
5. **Local Agency Investment Fund (LAIF)**  
The LAIF is established by the State Treasurer for the benefit of local agencies in which their money is pooled as a method for managing funds.
6. **Local Agency Bonds**  
Bonds, notes, warrants, or other evidences of indebtedness of any local agency within this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency.

7. Certificate of Deposit (CD)  
A time deposit with a specific maturity evidenced by a certificate.
8. Bankers Acceptances  
A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.
9. Negotiated Certificates of Deposit  
Unsecured obligations of a financial institution, bank or savings and loan, bought at par value with the promise to pay face value plus accrued interest at maturity. They are high-grade negotiable instruments, paying a higher interest rate than regular certificates of deposit.
10. Commercial Paper  
An unsecured short-term promissory note issued by corporations, with maturities ranging from 2 to 180 days.
11. Repurchase Agreements (Overnight)  
An agreement of one party to purchase securities at a specified price from a second party and a simultaneous agreement by the first party to resell the securities at a specified price or at a specified later date.
12. Passbook Savings Account  
A savings account is an interest-bearing deposit account held at a bank or another financial institution that provides a modest interest rate.
13. Other investments that are, or may become, legal investments through the State of California Government Code.

## **9. DELIVERY**

All security transactions entered into by the City shall be conducted on a delivery-versus-payment (DVP) basis to ensure that securities are deposited in an eligible financial institution prior to the release of the funds. Securities will be held by a third party custodian designated by the Finance Director and evidenced by safekeeping receipts and monthly reports.

## **10. POLICY CONSTRAINTS**

The City operates its investment program with many State and self-imposed constraints. It does not speculate; it does not buy stocks or corporate bonds; it does not deal in futures or options; it does not purchase on margin through Reverse Repurchase Agreements. The weighted average life of the portfolio is maintained within limits dictated by the cash flow needs of the City, the economy, and the Investment Guidelines. The City diversifies its investments to reduce potential

default on market risks. The portfolio is carefully monitored to assure the prudent management of the portfolio.

### **11. INVESTMENT CONTROLS**

The City has developed a System of Internal Investment Controls and a Segregation of Responsibilities of Investment Functions in order to assure an adequate system of internal control over the investment function.

The Finance Director shall establish an annual process of independent review by an external auditor. This review will provide internal control by assuring compliance with policies and procedures.

### **12. INVESTMENT REPORTS**

The Finance Director renders a monthly Investment Report to the City Manager and City Council, through the Manager's Memo, showing the type of investment, institution, date of maturity, amount of deposit, current market value for all securities under the City control, rate of interest, amount of interest received during the month and Par Value. A graph is included which indicates the percent of the portfolio that is invested in each type of investment instrument.

## GLOSSARY

**ACCRUED INTEREST** – Interest earned but not yet received.

**AGENCIES** – Agencies of the Federal government set up to supply credit to various classes of institutions (e.g., S&L's, small business firms, students, farmers, housing agencies, etc.). Examples include Federal Home Loan Mortgage Corporation (FHLMC), Federal National Mortgage Association (FNMA), Federal Home Loan Bank (FHLB) and Federal Farm Credit Bank (FFCB).

**BANKERS' ACCEPTANCE (BA)** – A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill as well as the issuer.

**BROKER/DEALER** – An individual or firm acting as principal in a securities transaction.

**CALLABLES** – Securities that the issuer has the right to redeem prior to maturity.

**CERTIFICATE OF DEPOSIT (CD)** – A time deposit with a specific maturity evidenced by a certificate. Large denomination CD's are typically negotiable.

**COLLATERAL** – Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

**COMMERCIAL PAPER** – Short term unsecured promissory note issued by a corporation (including limited liability companies) to raise working capital. These negotiable instruments are purchased at a discount to par value or at par value with interest bearing. Commercial paper is issued by corporations such as General Motors Acceptance Corporation, IBM, Bank of America, etc.

**COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR)** – The official annual report of the City. It includes five combined statements for each individual fund and account group prepared in conformity with Generally Accepted Accounting Principles (GAAP). It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

**COUPON** – a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value; b) a certificate attached to a bond evidencing interest due on a payment date.

**DELIVERY VS PAYMENT** – Delivery of securities with a simultaneous exchange of money.

**DEMAND ACCOUNT** – An account with a commercial bank from which check withdrawals may be made at any time.

**DISCOUNT** – The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

**DIVERSIFICATION** – Dividing investment funds among a variety of securities offering independent returns.

**FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC)** – A Federal agency that insures bank deposits in the United States against bank failure. The standard deposit insurance coverage limit is \$250,000 per depositor, per FDIC-insured bank, per ownership category.

**FEDERAL HOME LOAN BANKS (FHLB)** – The institutions that regulate and lend to savings and loan associations. The Federal Home Loan Banks play a role analogous to that played by the Federal Reserve Banks vis-à-vis member commercial banks.

**FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA)** – FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a Federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

**LIQUIDITY** – A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value.

**LOCAL AGENCY INVESTMENT FUND (LAIF)** – The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

**MARKET VALUE** – The price at which a security is trading, usually the liquidation value.

**MATURITY** – The date upon which the principal or stated value of an investment becomes due and payable.

**PAPER GAIN OR LOSS** – Term used for unrealized gain or loss on securities being held in a portfolio based on comparison of current market quotes and their original cost. This situation exists as long as the security is held while there is a difference between cost value (book value) and the market value.

**PORTFOLIO** – Collection of securities held by an investor.

**PRUDENT PERSON RULE** – An investment standard. In some states, the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state—the so-called “legal list.” In other states, the trustee may invest in a security if it is one that would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

**RATE OF RETURN** – The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond, the current income return.

**REPURCHASE AGREEMENT (REPO)** – A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security “buyer” in effect lends the “seller” money for the period of the agreement, and the terms of the agreement are structured to compensate them for this.

**REVERSE REPURCHASE AGREEMENT (REVERSE REPO)** – A reverse-repurchase agreement (reverse repo) involves an investor borrowing cash from a financial institution in exchange for securities. The investor agrees to repurchase the securities at a specific date for the same cash value plus an agreed upon interest rate. Although the transaction is similar to repo, the purpose of entering into a reverse repo is quite different. While a repo is a straightforward investment of public funds, the reverse repo is a borrowing.

**SAFEKEEPING** – The service provided by banks and trust companies for clients when the bank or trust company stores the securities, takes in coupon payments, and redeems issues at maturity.

**SPREAD** – a) The yield or price difference between the bid and offer on an issue; b) the yield or price difference between different issues.

**TREASURY BILLS** – A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months or one year.

**TREASURY BONDS** – U.S. Treasury securities that have initial maturities of more than ten years.

**TREASURY NOTES** – Intermediate-term coupon bearing U.S. Treasury securities having initial maturities of from one year to ten years.

**TRUSTEE** – A financial institution with trust powers that acts in a fiduciary capacity for the benefit of the bondholders in enforcing the terms of the bond contract.

**YIELD** – The rate of annual income return on an investment, expressed as a percentage. (a) Income Yield is obtained by dividing the current dollar income by the current market price for the security. (b) Net Yield or Yield to Maturity is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

**YIELD CURVE** – Yield calculations of various maturities at a given time to observe spread difference.

**YIELD TO MATURITY** – The current coupon yield minus any premium above par, or plus any discount from par in the purchase price with the adjustment spread over the period from date of purchase to maturity.

## **INVESTMENT GUIDELINES**

INVESTMENT GUIDELINES STATE THE PARAMETERS OF HOW INVESTING IS TO BE ACCOMPLISHED.

### **1. CASH AVAILABILITY GUIDELINES**

A. Cash flow analysis is developed which serves as a basis for determining the cash available for investment and maturity dates needed to cover future disbursements.

B. A close rapport is maintained with all other departments having a significant impact on cash flow to ensure receipt of timely and accurate data.

C. Revenue receipts are consolidated into one bank account and invested on a pooled concept basis. This provides maximum interest with minimal accounting steps. Interest earnings are allocated according to fund cash and investment balances.

D. Active bank balances are kept as low as possible without jeopardizing good banking relationships by maintaining investment of available cash as near to 100 percent as possible.

E. Bank balances are obtained daily to assure fast, accurate, and detailed information.

F. Sufficient funds are maintained in very liquid investments to meet most unexpected contingencies.

### **2. INVESTING GUIDELINES**

A. Based on the economy a close working relationship is maintained with a list of well-established brokers, and bankers whose expertise is of assistance in making investing decisions.

B. Economic data, forecasts, and conditions are continuously obtained from financial experts in the field and evaluated as to impact on investing decisions.

C. Business journals are routinely reviewed and education programs attended to enhance knowledge and professional skills required managing an investment portfolio.

D. Only investments authorized by the Investment Policy are transacted.

E. Investments are diversified by (1) type, (2) institution, (3) length of maturity, and (4) broker/dealer/bank as is consistent with safety, liquidity, yield, and administrative cost.

F. Purchases of investments are made with the intent of holding the investments to maturity.

G. The City does not permit the purchase of securities on margin (the borrowing of funds via Reverse Repurchase Agreements using the security to be purchased as collateral).

H. Competitive bids are obtained and documented on all investments when practical.

I. Every investment transaction is documented and the procedure for monitoring is clearly defined.

J. Security purchases are maintained within statutory limits imposed by the California Government Code.

Current limits are:

Bankers Acceptances-30% and not over 180 days in maturity (53601-f)  
Commercial Paper - 15% (53601-g)  
Negotiated Certificates of Deposit - 30% (53601-h)

K. The weighted average life of the portfolio is maintained within limits dictated by the cash flow needs of the City and the economy.

L. Investment strategies are reviewed for possible changes at least quarterly. They are reviewed more frequently as changes in economic conditions dictate.

### **3. GUIDELINES FOR TYPES OF INVESTMENTS**

#### **A. CALIFORNIA STATE-LOCAL AGENCY INVESTMENT FUND**

A resolution of the City is on file with the State Treasurer, which permits maintaining an account in the Local Agency Investment Fund. Effective January 01, 2016, the maximum per account balance that can be held in the fund was increased from \$50 million to \$65 million. LAIF has a policy limiting the number of total deposit and withdrawals each month (currently it is a total of 15 transactions). Since periodically LAIF changes the maximum balance and the number of transactions allowed each month, the City will make the necessary adjustments to conform to any new requirements. Interest is paid quarterly on an average of what the fund earned for the quarter.

B. REPURCHASE AGREEMENTS (REPOS)

Repos are used only as a short-term investment not exceeding 30 days.

C. BANKERS ACCEPTANCES

Bankers Acceptances are mainly used for investments with a maturity of one to six months. The City will only invest in the 100 largest banks in the world (in terms of assets). Investment in any one institution will not exceed 10 percent of the City's portfolio. Investment in Bankers Acceptances will not exceed 30 percent of the City's portfolio as per State law. Maturities will be for 180 days or less.

D. TIME CERTIFICATES OF DEPOSITS (TCDs)

Only Time Certificates of Deposits that are insured for \$250,000 by FDIC, FLSIC, or fully collateralized as required by state law if over \$250,000 are purchased. Not more than five percent of the City's portfolio is invested in any one institution. Time Certificates of Deposit are kept in the City's safe, in a fire file or in an acceptable safekeeping account with a perfected interest in the City's name. The institution must be located in California.

E. COMMERCIAL PAPER

Commercial paper is a short-term unsecured promissory note issued by a corporation to raise working capital. Local agencies are permitted by state law to invest in commercial paper of "prime" quality of highest rank. The City of Garden Grove invests in high quality commercial paper for periods of one to ten days to maximize temporary idle funds.

F. TREASURY NOTES AND FEDERAL AGENCY SECURITIES

Investments in Treasury Notes and Federal Agency Securities are limited to those with maturity of five years or less.

**INVESTMENT STRATEGY**

1. When making an investment decision, the purchase of an investment is made with the intent of holding that investment to maturity.
2. Fully utilize the cash flow projection to balance the liquidity needs at all times.
3. Maintain close working relationships with bankers and brokers, and contact several with each investment transaction.
4. Obtain, at least weekly, economic forecasts from bankers, brokers or other financial experts in the field.
5. Keep the active bank balance at the lowest possible level without jeopardizing good bank relationships.
6. Maintain sufficient funds in overnight investments to meet current cash flow.
7. Review investment plan and strategy annually or as the need arises.
8. Review investment strategy quarterly and update as needed.





It is recommended that the City Council:

- Receive and file the 2018 Annual Progress Report on the Status of the General Plan; and
- Authorize staff to transmit the annual Report to the Governor's Office of Planning and Research, and the California Department of Housing and Community Development.

By: Mary Medrano, Associate Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
2018 Annual Progress Report on the Status of the General Plan	3/6/2019	Backup	3-12-Material 19_2018_Annual_Progress_Report_on_the_Status_of_the_General_Plan_FINAL.pdf

**2018  
ANNUAL PROGRESS REPORT  
ON THE STATUS OF  
THE GENERAL PLAN**



Prepared by the Garden Grove Community and Economic Development  
Department

**FEBRUARY 2019**

## **2018 Garden Grove Annual Report on the Status of the General Plan**

### **Introduction**

Every year, the City of Garden Grove reviews the previous year's residential development activity and programs that work toward providing housing throughout the City. The City prepares this report as a review of the activities undertaken to implement the General Plan. The report focuses on the calendar year of 2018. Projects approved, ordinances adopted, and programs implemented during this time, are included within the report.

The City continues its process of updating the General Plan, which was last updated in 1995. The Administrative Draft of the General Plan was approved for public review in 2008. More information about the General Plan Update is available at <https://ggcity.org/planning/general-plan> or contact the Planning Division at 714-741-5312.

The City is required by the State to prepare an Annual Progress Report on the status of the General Plan and Housing Element that indicates the progress in the implementation and status of its programs and objectives.

The Annual Progress Report on the Housing Element includes; an Annual Building Activity Report Summary; Rehabilitation, Preservation and Acquisition Activity; Regional Housing Needs Allocation Progress; and Housing Element Program Implementation Status updates. Using the Neighborhood Improvement and Conservation Commission (NICC) as an avenue, the City must provide opportunities for public discussion and input on housing issues and housing element implementation.

The programs and objectives in the 2014-2021 Housing Element Plan aim to make adequate provision for the housing needs of all economic segments of the community. The programs outlined in the plan have been implemented in an effort to conserve and improve the conditions of the existing affordable housing stock, assist in the development of housing for low- and moderate-income households, identify adequate sites to encourage the development of a variety of types of housing for all income levels, address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, and development of housing, and promote equal opportunities for all persons.

In addition, the City has prepared a Development Project Update List, which is available on the Planning Division's webpage at <https://ggcity.org/sites/default/files/2018-11/dpu.pdf>. The report is updated every quarter and includes all residential, commercial, and industrial projects that move through the Community and Economic Development Department.

## **City of Garden Grove 2018 Annual Report on the Status of the General Plan**

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A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 21, 2019

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

OATH OF OFFICE ADMINISTERED TO THE PLANNING COMMISSIONERS BY THE CITY CLERK

REGULAR SESSION – 7:00 P.M. – COUNCIL CHAMBER

ROLL CALL: COMMISSIONERS KANZLER, LE, LEHMAN, NGUYEN, PEREZ, RAMIREZ, SOEFFNER

SELECTION OF CHAIR AND VICE CHAIR

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: February 7, 2019
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. CONDITIONAL USE PERMIT NO. CUP-149-2019

APPLICANT: THU PHAM ANH NGUYEN

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,  
BETWEEN MAGNOLIA STREET AND CANNERY  
STREET, AT 9106 GARDEN GROVE BOULEVARD

REQUEST: Conditional Use Permit approval to operate a new  
body massage establishment within a 900 square  
foot tenant space within an existing multi-tenant  
shopping center. The site is in the GGMU-3 (Garden  
Grove Boulevard Mixed Use 3) zone.

STAFF RECOMMENDATION: Approve Conditional Use Permit No.  
CUP-149-2019, subject to the recommended conditions of  
approval. In conjunction with the request, the Planning  
Commission will consider a determination that the project is  
categorically exempt from the California Environmental Quality  
act (CEQA) pursuant to Section 15301 – Existing Facilities.

C.2. SITE PLAN NO. SP-066-2019

APPLICANT: SIMPSON GARDEN GROVE, INC.  
LOCATION: SOUTH SIDE OF TRASK AVENUE, EAST OF  
BROOKHURST STREET AT 10150 TRASK AVENUE

REQUEST: Site Plan approval to construct a 3,567 square foot  
one-story auto repair building attached to an  
existing one-story 846 square foot car wash  
building, on a lot improved with an existing  
Chevrolet auto dealership. The site is in the  
PUD-110-96 (Planned Unit Development) zone.

STAFF RECOMMENDATION: Approve Site Plan No. SP-066-2019.  
In conjunction with the request, the Planning Commission will  
consider a determination that the project is categorically exempt  
from the California Environmental Quality act (CEQA) pursuant to  
Section 15303 – New Construction or Conversion of Small  
Structures.

D. ITEM(S) FOR CONSIDERATION

D.1. ACKNOWLEDGEMENT OF THE 2018 ANNUAL PROGRESS REPORT  
ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

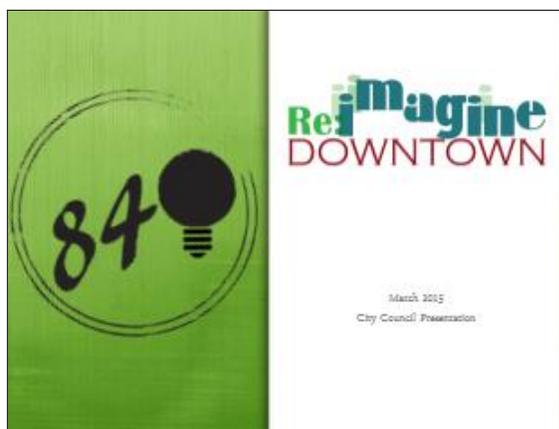
G. ADJOURNMENT

## **Measures Associated with the Implementation of the General Plan**

### **LAND USE ELEMENT**

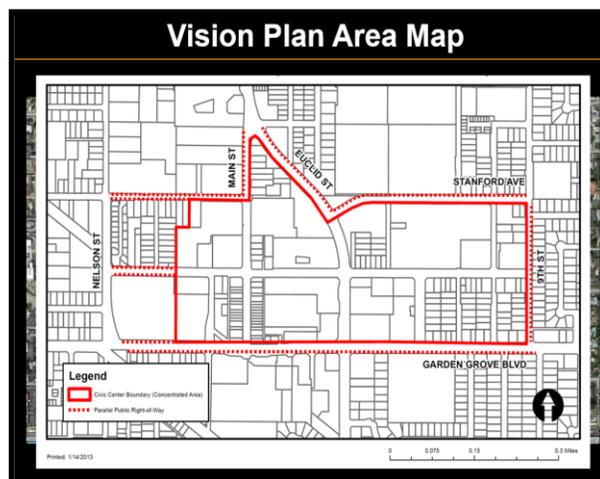
The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. It will serve as a guide for both public officials and private citizens in its description of the type, intensity, and general distribution of uses of land for housing, business, industry, open space and public uses.

Garden Grove is a fully built out urbanized city. Some of the land is undergoing a transformation from uses established 40 to 50 years ago into new uses that reflect life today and the changing needs of people within the City. Growth is seen as a positive economic tool and enhanced shopping, dining, and entertainment options would improve the quality of life. The City also has a strong community value to preserve the “hometown feel” and the core residential character of the community. This value supports the City’s effort to bring together the community to identify a sense of place and ownership, referred to as “Placemaking”.



Garden Grove exemplifies the purposeful and inclusive nature of “placemaking” as a way for us to celebrate our rich heritage, and craft a rewarding future for the City. One method to implement the community’s ideas for “placemaking” and creating a vision plan for the future is the formulation of an on-going Downtown project called the RE:Imagine Campaign. Ideas that came from this campaign include a Public Online Forum, called MindMixer, which was created to encourage people to share thoughts, ideas, photos, and visuals of how they would like their City to be, and what they would like to see and experience in the future.

## 2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN



Ideas that came out of the on-line forum included public art, market halls, a bike and pedestrian master plan, new bike lanes, a car-free “Open Streets” or “Complete Streets” event, food trucks, music festivals, theater performances, a community garden, “parklets”, an art walk, public gathering spaces, park furniture, and at the top of the list were many requests for a parking management plan, new parking garages with retail store fronts, and shared parking to maximize the use of the many open surface lots in the Civic Center Area.

The City also acknowledges the importance of collaborating with adjacent jurisdictions to develop compatible land uses to contribute to “placemaking” throughout the City. The City realizes that finding opportunities to improve underutilized areas adjacent to other jurisdictions affects the residents and businesses of Garden Grove.

**Goal LU-1:** The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meets the needs of anticipated growth and achieve the community’s vision.

**Goal LU-5:** Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.

**Goal LU-6:** Revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City.

**Goal LU-10:** Restoration of the Civic Center as the heart of the City.

**Policy LU-10.3:** Redevelop, consolidate and rezone properties within the Civic Center area to accommodate the *mix of uses* allowed in this focus area.

**LU-IMP-10B:** Continue to encourage the use of the Civic Center’s facilities for public and private community and social events.

**LU-IMP-10C:** Continue to support cultural activities conducted near the Civic Center, such as *theater productions* and experiment with offering new *citywide celebrations* to be held in this area.

## 2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

**Goal LU-13:** The City understands that development on lands adjacent to the City's corporate boundary can profoundly affect Garden Grove residents and businesses.

**Policy LU-13.1:** Cooperate with other jurisdictions in developing compatible land uses on lands adjacent to, or near, the City's corporate boundaries to minimize significant impacts and potentially benefit residents, businesses, and/or infrastructure systems in Garden Grove.

**LU-IMP-13A:** Monitor planning and environmental assessments for development projects in adjacent jurisdictions and participate in public hearings for the projects.

### **Re:Imagine Downtown Initiative**



The City continues its efforts to bring together the community, identify a sense of place and ownership, and improve Garden Grove's Downtown through the Re:Imagine Downtown initiative. In 2018, the City began efforts to prepare a website dedicated to the Re:Imagine Downtown Initiative to highlight past events, artwork, grants, and behind the scenes groundwork. The website site will also be updated regularly to announce future events related to the

Re:Imagine campaign. The website is expected to launch in April 2019.

### **Cottage Industries Project**

In an effort to continue to maintain the community's identity, create a sense of place while preserving historic residential structures through adaptive re-use, as well as, combining complementary uses, a new project called the Cottage Industries was proposed. The vision of this project is to use the existing residential cottages as commercial businesses and invigorate outdoor activities. The City has amended the Zoning (CC-1 Mixed Use) to allow this development located in the neighborhoods south of Acacia Parkway, north of Garden Grove Boulevard, west of Ninth Street, and east of Civic Center Boulevard. Phase one of this project was approved by the Planning Commission in March 2018. Phase two is anticipated to be considered by the Planning Commission late Spring, or early Summer 2019, and the City hopes that this project will encourage Adaptive Reuse and Preservation.

## 2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN



### **SteelCraft Project**

In November 2017, the Planning Commission approved a request for Site Plan approval to develop a food-focused multi-tenant project, known as SteelCraft, which included a proposal to construct a new 9,532 square foot two-story building, consisting primarily of recycled and re-purposed metal shipping containers, along with other associated site improvements. The project will be located in the Civic Center core area, adjacent to the Community Center Park, the Garden Grove Fire and Police Departments, City Hall, and various office buildings. Groundbreaking for SteelCraft took place in May 2018 and is expected to complete construction by April 2019.



Some of the future tenants include Beachwood Brewery, Dark Horse Coffee Roasters, Renegade Taco, The Chick 'N Shack, The Nest, Urban Pie, Honey & Butter, Cauldron Ice Cream, Barrio, amongst other local artisans. The project reinforces the City's commitment to the Re:Imagine campaigns and aims to bridge the gap between Main Street and the future Cottage Industries project.

### **Smallwood Plaza Project on Main Street**



In May 2018, the Planning Commission approved a Site Plan to construct a new mixed-use building with a commercial lease space along the Main Street frontage in the CC-2 (Civic Center Main Street) zone with nine (9) residential units above on the second and third floors. The approval included a 35% density bonus for very low income households. The residents will enjoy an

environment of compact development within a pedestrian-oriented district that provides opportunities for people to engage in civic, business, educational, and recreational activities near their homes. Main Street will be enhanced with a carefully designed building intended to preserve the character of the street and new neighbors that will add activity and engagement to the most-walkable part of town. Policy LU-1.5 states that mixed use development should be designed to create a pleasant walking environment to encourage pedestrian activity, provide convenient shopping opportunities for residents close to their residence, integrate with surrounding uses to become a part of the neighborhood rather than an isolated project, and use architectural elements or themes from the surrounding area. The project is expected to begin construction in 2019.

### **Garden Brook Senior Village Project**

In March 2018 the Planning Commission and City Council approved entitlements to repurpose an existing 8-story, unfinished, steel structure into a 394 unit affordable senior housing project with commercial retail space by amending the General Plan land use designations from Residential/Commercial Mixed Use 1 and Parks/Open Space to Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing.



The development will provide a unique mix of uses that are in keeping with the site constraints and the intent of the Garden Grove Mixed Use zoning. In particular, the project will meet the intent of the 2030 General Plan for this area by providing an

## 2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

urban-scale, fully integrated commercial and residential mixed-use development, which provides some commercial uses along the street frontage to encourage a more vibrant, pedestrian oriented streetscape. The project is expected to be begin construction in 2019.

### **Amendment to CC-2 Zone to Allow Outdoor Dining in Public Right-of-Way**

In continuing to foster the creation of a sense of place and expand areas that allow for mixed use development, as encouraged by the General Plan 2030, the City has amended the Civic Center Main Street zoning to allow dining within portions of the public right-of-way for eating establishments fronting Main Street.

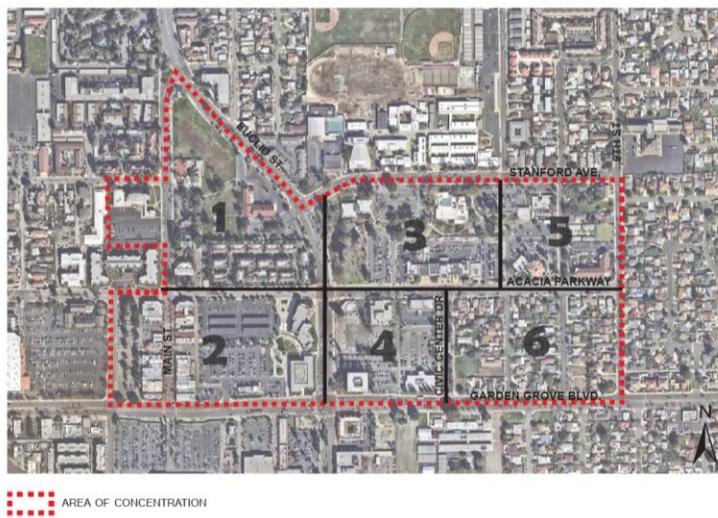


The General Plan Land Use Element expressly recognizes that outdoor dining may invigorate the pedestrian experience, while offering restaurants an opportunity for additional seating. The City's General Plan encourages outdoor dining in the Civic Center to encourage a pedestrian friendly area that contributes to the walkability appeal of Downtown, encourages opportunities for

social interaction, and contributes to Downtown's identity and streetscape, as well as to "*preserve the Main Street character and charm.*" Moreover, outdoor dining in the public right-of-way may be a unifying element along Main Street that will encourage new businesses to open in the Historic Main Street area. The amendment was approved by City Council in October 2018.

### **Downtown Parking Management Strategic Plan**

In May 2017, the City selected the consulting firm Fehr & Peers to begin an in-depth review of parking in the downtown area and to prepare a Downtown Parking Management Strategic Plan. The firm collected parking counts of the downtown area on Tuesday, June 13<sup>th</sup> and Friday, June 16<sup>th</sup>, 2017. The consultant launched an on-line parking survey, which was circulated in November 2017. Staff formed an Advisory

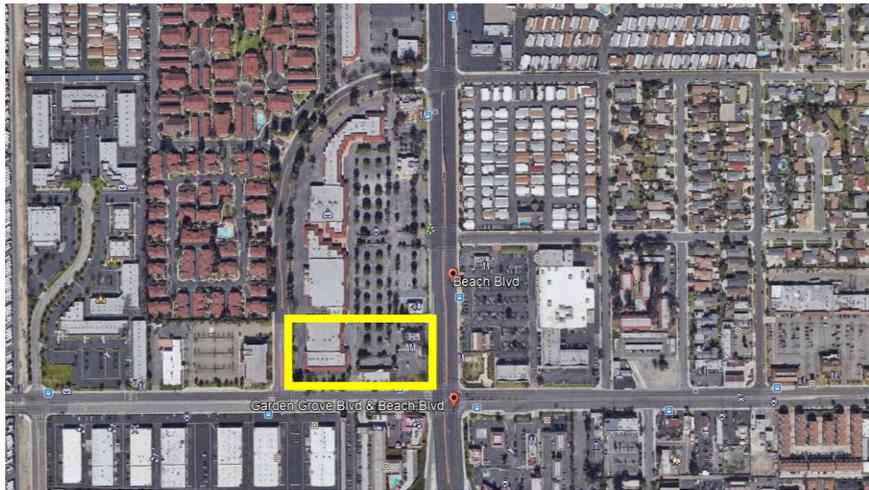


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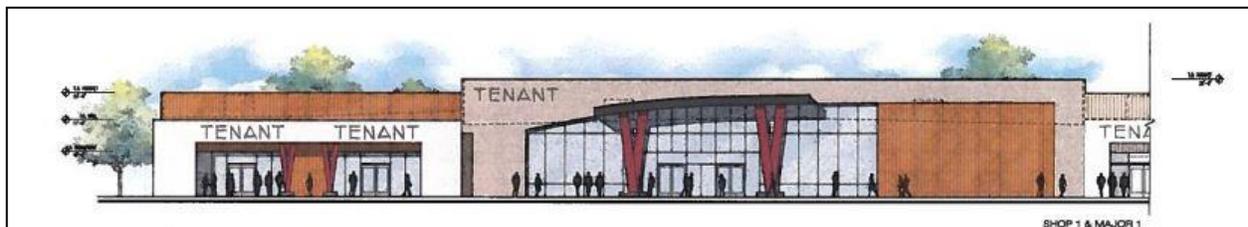
Committee, which continues to meet to discuss recommendations for Parking Management Strategies for the future. The Draft report is anticipated to be completed in December 2018.

**Stanton Village Center Project**

The City of Garden Grove collaborated with the City of Stanton to approve a commercial shopping center, the Village Center, at the northwest corner of Beach Boulevard and Garden Grove Boulevard. The site is currently developed with the blighted, mostly vacant buildings of a commercial shopping center. The proposed development will divide the site into a horizontal mixed-use project with residences on the northern portion and a commercial center to the south. The residential development will be constructed by Brookfield Homes Southern California, LLC, on the northernmost 11.69 acres, fully within the City of Stanton. To the south of the residential development, the commercial center will be redeveloped by Frontier Real Estate Investments, LLC, on a total of 10.18 acres that is within the cities of Stanton and Garden Grove.



The City of Garden Grove was required, as a responsible agency, to independently consider the Mitigated Negative Declaration, and based upon that consideration, determine whether the Project will have a significant impact on the environment. Both cities approved the entitlements in May 2018 and the expected completion by end of 2019. Frontier has secured agreements to bring In-N-Out, Raising Cane’s, Panda Express, Chase Bank, Planet Fitness, Grocery Outlet, and have plans for a food court. The City of Garden Grove’s General Plan recognizes that development near the city boundary affects the residents and businesses of our City. As a result, the City of Garden Grove worked closely with the City of Stanton to assess and monitor the planning of the development to limit impacts.



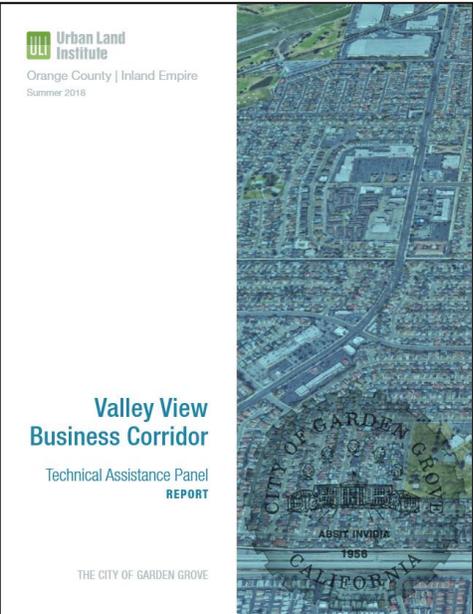
**BN Group Hotel Project**



In December 2018 City Council approved the entitlements to develop a 5-story hotel and accessory hotel amenities on a property on the southern portion of Harbor Boulevard, south of the 22 freeway. The approval included a General Plan Amendment to increase the maximum allowable Floor Area Ratio (FAR) for hotels on properties with Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0. The General Plan Amendment is 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.

**Valley View ULI Study**



An economic study performed by the land-use organization, Urban Land Institute (ULI) Technical Assistance Panel (TAP), on the City’s Valley View Business Corridor (VVBC; Focus Areas M and N of the 2030 General Plan) was conducted over a 2-day period in July 2018, which included feedback from community focus groups, stakeholder interviews, and studying and touring six key sites influencing the VVBC. The results were released in November 2018.

The final report concludes that the market viability for retail investment of the area is moderate, however, strong neighborhood assets could be leveraged to help create a more productive, local retail environment. Among the ULI TAP’s recommendations to encourage long-term economic vitality of the VVBC are the

development of identity branding, zoning overlays, community vision and engagement, and reduction in retail leakage (spending outside of the area). The panel identified high household incomes and strong traffic volume along the corridor as unique benefits to the area. The General Plan encourages economically

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viable, vital, and attractive commercial centers throughout the City that serve the needs of the community, as well as the revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City.

## COMMUNITY DESIGN ELEMENT

The Community Design Element represents the identity and a visual image of the community that is held in the minds of residents and visitors. These images include the City's physical form, districts and gathering areas, landmarks, street corridors, buildings, signs, and other similar physical features.

This element aims to recognize and enhance design opportunities throughout the City that will improve the livability of the community through physical design considerations in public areas. It is intended to build upon existing unique community characteristics and enhance efforts to differentiate Garden Grove as a unique place to live, work, play and visit.

**Policy CD-7.3:** Promote linkages between separate districts through bike trails, pedestrian paths, common medians or parkway landscaping in connecting streets, and other physical improvements as necessary.

**Goal CD-8:** Lively and attractive activity nodes or gathering places, with a combination of quality seating, shade, fountains, and other pedestrian amenities enhance the experience for people to gather.

**Policy CD-8.3:** Provide ample and comfortable sitting areas, preferably moveable seating, in shaded plazas, courtyards, and arcades.

### **Giant Adirondack chairs added to the Downtown**

Inspired by Melodee van Hoorebeke, a resident of Garden Grove and breast cancer survivor, who built a giant Adirondack chair in her front yard to commemorate her success in overcoming cancer, and with the help of the United Brotherhood of Carpenters, Garden Grove built two giant Adirondack chairs at the Civic Center Park. The chairs were built just in time for Open Streets 3 and have provided art and a place for gathering in the heart of the Downtown.



In September 2018, the City added an additional giant Adirondack chairs to its Civic Center at Village Green Park. A third chair will be located at the Cottage Industries site.

## **ECONOMIC DEVELOPMENT ELEMENT**

Economic development is a critical component of any successful community. Two important factors include: 1. The City must enhance its revenues to have the financial resources to increase the prosperity of their residents through the delivery of quality police, fire, housing, recreation, transportation, and other services. 2. The City can indirectly enhance the prosperity by understanding economic needs and taking actions to increase the City's competitiveness.

Local governments can promote economic development by establishing a favorable environment for business attraction and retention, expansion, private investment, economic diversification, entrepreneurship, housing, and job creation. Garden Grove's current economic condition makes the City well positioned to enhance its economic vitality through a number of key opportunities, including the following described below.

**Policy ED-2.3:** Explore the feasibility of establishing an International Cultural and Commerce Center, which would provide for the exchange of products, ideas, and commerce on an international scale.

**ED-IMP-2F:** Continue to coordinate with the Chambers of Commerce, Orange County economic development groups, and other business associations to attract, retain, and expand businesses.

**Goal ED-2:** The City must attract new businesses while supporting and assisting those already located within Garden Grove.

**ED-IMP-2D:** Annual review and enhance the City's Business Attraction, Retention, and Expansion Program.

**Policy ED-3.4:** Continue to encourage bringing big box retailers into the community.

**ED-IMP-3B:** Focus on upgrading dilapidated centers in order to encourage new or expanding businesses to relocate in these areas.

### **Small Business Assistance Loan Program (SBA)**

Economic Development has been identified by the City Council as one of the top priority objectives in the City's Strategic Plan. An important goal for this element is commercial rehabilitation. In an effort to promote community investment the Department has developed a Small Business Assistance Loan program (SBA). The program offers low interest loans of up to \$25,000 to small businesses as either working capital or for minor rehab. The City also has a similar program using CDBG funds, however, the CDBG program only focuses on businesses within the CDBG program areas.

### **Small Business Development Center (SBDC) Workshop Series**

The City is also offering a series of workshops by Small Business Development Center (SBDC) Orange County. These workshops provide small businesses with the necessary information and tools to succeed. In addition, the Department updated a new Business Portal section of the City Website that offers helpful resources and information businesses need to thrive and prosper. Workshops scheduled for 2017 were:

- January 11, 2018 – Small Business Jump Start
- February 7, 2018 – Legal Do's and Don'ts of Business
- February 21, 2018 – Get Your Business Online with Google
- April 10, 2018 – Small Business Jump Start
- April 19, 2018 - The Art and Science of Creating a Successful Business Plan
- July 10, 2018 – Small Business Jump Start
- July 25, 2018 – The Art and Science of Creating a Successful Business Plan

### **GO-Biz**

The City partnered with the Governor's Office of Business and Economic Development to assist businesses applying for the California Competes Tax Credit, which offers \$219 million in tax credits in FY 18-19. The California Competes Tax Credit is an income tax credit available to businesses that want to come to California or stay and grow in California.

### **International Trade**

The City has developed an International Trade initiative to support the City's large industrial businesses in export. In an effort to be better versed on foreign investment and better assist local businesses, the City hosted a Trade Connect Introductory Workshop in partnership with the Port of Los Angeles on April 4, 2018. Additionally, the City sponsored Orange County World Trade Week and Breakfast and Forum on May 17, 2018.

### **Multi-Chamber Collaboration**

The City has been in collaboration with the Garden Grove Chamber, Orange County Vietnamese Chamber, Orange County Korean Chamber and Orange County Hispanic Chamber to build more established relationships, and work in partnership, to better assist all businesses across the City. The City has participated in events together and continues to collaborate with all chambers and be more inclusive.

- September 13, 2018 – 8<sup>th</sup> Annual Orange County Asian Business Expo

### **Business Ribbon Cutting/Grand Opening Ceremonies**

- January 10, 2018 – Mr. Matcha
- February 15, 2018 – The Elizabeth Do Team
- February 15, 2018 – Campbell Termite Control Services

## 2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

- May 7, 2018 – Paris Baguette
- June 21, 2018 – OctaPharma Plasma
- July 20, 2018 – CTS Cement
- August 22, 2018 – UFC Gym
- October 11, 2018 – Southland Industries/Enviser Open House
- October 13, 2018 – Gold’s Gym Anaheim/Garden Grove 1 Year

### **SCORE**

SCORE is comprised of over 100 volunteer mentors who leverage their expertise to help start and grow small businesses. The City has partnered with SCORE to hold office hours at City Hall every 1<sup>st</sup> and 3<sup>rd</sup> Thursday of the month (by appointment only) to assist start-up and small businesses. The City also partners with SCORE to offer workshops in the City’s Community Meeting center with instructor-led training. The following workshops were offered:

- February 13, 2018 – Hiring Made Easy
- April 10, 2018 – Preparing to Lease Space for Your Business
- June 12, 2018 – Money from Home! 10 EZ Steps to Starting a Home-Based Business
- July 24, 2018 – Avoiding Employment Related Litigation
- September 25, 2018 – Make a DIY Video for Your Business
- October 23, 2018 – Work Smarter, Not Harder: WordPress for Small Business
- November 27, 2018 – Buy/Sell & Valuation of a Business

### **Broker Network**

The Economic Development division partners with commercial real estate firms to host Broker Network Luncheons. The City team visits commercial real estate firms and hosts luncheons while updating the brokers on Garden Grove projects along with sharing the vision of the City. Brokers are on the frontline of real estate transactions and partnering with them assist the Economic Development team on the businesses that are leaving the City, entering the City and looking at expanding in the City. The luncheons hosted included the following:

- Voit – January 11, 2018
- Newmark Night Frank – April 17, 2018
- Marcus & Millichap – May 10, 2018

### **Strategic Plan**

The Economic Development Division has updated the Economic Development Strategic Plan. The 3-Year Plan will map out the priorities and goals of the division. The Economic Development Strategic Plan (“EDSP”) is a baseline assessment of existing conditions that drive economic investment and outlines strategic recommendations to address the community’s economic issues and opportunities. Through implementation of the 2014 Economic Development Strategic Plan, the City of Garden Grove has achieved a tremendous track record of success with its economic base in the areas of hospitality and tourism,

## 2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

Re:Imagine Downtown Initiative, and job creation efforts in the industrial/manufacturing sectors. Going forward, the purpose of the EDSP is to serve as a guide to sustain ongoing efforts for economic development activities and policies.

### **Conferences**

Economic Development staff attended the ICSC RECON 2018 Conference. The City exhibited in the Cities of the World Pavilion. Founded in 1957, ICSC is the premier global trade association of the shopping center industry. Its more than 70,000 members in over 100 countries include shopping center owners, developers, managers, marketing specialists, investors, retailers and brokers, as well as academics and public officials. As the global industry trade association, ICSC links with more than 25 national and regional shopping center councils throughout the world.

### **Willowick Golf Course RFQ/P**

In December 2017, the Cities of Garden Grove and Santa Ana held a Joint Study Session to discuss the potential reuse of the Willowick Golf Course ("Property"), which is owned by the City of Garden Grove, but located within the City of Santa Ana's boundaries. Both City Councils directed staff to undertake further due diligence in the areas of visioning and economic analysis of the Property. Subsequently in April 2018, the City of Garden Grove approved an Agreement with the City of Santa Ana that provided for both Cities to further implement the exploration of the property redevelopment by retaining independent consultants to help create a vision of future development and to work with the community to determine both the community needs and conduct a general market assessment. In August 2018, the selection of the Visioning and Economic consultants was completed through a request for proposals process

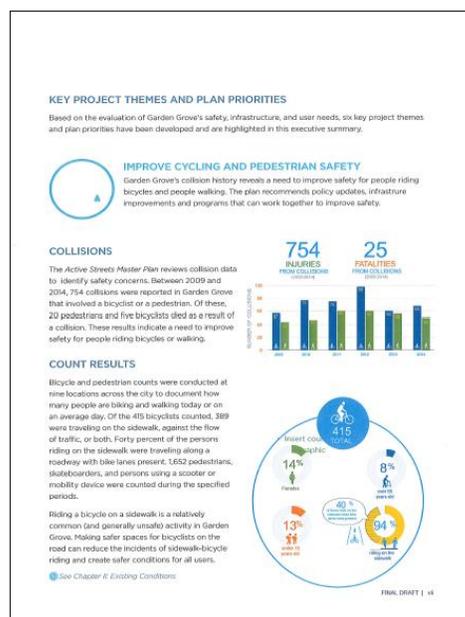
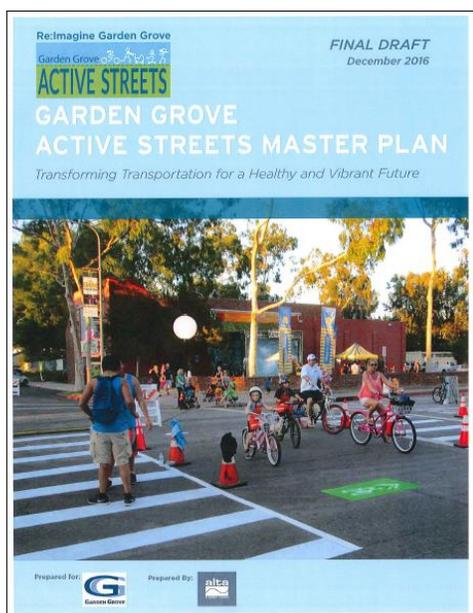
SWA (Visioning Consultant) facilitated four (4) Envision Willowick Community Workshops in 2018 (August 30th, September 27th, October 2nd and 25th) to conduct community engagement efforts to solicit community input and feedback.

In coordination with Garden Grove and SWA, HATCH (Economic Analysis Consultant) completed an economic analysis that established the economic framework for the valuation of the Property based on current market conditions. An overview of the market conditions will be presented at the Joint Study Session on January 29, 2019 with an RFQ/P to be released in Spring of 2019.

## CIRCULATION ELEMENT

The Circulation Element represents the City's overall transportation plan. The transportation plan consists not only of the physical transportation system itself, such as streets, highways, *bicycle routes and sidewalks*, but also various modes of transportation, such as cars, buses, trucks, rail, bicycles, ridesharing and walking.

Land Use and circulation must be closely tied to ensure that citizens are able to move in and around the City to locations where they live, work, shop, and spend leisure hours.



**Goal CIR-4:** A reduction in vehicle miles traveled in order to create a more efficient urban form.

**Policy CIR-4.1:** Strive to achieve a balance of land uses whereby residential, commercial, and public land uses are proportionally balanced.

**CIR-IMP-4A:** Encourage the development of mixed-use projects as a means of reducing peak commute period traffic.

**Goal CIR-5:** Increased awareness and use of alternative forms of transportation generated in, and traveling through, the City.

**Goal CIR-6:** A safe, appealing, and comprehensive *bicycle network* provides additional recreational opportunities for Garden Grove residents and employees.

**Policy CIR-6.4:** Continue to pursue and monitor funding sources for bikeway facilities.

## **Bike and Pedestrian Master Plan (BPMP) Active Streets**

In 2015, Alta Planning & Design was chosen by the City to develop a Bike and Pedestrian Master Plan (BPMP). The first draft was available to the public for viewing in June 2016. Comments for the second draft were made open during Open Streets 3 in 2017. An RFP was released in Summer 2017 for the environmental review of the BPMP; the consultant Blodgett Baylosis Environmental Planning worked on the environmental document, which was approved in the Summer of 2018. The final Bike and Pedestrian Plan was presented to Planning Commission and approved by City Council in Fall 2018.



## **OC Streetcar Project**

Finding better ways to commute enhances the quality-of-life for our labor base and the residents. This idea has led the City to create economic collaboration with the City of Santa Ana. Garden Grove and Santa Ana have developed a project called the OC Streetcar to complement Orange County's Metrolink service. After getting off the train in Garden Grove or Santa Ana, passengers need a way to get to their final destination and this project will connect key employment, population, and activity centers from Santa Ana with those in Garden Grove. This project is underway and the design and engineering phase is now complete. The project has begun construction and is expected to be completed and begin operations in 2021.

The OC Streetcar Project will help the area around Westminster Avenue and Harbor Boulevard grow where the new transit center is planned. This is a great opportunity for the City to develop that



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area for low and moderate housing, as well as businesses that will support transit-oriented development. A potential stop is being proposed at the Willowick Golf Course site, which is owned by Garden Grove, but located in the City of Santa Ana. Currently, the site is being considered for redevelopment by both cities.

**Bike Trailer Program**

The Community and Economic Development Department is working together with the Police Department on a Bike Trailer Program. The Police Department will implement mobile workshops to show participants how to repair and refurbish donated bikes. The mobile workshops will occur at schools and low-income neighborhoods near the new pedestrian and bicycle trail extension along the PE Right-of-Way from Downtown between Stanford and Nelson to Brookhurst Street. The program will utilize a box trailer to transport all of the equipment and materials needed to conduct the workshops. The trailer will be wrapped in colorful high-quality vinyl designed to make the trailer look like a chain-locked 'safe' (playing on the program's BikeSafe name). The purpose of the vinyl wrapping is mobile advertising and to raise awareness of the BikeSafe program. We hope to generate interest and excitement among children to find out what is within the 'safe'. The Police Department already owns a Ford F250 pickup truck for use in hauling the trailer and will be implementing the program in 2019.



**PARKS, RECREATION, AND OPEN SPACE ELEMENT**

Parks provide places for people to connect and interact in a shared environment and recreation amenities foster a healthy and active community. The City takes pride in its services and understands that well-designed and maintained facilities, along with high quality programs offered by the Community Services Department, play an important role in creating a healthy community through diverse and innovative recreational programming.



**Goal PRK-3:** Well-maintained and improved recreational parkland and facilities, both indoor and outdoor, provide the community with increased facility usage, along with encouraging healthy lifestyles and a sense of community pride in Citywide facilities.

**PRK-IMP-3B:** Continue to utilize, and explore additional financing mechanisms for the operation and maintenance of existing facilities.

**PRK-IMP-7E:** Promote the Public Works program for the Safe Routes to Schools to qualify for funding.

**PRK-IMP-7G:** Encourage bicycle safety awareness classes at community centers or parks where facilities are currently located.

**PRK-IMP-8C:** Encourage and promote the use of the Gem Theater and the Festival Amphitheater.

**Parks, Recreation, and Facilities Master Plan**

The City initiated a Parks, Recreation and Facilities Master Plan to guide our strategic decisions in planning, maintaining, developing and rehabilitating Garden Grove parks and our recreation facilities. As the community’s evolving needs and public demand are developed, funding and financing strategies will be simultaneously be developed to enable the City to implement the Master Plan’s recommendations by the year 2031.

### **Village Green, West Haven, and Westgrove Park Improvements**

Several local parks received major enhancements and additions, such as new lighting, buildings, and playground equipment. Village Green, West Haven, and Westgrove parks were equipped with new, energy-efficient Light Emitting Diode (LED) light poles. The LED lighting enhances and modernizes the parks' overall look, while increasing park safety at night. The new lighting illuminates brighter than the current lighting system and will cost less to operate. As of the end of 2018, the lighting improvements are approximately 70% complete.

In addition to a new fire station at West Haven Park, construction of a modern playground and a community meeting room has also been completed. The custom playground is themed after the new fire station No.6 and features police and ambulance riders, fire hose climber, and slides and bridges. A new, 1,600 square-foot community meeting room, replacing an outdated facility, will be used for programs, such as Tiny Tots, and be available for rental during the summers. The project has been completed in 2018.



Enhancements have been completed at Atlantis Play Center, located in Garden Grove Park. The center was temporarily closed since mid-May for the replacement of an outdated, 60-foot wooden shade structure, with a new industry- standard, high-quality structure that provides full-shaded coverage to the picnic table area.

The improvements reinforce the goals of the General Plan 2030 by improving recreational parkland and facilities, to provide the community with increased usage.

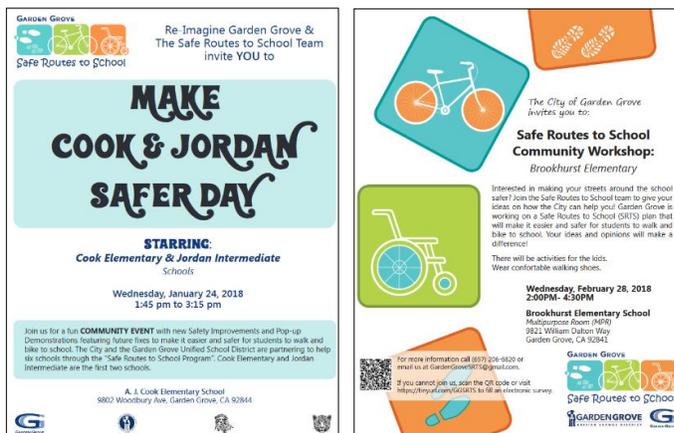
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**SCAG Sustainable Planning Grant (Safe Routes to School)**

The City applied for a planning grant through SCAG and was awarded a 2016 Sustainability Planning Grant Award for the Garden Grove Safe Routes to School: Phase I Plan, in the amount of \$160,000. The City partnered with the Garden Grove Unified School District (GGUSD) and selected six primary target schools to be included in the Project Area: Brookhurst Elementary, Cook Elementary, Hill Elementary, Murdy Elementary, Paine Elementary, and Jordan Intermediate.

AJ Cook Elementary and Donald S. Jordan Intermediate hosted a community event in January 2018. The two schools demonstrated future bicycle and pedestrian

infrastructure improvements, and the Police Department's Accident Reduction Team educated students on the importance of following traffic safety rules. The City's Public Works Department installed additional pedestrian safety signs, school crosswalks, "Slow School Xing" and "Keep Clear" pavement markings, and red curbs at various locations to improve sight distance, and signs restricting on-street parking near both schools.



**GG Amphitheater new agreement with LFA Group, LLC**

In February 2017, the City approved a new facility usage agreement between LFA Group, LLC and the Garden Amp, formerly known as the Strawberry Bowl Festival Amphitheater. The agreement was approved by City Council for a 10-year lease, with two additional five-year options. LFA agreed to invest a minimum of \$125,000 to improve and update the facility over four years. In addition to providing capital improvements, LFA improved lighting and sound equipment in the Amphitheater. LFA has also entered into sublease agreements with Shakespeare Orange County (SOC) and M&D Silva.



LFA books live entertainment (indie bands, comedy, and theater), corporate meetings/seminars, and special events (holiday, non-profit, and private) at the Amphitheater. In August 2017, KLOS, in collaboration with LFA, presented the first annual two-day High and Mighty Festival at Village Green Park. Part of the programming included performances from Sublime with Rome and The Dirty Heads. In addition to providing improvements to the facility, LFA obtained an alcohol license in 2018, which will further support the amphitheaters operation.

### **Buena Clinton Youth and Family Center Shade Structure**

The Buena Clinton Youth and Family Center installed a shade structure in November 2018 in the outdoor basketball court area with goals to increase the use of the space during the summer months. Due to limited park and open space in the neighborhood, the center relies on their outdoor court area to provide outdoor activities for the community. The improvements allow additional programming and increase facility usage. The shade structure was funded via Community Development Block Grant (CDBG) and park fee funds.



The center, located at 12660 Sunswept Avenue, was originally built in 2009 and provides multi-purpose rooms for homework clubs and day camps, a teen center with large screen televisions, ping-pong tables and computers, classrooms for counseling, case management, workshops and training, and an outdoor basketball court/sports area. The center was strategically located as a way to combat high crime, open drug markets, overcrowding, and substandard housing in the neighborhood. The Buena Clinton Youth and Family Center opened in an effort to empower the residents to make a positive difference and impact within their community.

## CONSERVATION ELEMENT

The purpose of the Conservation Element is to provide direction regarding the conservation, development, and utilization of natural, historical, and cultural resources. It serves as a guide for the City, its residents, and businesses to understand what natural or other resources exist in the City, how development impacts these resources and the methods to maintain, preserve or conserve these resources.

**Goal CON-4:** Reduce per-capita non-renewable energy waste and City-wide peak electricity demand through energy efficiency and conservation.

**Policy CON-4.3:** Integrate energy efficiency and conservation technologies and practices into new City facilities and, where feasible, existing buildings as well as at City functions.

### Energy Resources

Conservation of energy resources through community design and innovated building systems captures efficient technologies such as cogeneration, solar heating, and use of photovoltaic systems.

The idea was built from the "RE:Imagine Initiative," which created *branding* for our Downtown area using decorative fixtures to identify the area and promote "place-making". Suggestions from City stakeholders included lighting as a way to connect all of the landmarks in the Downtown Boundary Area and to encourage the community and visitors to come out at night to enjoy events.



The Community and Economic Development Department released an RFP in May 2018 to hire a professional Architectural Lighting Consultant to develop a comprehensive Downtown Garden Grove Lighting Conceptual Master Plan.

The consultant Lighting Design Alliance (LDA), Inc. was awarded the contract and staff is working with the Information Technology Department to inventory and map out the existing globe lighting and city-owned street lights.

## SAFETY ELEMENT

The purpose of the Safety Element is to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as fires, floods, earthquakes, landslides and other hazards. The General Plan provides policies and standards for the type, location, intensity, and design of development in areas of potential hazards. The intent of this element is to understand and minimize risks associated with each specific type of hazard so the City government and public may make informed decisions about land use and development throughout the City.

The Safety Element addresses the desire to reduce crime and keep neighborhoods safe. City leaders have adopted a community value that Garden Grove shall be a place where residents feel safe in their neighborhoods and community. Community residents are particularly interested in reducing crime, eliminating drugs and gang activities, and enhancing property conditions through property maintenance.

The Garden Grove Fire Department responds to fire emergencies, release of hazardous toxic substances, and medical emergencies from their seven local Fire Stations. As the type of built environment has changed in the City of Garden Grove, the Fire Department has reviewed and adapted its operation. The General Plan update in 2008 noted Fire Stations No. 6 and No. 7 were temporary stations that have less staffing and resources than the City's other five stations.

**Goal SAF-1:** Ongoing collaborative efforts between the community and the Garden Grove Police Department will assist in reducing and preventing crime in the City.

**Policy SAF-1.1:** Provide opportunities for community involvement in crime prevention and control through community policing and other public participation programs.

**SAF-IMP-1F:** Encourage the Police Department to conduct outreach efforts in neighborhoods and ethnic communities throughout the City.

**Policy SAF-2.3:** Identify specific high crime areas in the City and encourage and, when feasible, create plans/strategies to improve these areas.

**SAF-IMP-3A:** Continue to use the graffiti removal programs, restitution programs, or other effective programs.

**Policy SAF-5.2:** Ensure that the City has adequate resources to respond to health and fire emergencies, such as Fire Stations, personnel, and equipment.



**Fire Station No. 6**

In February 2017, the Planning Commission approved the replacement of Fire Station No. 6. The approval involves a request to construct and operate an approximately 8,308 square foot fire station, replace a 1,000 square foot community building with a 2,000 square foot community building, and make associated site improvements at West Haven Park. The new facility will replace the fire station currently located at 12111 Chapman Avenue. The total estimated cost of the project is \$5.5 million. Funding comes from the Certificate of Participation Bond granted in 2015. The new fire station was completed in October of 2018. The improved fire station will meet the needs and accommodate the future growth of the community.



## **General Plan Amendments**

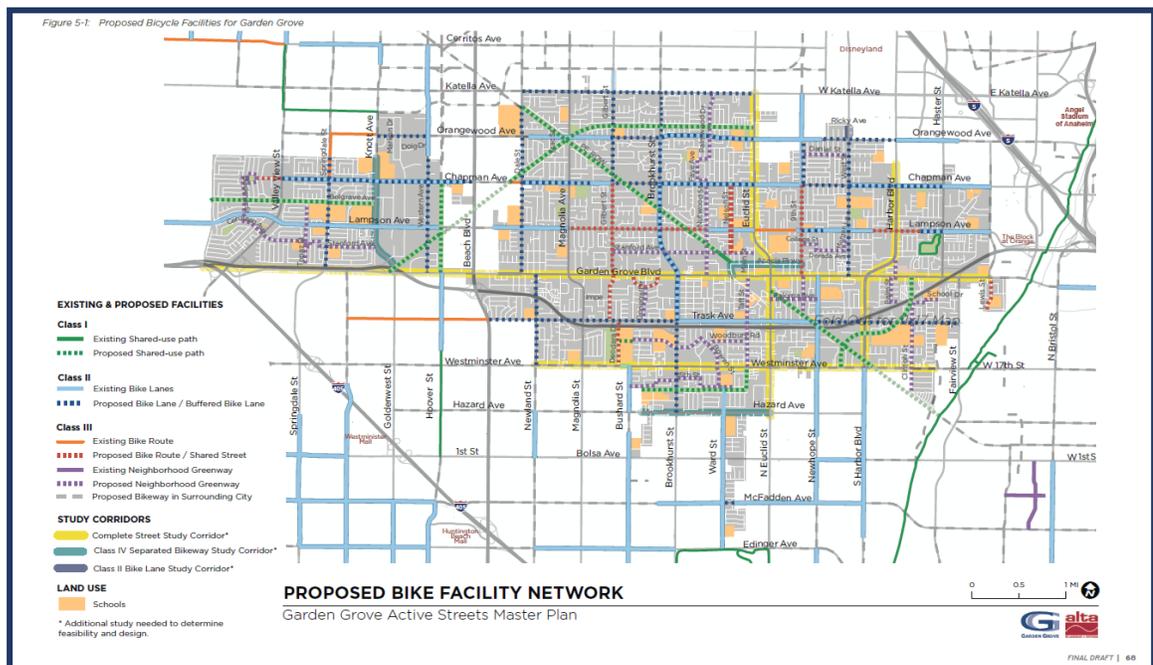
There were three (3) General Plan Amendments processed in 2018. See project descriptions below:

1. GPA-001-2018 – The applicant received entitlement approval to repurpose an existing 8-story, unfinished, steel structure into a 394 unit affordable senior housing project with 12,938 square feet of commercial retail space by amending the General Plan land use designations from Residential/Commercial Mixed Use 1 (prior Galleria, “Project” site) and Parks/Open Space (2-acre portion of Garden Grove Boys & Girls Club) to Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing; to rezone the site from Garden Grove Boulevard Mixed Use 1 (GGMU1) and Open Space (O-S) to Planned Unit Development (PUD) to implement the new General Plan designation and the unique mix of uses; and Site Plan review for the proposed senior housing and commercial project, which includes changes to the massing of the building and an increase in developable site area to 5.09 acres from 3.09 acres. The developer also received approval for a density bonus of 35% under the State Density Bonus allowance and three concessions: a reduction in unit size from minimum requirements; a reduction in the required overall open space; and an increase in the number of allowable compact spaces.



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2. GPA-003-2018 – The City Council approved of a General Plan Amendment to adopt a bicycle and pedestrian master plan (Garden Grove Active Streets Master Plan) into the Circulation Element by adding Active Transportation goals, policies, and implementations, replacing Exhibit CIR-7, the Master Plan of Bikeway Facilities map, amending the Existing Circulation System and MPAH Designations map (Exhibit CIR-1) and the Master Plan of Streets and Highways (Exhibit CIR-4), and adopting the Garden Grove Active Streets Master Plan as an appendix. The Garden Grove Active Streets Master Plan implements goals and policies in the current General Plan. OCTA has approved an amendment to their Master Plan of Arterial Highways (MPAH) on which the General Plan Exhibits CIR-1 and CIR-2 are based.



3. GPA-002-2018 – The City approved a request to develop a parcel with 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. A text amendment to the General Plan Land Use Element was approved 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; Text amendments to the Garden Grove Municipal Code were approved 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; Site Plan approval was approved to

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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; Conditional Use Permit was approved to allow for operation of the proposed hotel use; and a Lot Line Adjustment was approved 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.



### **Housing Element Reporting Requirements**

State law requires that the annual report provide a status of the City's progress in meeting its share of regional housing needs.

Senate Bill 12 (SB12) authorized the Southern California Association of Governments (SCAG) to develop the Regional Housing Needs Assessment (RHNA) for the six-county SCAG region, which includes the City of Garden Grove. As determined by SCAG, Garden Grove's fair share allocation is 747 new housing units during the 2014-2021 cycle. Currently we are in planning year four (4) of eight (8) years, which covers the periods from January 1, 2014 through December 30, 2021.

As of December 31, 2018 the City is on track to meet its annual and long-term goals. The RHNA numbers adopted for Garden Grove are presented in the Tables attached for the Annual Element Progress Report for 2018.

### **Housing Goals and Policies**

- Conserve and improve the condition of the existing affordable housing stock;
- Assist in the development of housing for low- and moderate-income households;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing; and
- Promote equal housing opportunities for all persons.

The City has developed the following 15 programs with the stated objectives:

#### **Program 1: Housing Rehabilitation Grants**

Objectives: Provide 10 Senior Home Improvement Grants annually (70 total) to make exterior home improvements, interior repairs to address safety issues, and mobility, and accessibility improvements.

#### **Program 2: Code Enforcement**

Objectives:

##### *Property Maintenance Ordinance*

Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance.

##### *Building and Land Use Code Enforcement*

Preserve the quality of housing in the City's target areas through building code enforcement inspections. Inspect all newly constructed and remodeled units.

Continue to use Land Use Code enforcement activities to reduce the incidences of zoning violations.

Proactively prevent violations through education and outreach of home improvement assistance.

### **Program 3: Multi-Family Acquisition and Rehabilitation**

Objective: Increase the affordable housing stock through acquisition and rehabilitation of 20 aging and/or deteriorating residential units annually (140 units total). Identify potential acquisition and rehabilitation units for interested non-profit housing organizations.

### **Program 4: Affordable Housing Construction**

Objectives:

#### *Affordable Housing*

Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of US Department of Housing and Urban Development (HUD) and City funds to provide land cost write-downs and other construction assistance. Offer priority processing for projects that include affordable housing units.

#### *Senior Housing*

Encourage the new construction of senior housing in areas designated for Community Residential, which allows higher densities and development standards reflective of the senior population.

#### *Marketing*

Continue to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses.

#### *Energy Conservation*

Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency and the incorporation of energy conservation and green building features can reduce housing costs for homeowners and renters.

### **Program 5: Rental Assistance**

Objective: Provide rental assistance to 2,337 very low-income persons or households and pursue additional funding for the Section 8 program.

### **Program 6: Home Ownership Assistance**

Objectives: Provide assistance to potential lower-income homeowners through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to 1 household, subject to availability of funding.

### **Program 7: Preservation of Affordable Rental Housing**

Objectives: Assist in the preservation of 528 affordable units at risk of converting to market rents by: Periodically monitor status of the units that are at risk of converting to market rate during the planning period.

If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing.

Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners.

Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.

### **Program 8: Sites Inventory**

Objectives: Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential and mixed-use development.

Provide technical assistance and information on available City-owned parcels for lower-income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance.

Update the vacant and underutilized residential sites inventory every two years to maintain accurate information.

Publish the residential sites inventory and housing opportunity list on the City's website.

Address sewer infrastructure constraints by completing sewer upgrades to the sewer capacity deficiency zone as units are constructed and reimbursing developers for sewer upgrades that are consistent with the Sewer Capital Improvements Plan.

### **Program 9: Mixed-Use Development**

Objectives: Facilitate the development of residential units in mixed-use areas by providing technical support to facilitate lot consolidation, financial assistance, where feasible, and streamlined permit processing. The City will establish specific and objective criteria for mixed-use site plan reviews and will target development densities as estimated in the Housing Element.

Play a proactive role in development of mixed use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units.

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Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed use development and affordable housing creation. Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed use developments, the City will develop additional incentives and approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).

### **Program 10: Special Needs Housing**

Objectives: Periodically evaluate emergency shelter development and siting standards and based on existing needs and development interest and as warranted, re-evaluate and make appropriate changes to facilitate the development of emergency shelters.

Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.

Refer residents to the Regional Center of Orange County for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City will pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

### **Program 11: Parking Standards**

Objectives: Periodically review parking regulations or standards, and modify only as needed. Parking standards should facilitate and encourage a variety of housing types including affordable lower income housing and should not constrain development.

Continue using ministerial procedures for reducing parking based on proximity to transit lines, larger projects, projects with on-site amenities, projects near community facilities (shopping, schools, recreation, etc.), projects with a variety of unit types, and projects for senior, disabled, or that are affordable.

### **Program 12: Water and Sewer Service Providers**

Objective: Within 30 days of adoption of the Housing Element, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City of Garden Grove.

### **Program 13: Fair Housing Services**

Objectives: Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 500 persons annually with general housing/fair housing issues (3,500 persons total).

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Require all recipients of federal funds that are in any way related to housing—including in the development of housing, placement of clients in housing, or acceptance of Section 8 tenants—to assist in affirmatively furthering fair housing. Advertise the availability of fair housing services through: flyers at public counters. Posting of available fair housing services will also be made available on the City's website.

**Program 14: Homeless Housing Needs**

Objectives: Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total).

As part of the annual General Plan Report, identify any new shelters that have been constructed.

**Program 15: Implementation and Community Engagement**

Objective: Conduct an annual Housing Element review. Provide opportunities for public engagement and discussion in conjunction with the State requirement for written review of the General Plan by April 1 of each year (per Government Code Section 65400). Or the intent to have it completed within 60 days of the deadline.

Use the Neighborhood Improvement and Conservation Commission as an avenue for public input on housing issues and housing element implementation.





Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement							6	7			
1				2	3	4					5	6	7				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted
Summary Row: Start Data Entry Below																	
													20		21		
	13335215	12672 Susan Ln			2 to 4	O											
	23160134	12902 Lampson Ave			2 to 4	O											
	8962604	10671 Overman Dr			2 to 4	O											
	21505232	12201 Haga St			2 to 4	O											
	9803402	13462 Mickey St			ADU	O											
	9741111	13352 Wilson St			ADU	O											
	9743321	8732 Lomay Ave			ADU	O											
	9803403	13452 Mickey St			ADU	O											
	9942110	10521 Mallard Dr			ADU	O											
	13248305	8552 Marylee Dr			ADU	O											
	8933405	11891 Melody Park Dr			ADU	O											
	9939607	10322 Morningside Dr			ADU	O											
	9806411	9691 Central Ave			ADU	O											
	23138329	12632 Dungan Ln			ADU	O											
	9823208	9381 Crosby Ave			ADU	O											
	8933120	11932 Melody Park Dr			ADU	O											
	9949102	10621 Keel Ave			ADU	O											
	13236212	9811 Royal Palm Blvd			ADU	O											
	9056237	12502 Strathmore Dr			ADU	O											
	13229129	8911 Aberdeen Ln			ADU	O											
	9008219	12451 Elmwood St			ADU	O											
	13153121	12811 Dale St			ADU	O											
	13335303	9902 Lenore Dr			ADU	O											
	9931219	13722 Flower St			ADU	O											
	9008239	12272 Pine St			ADU	O											
	9008239	12272 Pine St			ADU	O											
	8917014	10871 Chapman Ave			ADU	O											
	21504124	12012 Haga St			ADU	O											
	9928358	10441 Luders Ave			ADU	O											
	9942119	10631 Mallard Dr			ADU	O											
	10151308	12652 Cardinal Ave			ADU	O											
	10145101	13232 Partridge St			ADU	O											
	10034411	13281 Roan Rd			ADU	O											
	9820112	9651 Crosby			ADU	O											
	9032208	11962 Margie Ln			ADU	O											
	13340114	9331 Stanford Ave			ADU	O											
	9942321	10681 Woodbury Rd			ADU	O											
	13214105	9851 Oma Pl			ADU	O											
	9728148	13592 Yockey St			ADU	O											
	9056414	12651 Strathmore Dr			ADU	O											
	9943323	13792 Barney Cir			ADU	O											
	13315216	9661 Adeline Ave			ADU	O											
	9947307	13821 Bowen St			ADU	O											
	13243501	9002 Tristan Dr			ADU	O											
	13202107	8782 Adah St			ADU	O											
	13213208	11271 Rainier Ct			ADU	O											
	23157304	12811 Sungrove St			ADU	O											
	8933101	11742 Brownlee Rd			ADU	O											

Project Identifier			Affordability by Household Incomes - Building Permits					8	9	Affordability by Household Incomes - Certificates of Occupancy						
1										10						
Current APN	Street Address	Project Name*	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Data Entry Below						25	248		273							
13335215	12672 Susan Ln					1		3/8/2018	1							
23160134	12902 Lampson Ave					1		3/14/2018	1							
8962604	10671 Overman Dr					1		5/4/2018	1							
21505232	12201 Haga St					1		6/7/2018	1							
9803402	13462 Mickey St					1		3/6/2018	1							
9741111	13352 Wilson St					1		3/23/2018	1							
9743321	8732 Lomay Ave					1		3/26/2018	1							
9803403	13452 Mickey St					1		4/2/2018	1							
9942110	10521 Mallard Dr					1		4/4/2018	1							
13248305	8552 Marylee Dr					1		4/26/2018	1							
8933405	11891 Melody Park Dr					1		6/5/2018	1							
9939607	10322 Morningside Dr					1		6/6/2018	1							
9806411	9691 Central Ave					1		6/6/2018	1							
23138329	12632 Dungan Ln					1		6/18/2018	1							
9823208	9381 Crosby Ave					1		7/19/2018	1							
8933120	11932 Melody Park Dr					1		8/1/2018	1							
9949102	10621 Keel Ave					1		8/2/2018	1							
13236212	9811 Royal Palm Blvd					1		8/6/2018	1							
9056237	12502 Strathmore Dr					1		8/21/2018	1							
13229129	8911 Aberdeen Ln					1		9/21/2018	1							
9008219	12451 Elmwood St					1		9/24/2018	1							
13153121	12811 Dale St					1		11/8/2018	1							
13335303	9902 Lenore Dr					1		11/13/2018	1							
9931219	13722 Flower St					1		12/6/2018	1							
9008239	12272 Pine St							2/15/2018	1							
9008239	12272 Pine St							2/15/2018	1							
8917014	10871 Chapman Ave							3/14/2018	1							
21504124	12012 Haga St							3/26/2018	1							
9928358	10441 Luders Ave							3/27/2018	1							
9942119	10631 Mallard Dr							4/10/2018	1							
10151308	12652 Cardinal Ave							4/12/2018	1							
10145101	13232 Partridge St							4/16/2018	1							
10034411	13281 Roan Rd							4/17/2018	1							
9820112	9651 Crosby							4/26/2018	1							
9032208	11962 Margie Ln							5/14/2018	1							
13340114	9331 Stanford Ave							5/17/2018	1							
9942321	10681 Woodbury Rd							5/22/2018	1							
13214105	9851 Oma Pl							5/29/2018	1							
9728148	13592 Yockey St							6/4/2018	1							
9056414	12651 Strathmore Dr							6/5/2018	1							
9943323	13792 Barney Cir							6/12/2018	1							
13315216	9661 Adeline Ave							6/18/2018	1							
9947307	13821 Bowen St							6/18/2018	1							
13243501	9002 Tristan Dr							6/19/2018	1							
13202107	8782 Adah St							6/25/2018	1							
13213208	11271 Rainier Ct							6/27/2018	1							
23157304	12811 Sungrove St							7/3/2018	1							
8933101	11742 Brownlee Rd							7/23/2018	1							

Project Identifier			ancy			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			
1		11	12	13	14	15	16	17	18	19	20			
Current APN	Street Address	Project Name*	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*
t Data Entry Below											5			
13335215	12672 Susan Ln					N								
23160134	12902 Lampson Ave					N								
8962604	10671 Overman Dr					N								
21505232	12201 Haga St					N								
9803402	13462 Mickey St					N								
9741111	13352 Wilson St					N								
9743321	8732 Lomay Ave					N								
9803403	13452 Mickey St					N								
9942110	10521 Mallard Dr					N								
13248305	8552 Marylee Dr					N								
8933405	11891 Melody Park Dr					N								
9939607	10322 Morningside Dr					N								
9806411	9691 Central Ave					N								
23138329	12632 Dungan Ln					N								
9823208	9381 Crosby Ave					N								
8933120	11932 Melody Park Dr					N								
9949102	10621 Keel Ave					N								
13236212	9811 Royal Palm Blvd					N								
9056237	12502 Strathmore Dr					N								
13229129	8911 Aberdeen Ln					N								
9008219	12451 Elmwood St					N								
13153121	12811 Dale St					N								
13335303	9902 Lenore Dr					N								
9931219	13722 Flower St					N								
9008239	12272 Pine St					N								
9008239	12272 Pine St					N								
8917014	10871 Chapman Ave					N								
21504124	12012 Haga St					N								
9928358	10441 Luders Ave					N								
9942119	10631 Mallard Dr					N								
10151308	12652 Cardinal Ave					N								
10145101	13232 Partridge St					N								
10034411	13281 Roan Rd					N								
9820112	9651 Crosby					N								
9032208	11962 Margie Ln					N								
13340114	9331 Stanford Ave					N								
9942321	10681 Woodbury Rd					N								
13214105	9851 Oma Pl					N								
9728148	13592 Yockey St					N								
9056414	12651 Strathmore Dr					N								
9943323	13792 Barney Cir					N								
13315216	9661 Adeline Ave					N								
9947307	13821 Bowen St					N								
13243501	9002 Tristan Dr					N								
13202107	8782 Adah St					N								
13213208	11271 Rainier Ct					N								
23157304	12811 Sungrove St					N								
8933101	11742 Brownlee Rd					N								

Project Identifier			Notes
1			21
Current APN	Street Address	Project Name*	Notes*
t Data Entry Below			
13335215	12672 Susan Ln		
23160134	12902 Lampson Ave		
8962604	10671 Overman Dr		
21505232	12201 Haga St		
9803402	13462 Mickey St		
9741111	13352 Wilson St		
9743321	8732 Lomay Ave		
9803403	13452 Mickey St		
9942110	10521 Mallard Dr		
13248305	8552 Marylee Dr		
8933405	11891 Melody Park Dr		
9939607	10322 Morningside Dr		
9806411	9691 Central Ave		
23138329	12632 Dungan Ln		
9823208	9381 Crosby Ave		
8933120	11932 Melody Park Dr		
9949102	10621 Keel Ave		
13236212	9811 Royal Palm Blvd		
9056237	12502 Strathmore Dr		
13229129	8911 Aberdeen Ln		
9008219	12451 Elmwood St		
13153121	12811 Dale St		
13335303	9902 Lenore Dr		
<b>9931219</b>	13722 Flower St		
9008239	12272 Pine St		
9008239	12272 Pine St		
8917014	10871 Chapman Ave		
21504124	12012 Haga St		
9928358	10441 Luders Ave		
9942119	10631 Mallard Dr		
10151308	12652 Cardinal Ave		
10145101	13232 Partridge St		
10034411	13281 Roan Rd		
9820112	9651 Crosby		
9032208	11962 Margie Ln		
13340114	9331 Stanford Ave		
9942321	10681 Woodbury Rd		
13214105	9851 Oma Pl		
9728148	13592 Yockey St		
9056414	12651 Strathmore Dr		
9943323	13792 Barney Cir		
13315216	9661 Adeline Ave		
9947307	13821 Bowen St		
13243501	9002 Tristan Dr		
13202107	8782 Adah St		
13213208	11271 Rainier Ct		
23157304	12811 Sungrove St		
8933101	11742 Brownlee Rd		

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	164					13					13	151
	Non-Deed Restricted												
Low	Deed Restricted	120					33					33	87
	Non-Deed Restricted												
Moderate	Deed Restricted	135										104	31
	Non-Deed Restricted		50	7	9	13	25						
Above Moderate		328		37	46	10	9	248				350	
Total RHNA		747											
Total Units 44				87	53	19	68	273				500	269

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas







**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Garden Grove
<b>Reporting Period</b>	2018 (Jan. 1 - Dec. 31)

Note: + Optional field  
 Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

## COMMUNITY AND ECONOMIC DEVELOPMENT



**The mission of the Community and Economic Development Department is to provide quality services through creativity and collaboration.**

The Community and Economic Development Department offers a broad spectrum of services to the community. The Department administers the City's General Plan, as well as the City's zoning and building regulations, to ensure the orderly physical growth of the community. There are four divisions in the Department that include: the Planning Services Division comprised of advance and current Planning; Building & Safety Division consisting of plan check services, permit counter, building inspections, and building abatement; Office of Economic Development; and Neighborhood Improvement and Code Enforcement. The Department also oversees the Community Development Block Grant program.

The significant achievements of FY 2017-18 for the Community and Economic Development Department included the following:

### OFFICE OF ECONOMIC DEVELOPMENT

In October 2018, City Council received the 2018 Economic Development Strategic Plan (EDSP). The EDSP is a baseline assessment of existing conditions that drive economic investment and outline strategic recommendations to address the community's economic issues and opportunities. The 2018 EDSP identifies six economic development goals to be addressed over the next three years. This plan will be evaluated annually.

GOAL 1: Enhancement of Job Opportunities

GOAL 2: Leverage Creative Funding and Financing Tools



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- GOAL 3: Expand and Preserve Locally Generated Tax Revenue
- GOAL 4: Promote tourism development initiatives and provide direct support for the development of the Grove District-Anaheim Resort
- GOAL 5: Community-Based Economic Development
- GOAL 6: Housing Opportunity and Investment

**13650 Harbor Boulevard**

The City approved the sale of the City-owned real property consisting of approximately 1.45 acres located at 13650 Harbor Blvd. The developer, BN Group, will develop the site into a 124-room Home2 Suites by Hilton. Construction is expected to start in the first quarter of 2019.



**12361 Chapman Avenue**

The City of Garden Grove, as Successor Agency, approved an Agreement between Investel Harbor Resorts, LLC and the City for the sale of a property at 12361 Chapman Avenue at a fair market value of \$1.1 million. The property consists of a vacant 10,883 square foot restaurant/banquet hall on a 0.48-acre site adjacent to the Hyatt Regency Orange County. The buyer will have completed remodeling and renovation of their new restaurant concept, NOVA, by the first quarter of 2019.



a vacant 10,883 square foot restaurant/banquet hall on a 0.48-acre site adjacent to the Hyatt Regency Orange County. The buyer will have completed remodeling and renovation of their new restaurant concept, NOVA, by the first quarter of 2019.

**Kam Sang Company - Nickelodeon Resort**

In May 2018, City Council approved the second Amendment to the Exclusive Negotiation Agreement (ENA) between the City and New Age Garden Grove, LLC for the development of 10 acres of real property. The developer has proposed a Nickelodeon Resort comprising of a 560-room resort hotel and amenities. In addition, the developer and City are working on the draft version of the Disposition and Development Agreement.



**Garden Grove Tourism Improvement District (GGTID)**

In June 2018, the City approved the annual report for the Garden Grove Tourism Improvement District (GGTID). This year's GGTID budget included a component for a community give-back which included non-profits such as the Boys & Girls Club, the Orange County Food Bank, The Hope Foundation, and the Garden Grove Community Foundation.

### Site C Project

The Planning Commission approved this project at the November 2017 meeting to implement a resort hotel development project known as Site C, which includes up to 769 rooms, amenities, up to 104,000 square feet of conference/meeting banquet space, and a parking garage. Upon completion, it is anticipated the project will generate approximately \$3.8 to \$4.9 million in additional annual tax revenue to the City. The project is anticipated to start construction in the second quarter of 2019.

### Cottage Industries (Re:Imagine Downtown)

In May 2016, the City approved the sale of City-owned land to Lab Holdings. Lab Holdings is repositioning single family homes as commercial businesses and invigorating outdoor activities for the Cottage Industries project. The City has amended the Zoning (CC-1 Mixed Use) to allow this development located in the neighborhoods south of Acacia Parkway, north of Garden Grove Boulevard, west of Ninth Street, and east of Civic Center Boulevard. The first phase of Cottage Industries known as Farm Block will open in the summer of 2019.

### Brookhurst Place



Located in the Korean Business District, Brookhurst Place is bound by Brookhurst Street, Brookhurst Way, and Garden Grove Boulevard. Phase I of II consists of 180 for-lease apartment homes. Phase II has 462 apartment homes, of which up to 120 will be affordable housing units, 58 for-sale condominiums, up to 200,000 square-feet of commercial and retail

space, and a 100-key hotel. The completed 14-acre community will include 700 new residential units and a 1-acre park. Phase I opened in the summer of 2018.

### KIA Relocation

In October 2017, the City Council approved an Operating Covenants and Restrictive Covenants Agreement with Garden Grove Automotive for the Kia Dealership to be relocated from its existing Garden Grove KIA location at 10081 Garden Grove Boulevard to the proposed new location at 13731 Harbor Boulevard. Completion is anticipated for the first quarter of 2019 when the dealership will open for business.



### SteelCraft Garden Grove (Re:Imagine Downtown)

On June 13, 2017, City Council approved a lease with Howard CDM for the development of SteelCraft, a unique venture that ties together open spaces and public places to create a sustainable indoor/outdoor urban eatery built primarily out of recycled metal shipping containers. The site is located on the southwest side of City Hall at 12900 Euclid Street, and anticipates opening second quarter of 2019.



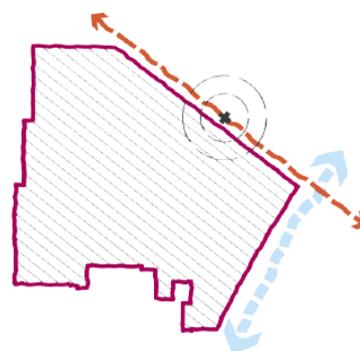
### **Garden Brook Senior Village**

AMG & Associates is developing the Garden Brook Senior Village located at Garden Grove Boulevard and Brookhurst Street. Garden Brook Senior Village is an affordable housing project with 394 senior units with up to 12,938 square feet of commercial space. This development is between the City of Garden Grove, AMG &

Associates, the Hoag Foundation, and the Boys and Girls Club of Garden Grove (BGCGG).

### **Willowick Golf Course**

In April 2018 the Garden Grove City Council approved an Agreement between the City of Santa Ana and City of Garden Grove to implement the exploration of the redevelopment of the Willowick Golf Course property located in the city of Santa Ana. This Agreement provided for both cities to retain independent consultants to help create a vision of future development, conduct community outreach, and determine the economic framework for land residual value of the property. Hatch was selected as the economic advisory consultant; SWA Architects was selected as the community facilitator.



### **Garden Grove Ambassador Business Retention Bureau Contract**

On July 1, 2017, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide services as part of the Ambassador Business Retention Bureau (ABRB) program. Over 25 meetings were held with new businesses that were looking to expand in Garden Grove.

### **International Council of Shopping Centers**

On May 20–23, 2018, the Office of Economic Development exhibited at the Public Private Partnership (P3) Pavilion at ICSC RECon. The team focused extensive efforts toward business attraction and expansion opportunities, along with pre-scheduled meetings with investors, developers, and brokers seeking development opportunities in Garden Grove. One of the business retention priorities is to maintain established relationships with local stakeholders. As with prior years, there continues to be strong interest from retailers, restaurants, and hoteliers to locate in Garden Grove.

### **Broker Outreach Program**

The Broker Outreach Program is a direct marketing initiative in which the Economic Development team visits a series of local brokerage firms to highlight development activity in Garden Grove. It provides a forum that fosters open lines of communication with brokers who are on the frontline for businesses desiring to expand or relocate, or for new start-ups. Several Broker Outreach meetings took

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place in April and May 2018 with active brokers doing business in Garden Grove including: Newmark Knight Frank, Marcus & Millichap, and Voit Commercial.

**Small Business Development Center (SBDC) Workshop Series**

In conjunction with several local Chambers of Commerce and SBDC Orange County, the department planned a series of quarterly workshops to provide small business entrepreneurs with resources and tools to enhance their business. Provided below is a list of recent SBDC workshops:

Date	Time	Topic
Aug 30, 2017	6:00-8:30pm	Legal Do's & Don'ts for Businesses
Sep 13, 2017	6:00-8:30pm	Small Business Jump Start
Sep 27, 2018	6:00-8:30pm	The Art & Science of Creating A Successful Business Plan
Feb 7, 2018	6:00-8:30pm	Legal Do's & Don'ts for Businesses
Feb 21, 2018	9:30-11:00am	Google Viewing Party - Live stream Open for Business
Apr 10, 2018	6:00-8:30pm	Small Business Jump Start
Apr 27, 2018	6:00-8:30pm	The Art & Science of Creating A Successful Business Plan

**Service Corps of Retired Executives (SCORE) Workshops Series**

The Office of Economic Development has continued to partner with SCORE, a nonprofit association, to sponsor quarterly workshops dedicated to assisting small businesses in planning a new business, marketing and sales, and finance. Recent SCORE Workshops included the following:

Date	Time	Topic
September 12, 2017	6:00-9:00 pm	Introduction to QuickBooks Desktop
November 28, 2017	6:00-9:00 pm	An EZ Trip Through Your Financial Statements
February 13, 2018	6:00-9:00 pm	Hiring Made Easy
April 10, 2018	6:00-9:00 pm	Preparing To Lease Space For Your Business
June 12, 2018	6:00-9:00 pm	Money From Home! 10 EZ Steps to Starting a Home Based Business

**Industrial Development Authority (IDA)**

In December 2017, the City of Garden Grove approved the Garden Grove IDA annual report. Under the State of California guidelines, the IDA acts as the official local coordinating body for low-cost development bonds for industrial companies seeking expansion. The IDA's role is to assist industrial-related businesses by facilitating their request for tax-exempt Industrial Development Bonds.

**International Trade – Trade Connect Introductory Workshop**

In partnership with the Port of Los Angeles, the City hosted a Trade Connect Introductory Workshop followed by a networking reception in April 2018. The workshop covered the fundamentals of identifying markets, financing and insuring overseas sales, documentation and logistics, sea and air cargo services, and services of DEC, CITD, STEP, SBDC, WIT, SCORE, LACBFFA, and Export Tech.

### **Multi-Chamber Collaboration**

The City is collaborating with the Garden Grove Chamber, Orange County Vietnamese Chamber, Korean American Chamber of Orange County, and Orange County Hispanic Chamber to build more established relationships and work in partnership to better assist all businesses across the City.

### **GO-Biz Workshops**

The City continues to partner with the Governor's Office of Business and Economic Development to promote GO-Biz, a program designed to help businesses apply for the California Competes Tax Credit, which offers tax credits to businesses adding jobs in California.

### **Garden Grove Small Business Loan Program**

The City of Garden Grove has established a Small Business Loan Program designed to stimulate economic growth and create jobs that will improve the living conditions of residents in the community. The program provides financing of up to \$25,000 to eligible small businesses. On June 15th, 2018 the City of Garden Grove, along with its partners Orange County and Inland Empire Small Business Development Center (SBDC), held the Grand Opening of Tam's Restaurant. The owner of Tam's Restaurant took advantage of the new Garden Grove Small Business Loan Program.



### **Buy in Garden Grove Program**

Buy in Garden Grove is the City's "Shop Local" program designed to support local businesses, provide shopper discounts, and keep needed tax dollars in the city. The City is revising the program to include the new car Automobile Dealership as well as include Grove District hotels for the staycation 2019 program.

### **Economic Development Administration (EDA) Grant**

The City of Garden Grove is submitting an application for the Economic Development Administration (EDA) Grant. The EDA Grant will focus on enhancing public infrastructure along the city boundaries from north to south of Harbor Boulevard. The proposed project includes construction of public infrastructure improvements, which includes roads, new traffic signals, median improvements, and lighting.

### **NEIGHBORHOOD IMPROVEMENT**

The Neighborhood Improvement division oversees the Emergency Solutions Grant (ESG) program, which provides homeless prevention and intervention services, and the Community Development Block Grant (CDBG) program, which offers a variety of tools for public service grants and community improvement grants and projects. ESG and CDBG programs are funded by the U.S. Department of Housing and Urban Development (HUD).

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ESG Program funded the following organizations:

- Thomas House (\$27,166) provided shelter and resources to 24 individuals from formerly homeless families in service-enriched transitional housing apartments.
- Interval House (\$83,802) provided support services, homeless prevention, and rapid re-housing to 88 victims of domestic violence.
- Mercy House (\$17,500) provided emergency and temporary shelter, food, hygiene, and other services to 72 homeless individuals.
- Illumination Foundation (\$7,658) provided basic needs support to 40 unsheltered individuals in Garden Grove through street outreach activities and connected them with valuable programs and services.
- City Net (\$14,698) served 63 Garden Grove homeless individuals through 10 street outreach events and connected them with emergency shelter, housing, and critical services.



CDBG funded the following organizations:

- Fair Housing Foundation (FHF) (\$34,932) to fulfill, in part, the City's commitment to affirmatively further fair housing. FHF assisted 9,803 individuals through the following actions:
  - Held Agency Meetings at various locations throughout the City
  - Distributed literature at various locations throughout the City (including flyers and press releases).
  - Responded to inquiries regarding general housing issues. In addition, FHF screens, inputs data, counsels, pursues habitability cases, provides unlawful detainer assistance, conducts mediations, and provides appropriate referrals.
  - Responded to inquiries regarding discrimination, complaints, screening, and counseling.
- Community SeniorServ, Inc. (\$20,000) served 206 Garden Grove seniors through daily hot lunches at the Senior Center and other congregate dining, as well as daily home-delivered meals.
- H. Louis Lake Senior Center (\$159,759) assisted the City in enhancing services and providing meals to 545 unduplicated seniors. The Center also offered a lunch program that provided approximately 60 meals per day (Monday-Friday).
- City of Garden Grove Gang Unit (\$109,984) improved neighborhood safety through gang violence prevention and intervention in defined CDBG areas:
  - Made 272 gang related arrests
  - Conducted 368 probation/parole checks
  - Completed 512 Field Interview cards
  - Performed 301 café/cyber café checks

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- Contacted 1,220 Garden Grove residents during outreach events
- Senior Home Improvement Grant (\$149,000) provided 30 grants to income-eligible senior citizen homeowners to make much-needed repairs to their homes.
- Small Business Assistance Loan Program (\$25,000) provided one loan to a Garden Grove business in exchange for hiring three low-income Garden Grove residents as full-time employees.

### **Tenant Based Rental Assistance Program**

The Tenant Based Rental Assistance program provided funding for four families who were residing in the Civic Center properties that will be developed into the Cottage Industries Project. All four families have been transitioned to permanent Section 8 vouchers.

### **Sycamore Court**

In June 2017, the City entered into an Affordable Housing Agreement with Mariman and Company for the acquisition and rehabilitation of a 78-unit apartment complex, Sycamore Court, located at 10632 Bolsa Ave. The City approved a loan to the developer in the amount of \$1.2M in Federal HOME funds in exchange for 77-units of affordable housing, seven of which are designated as HOME units. The Sycamore Court project was completed in December 2017 and adds an additional 77 units of affordable housing to the City's inventory.



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**Sungrove Senior Apartments**

In June 2018, the City entered into negotiations with Highridge Costa Housing Partners to assist in the financing of the rehabilitation of an 82-unit apartment complex for low-income seniors located at 12811 Garden Grove Blvd. The City is considering loaning the developer HOME funds to substantially rehabilitate the property and greatly increase services provided to the residents. If approved, rehabilitation would begin in Spring of 2019.



**BUILDING & SAFETY**

**Code Enforcement**

The Code Enforcement Unit has transitioned to the Building and Safety Division. The new focus is a commitment to educating residents and providing a service that works to maintain and increase the value of the neighborhoods. With upgraded technology and a new proactive approach to enforcement, Code Enforcement will play a big part in improving the quality of life for the residents in the community.

During FY 2017-18, Code Enforcement handled 3,847 cases pertaining to property maintenance issues. During that period, the top three violations matched those of the previous year: Storage of debris; Residential overgrown vegetation, weeds, and mowing; and Parking on unpaved surfaces.

Top 3 Violations	Percentage
1. Storage of Debris	<b>33.9%</b>
2. Residential Overgrown Vegetation, Weeds and Mowing	<b>20.8%</b>
3. Parking on an Unpaved Surface	<b>12.0%</b>
4. Other	<b>33.3%</b>

Year	Proactive	Reactive	Total Cases
<b>2016</b>	2092	1160	3252
<b>2017</b>	2476	1194	3670
<b>2018</b>	2528	1319	3847



## 2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

### **Building Permits & Inspections:**

For FY 2017-18, the Building & Safety Division issued a total of 3,617 building permits. With the implementation of the front counter kiosk, the division has reduced the wait time for processing.

### **SteelCraft**

Construction on a commercial multi-tenant food establishment is now underway. This two-story, 15-plus unit development is constructed from re-purposed shipping containers. The construction crews have completed the foundation and are currently working on the underground utilities.



### **Brookhurst Triangle**

Construction of the Brookhurst Triangle Housing Project (Phase I), located at 12801 Brookhurst Street, is now complete. Phase I of the development consist of a main apartment structure and community building. The Developer has now obtained the Certificate of Occupancy.



### **Christ Cathedral**

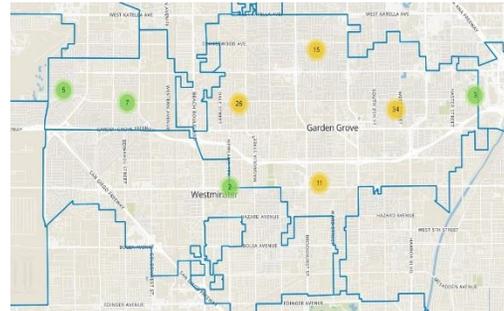
Christ Cathedral began construction on a \$45 million remodel and anticipated completion is by late spring 2019. All structural work is complete and they have begun the finish work for the project.

2018 GARDEN GROVE ANNUAL REPORT  
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**Building Inspections**

■ The Building & Safety Division had a large increase in inspections due to the implementation of the Accessory Dwelling Unit (ADU) program. Along with these smaller projects, several large scale projects are now underway, including projects like nine-unit and 16-unit residential projects and SteelCraft.



■ The City’s Building Inspectors have responded to a total of 12,698 inspection requests, averaging 260 inspections a week for three inspectors. The inspectors are now equipped with tablets to assist them with organizing their routes.

**Building Abatement**

Building Abatement opened 522 new cases and closed 616, some of which were pending from the previous year. Building Abatement has been involved in a large



number of commercial and industrial properties due to the closing down of several illegal facilities. Efforts have been made to address high hazard violations to prevent substandard related incidents.

**PLANNING SERVICES**

**Some Key Developments (Commercial & Residential)**

Address	Project Description
7421 Orangewood Ave.	Approval to construct a 36,763 square foot addition between two existing industrial buildings to expand the House foods manufacturing business.
11831 Trask Ave.	Approval to consolidate two properties to construct a single-family home.
12671 9 <sup>th</sup> St.	Approval to demolish three existing one-story apartments and to construct four, two-story apartments.

2018 GARDEN GROVE ANNUAL REPORT  
ON THE STATUS OF THE GENERAL PLAN

13200-13220 Harbor Blvd.	Approval of a one-year time extension for a previous approval to construct a 4,954 square foot commercial pad building within the parking lot of an existing shopping center.
10691 Westminster Ave.	Approval to construct a new 3,000 square foot, one-story building to operate as a retail meat market on a vacant 13,259 square foot lot.
13200-13220 Harbor Blvd.	Approval to construct a 4,954 square foot commercial pad building within an existing multi-tenant shopping center.
10080 Garden Grove Blvd.	Approval to modify the original approvals for a steel structure to construct a 394 unit affordable senior housing project with approximately 16,000 square feet of commercial space.
12891 Main St.	Approval to construct a nine unit residential/commercial mixed-use project with one affordable unit.
13280 Chapman Ave.	Approval to expand an existing cemetery for Christ Cathedral.
12931-41 9 <sup>th</sup> St./ 11421-6161 Garden Grove Blvd./ 12932-42 8 <sup>th</sup> St./ 12951 7 <sup>th</sup> St./ 11301 Garden Grove Blvd.	Approval to convert existing homes and accessory structures into commercial uses and associated parking lots for Cottage Industries.
12900 Euclid St.	Approval to construct a food-focused 9,532 square foot development built out of shipping containers for SteelCraft.
12412 Magnolia St.	Approval to subdivide property to construct two single-family homes.
12111 Buaro St.	Approval to construct 17 attached two- and three-story townhouse units within two buildings.
9841 11 <sup>th</sup> St.	Request to develop 10-unit apartment complex with three affordable units.
11561 Mac St.	Approval to allow a fifth bathroom as part of an approval to construct a new single-family home.

**Some Key Conditional Use Permits / Land Use Entitlements**

<b>Address</b>	<b>Project Description</b>
11277 Garden Grove Blvd.	Approval to operate a 9,943 square foot adult education institute for 58 students and 17 employees/instructors.
11277 Garden Grove Blvd.	Approval to operate a 2,293 square foot adult education institute for 21 students and 12 employees/instructors.
12942 Galway St.	Approval to operate a 1,500 square foot ambulance service business.
10566 Garden Grove Blvd.	Approval to operate a 1,542 square foot massage establishment.
12072 Knott St. #A	Approval to increase the number of occupants from 45 to 79 for an existing 2,400 square foot tutoring facility.
12821 Knott St.	Approval to construct a 50 ft. tall V-shaped, on-premise freeway-oriented electronic reader board sign.
10611 Acacia Ave.	Approval to operate a tea, milk and chicken manufacturing business.

**RE:IMAGINE DOWNTOWN INITIATIVE**

The Planning Division continues its efforts to bring together the community, identify a sense of place and ownership, and improve Garden Grove's Downtown through the Re:Imagine Downtown initiative.



### **Downtown Parking Management Strategic Plan**



In May 2017, the City selected the consulting firm Fehr & Peers to begin an in-depth review of parking in the downtown area and to prepare a Downtown Parking Management Strategic Plan. The firm collected parking counts of the downtown area on Tuesday, June 13<sup>th</sup> and Friday, June 16<sup>th</sup>, 2017. The consultant launched an on-line parking survey, which was circulated in November 2017. Staff formed an Advisory Committee, which

continues to meet to discuss recommendations for Parking Management Strategies for the future. The Draft report is anticipated to be completed in December 2018.

### **Public Art**

Multi-colored Adirondack chairs were introduced around Civic Center Park in connection with the AHOC Active Transportation Forum. For Open Streets 2017, two giant Adirondack chairs built by the Southwest Carpenter’s Training Fund were installed at Civic Center Park. These chairs were inspired by Melodee Hoorcheke, a resident of Garden Grove and breast cancer survivor who had built a giant Adirondack chair in her front yard to commemorate her success in overcoming cancer.



### **OCTA Grant Bike Corridor Improvement Plan (BCIP)**

In 2016, a BCIP application was submitted requesting \$1.2 million of grant funds to improve the bicycle infrastructure with 14.76 miles of new bikeways. The City received a statewide grant award under Active Transportation Program Cycle 1, OCTA Bicycle Corridor Improvement Program (BCIP) funding. The project scope includes the design and construction of new bikeways and improvements to existing underutilized bikeways. The City selected a network of five high-priority streets located within the public right-of-way (ROW):

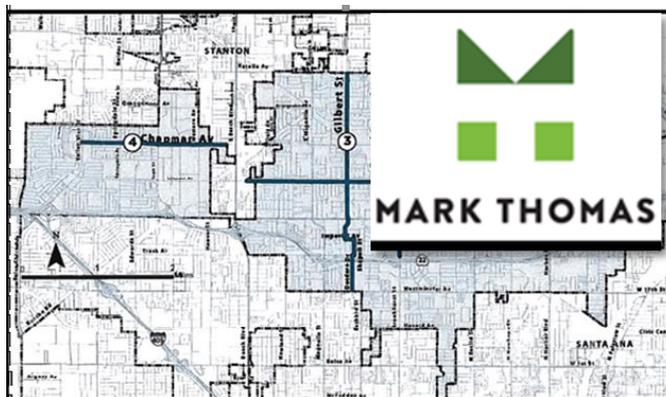
## 2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

### North – South Corridors

1. Brookhurst Street, between Katella Avenue and Trask Avenue
2. West Street, between City Limit and Garden Grove Boulevard
3. Gilbert Street, Corridor between Katella Avenue and Westminster Avenue

### East – West Corridors

4. Chapman Avenue, between Valley View and City Limit
5. Lampson Avenue, between City Limit and Haster Street



An RFP was released in May 2018 for the Engineering Design Services; the consultant MARK THOMAS & COMPANY, INC. was selected. The design phase is expected to be completed by second quarter 2019 and the construction phase by 2020.

### **Bike and Pedestrian Master Plan (BPMP) Active Streets**

In 2015, Alta Planning & Design was chosen by the City to develop a Bike and Pedestrian Master Plan (BPMP). The first draft was available to the public for viewing in June 2016. Comments for the second draft were made open during Open Streets 3 in 2017. An RFP was released in Summer 2017 for the environmental review of the BPMP; the consultant Blodgett Baylosis Environmental Planning worked on the environmental document, which was approved Summer 2018. The final Bike and Pedestrian Plan was presented to Planning Commission and approved by City Council in Fall 2018.

### **Regional Active Transportation Forum (Alliance For a Healthy Orange County)**

In September 2017, the Alliance for a Healthy Orange County (AHOC) held the Regional Active Transportation Forum hosted by the City of Santa Ana. This forum brought advocates, practitioners, and policy makers to chart the progress and future of Active Transportation in Orange County. Garden Grove's City Manager, Scott Stiles, participated in the forum. The theme of the forum was "Smarter, Sustainable and Connected Communities: Moving Orange County Forward with ONE Voice."

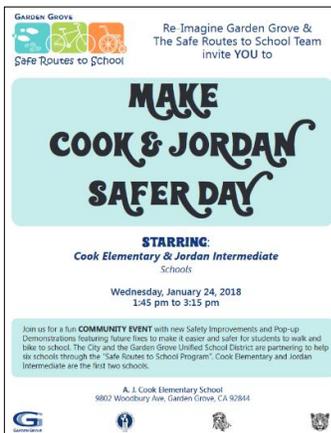


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**SCAG Sustainable Planning Grant (Safe Routes to School)**

The City applied for a planning grant through SCAG and was awarded a 2016 Sustainability Planning Grant Award for the Garden Grove Safe Routes to School: Phase I Plan, in the amount of \$160,000. The City partnered with the Garden Grove Unified School District (GGUSD) and selected six primary target schools to be included in the Project Area: Brookhurst Elementary, Cook Elementary, Hill Elementary, Murdy Elementary, Paine Elementary, and Jordan Intermediate.

AJ Cook Elementary and Donald S. Jordan Intermediate hosted a community event in January 2018. The two schools demonstrated future bicycle and pedestrian



infrastructure improvements, and the Police Department's Accident Reduction Team educated students on the importance of following traffic safety rules. The City's Public Works Department installed additional pedestrian safety signs, school crosswalks, "Slow School Xing" and "Keep Clear" pavement markings, and red curbs at various locations to improve sight distance, and signs restricting on-street parking near both schools.

**GG Amphitheater new agreement with LFA Group, LLC**

In February 2017, the City approved a new facility usage agreement between LFA Group, LLC and the Garden Amp, formerly known as the Strawberry Bowl Festival Amphitheater. The agreement was approved by City Council for a 10-year lease.



LFA agreed to invest a minimum of \$125,000 to improve and update the facility over four years. In addition to providing capital improvements, LFA improved lighting and sound equipment in the Amphitheater. LFA books live entertainment (indie bands, comedy, and theater), corporate meetings/seminars, and special events (holiday, non-profit, and private) at the Amphitheater.

In August 2017, KLOS, in collaboration with LFA, presented the first annual two-day High and Mighty Festival at Village Green Park. Part of the programming included performances from Sublime with



## 2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

Rome and The Dirty Heads. In addition to providing improvements to the facility, LFA plans to obtain an alcohol license, which will further support the amphitheater's operation.

### **Conservation Element and Energy Resources**

Conservation of energy resources through community design and innovated building systems captures efficient technologies such as cogeneration, solar heating, and use of photovoltaic systems.

The idea was built from the "RE:Imagine Initiative," which created *branding* for our Downtown area using decorative fixtures to identify the area and promote "place-making". Suggestions from City stakeholders included lighting as a way to connect all of the landmarks in the Downtown Boundary Area and to encourage the community and visitors to come out at night to enjoy events.



The Community and Economic Development Department released an RFP in May 2018 to hire a professional Architectural Lighting Consultant to develop a comprehensive Downtown Garden Grove Lighting Conceptual Master Plan.

The consultant Lighting Design Alliance (LDA), Inc. was awarded the contract and staff is working with the Information Technology Department to inventory and map out the existing globe lighting and city-owned street lights.

2018 GARDEN GROVE ANNUAL REPORT  
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**Conclusion**

The General Plan continues to direct all land use decisions for the City and is a good guide for direction in Garden Grove's future development. The City continues to follow opportunities that meet Garden Grove's Community vision, which is to be a safe, attractive, and economically vibrant city with an informed and involved public. Garden Grove is a diverse community that promotes unique attributes and strives to preserve our residential character.

Neighborhood Improvement & Conservation Commission: February 4, 2019

Planning Commission Date: February 21, 2019

City Council Date: March 12, 2019



DISCUSSION

Since its inception, OCTAP was designed to be funded entirely through permit and license fees collected from taxi operators and drivers. With the arrival of transportation network companies (TNC), such as Uber, Lyft, and others, the marketplace has greatly reduced the number of taxi permits in the county, which, in turn, has reduced revenues and, thereby, created a financially unsustainable condition for OCTAP as it has traditionally been funded.

In October 2017, Governor Brown signed into law new taxi regulation legislation (AB 1069; Chapter 753, Statutes of 2017). Under AB 1069, only those certain cities and counties where taxicabs are "substantially located" are permitted to regulate taxicabs, unless the cities form a joint powers authority or enter into an agreement with a transit agency for administering or regulating taxicabs. The new law prompted discussions between OCTA, the Orange County City Manager's Association (OCCMA), and OCTAP stakeholders. The OCCMA queried all OCTAP member agencies which then unanimously agreed to request that OCTA continue to administer OCTAP beginning January 1, 2019, for an initial term of two years (term may be extended upon agreement among the parties). In addition, estimated costs for all participating agencies were also agreed upon using a population-based cost sharing model.

The updated regulations are intended to implement the new cooperative agreement, streamline the regulation of taxicab operators consistent with AB 1069, and continue to protect the health, safety and welfare of persons utilizing taxicab services in member agencies.

FINANCIAL IMPACT

The City's share of Program costs for January-June 2019 is estimated to be \$5,187.96, which will be paid through funds appropriated to the City Manager's office. For Fiscal Year 2019-20, the City's share is estimated to be \$12,488.76, which will be incorporated into the upcoming fiscal year budget.

RECOMMENDATION

It is recommended that the City Council:

Adopt the attached Resolution adopting the revised Orange County Taxi Administration Program Regulations dated and approved by the OCTAP Steering Committee on February 5, 2019.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
CC Resolution Revised	3/7/2019	Resolution	3-12-19_CC_-_2019_REVISIED_OCTAP_REGULATIONS.pdf



GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE,  
CALIFORNIA, ADOPTING REVISED ORANGE COUNTY TAXI ADMINISTRATION  
PROGRAM (OCTAP) REGULATIONS

WHEREAS, in 1998 the City entered into an inter-agency agreement with the Orange County Transportation Authority (OCTA), the County and other cities in the County, in which the City agreed to participate as a member agency in the Orange County Taxi Administration Program (OCTAP) and the OCTA agreed to provide the staff and administrative services necessary to implement the Program;

WHEREAS, in December 2018 the City entered into a new Cooperative Agreement with the OCTA effective January 1, 2019, to continue to participate in the Program subject to revised funding requirements;

WHEREAS, OCTAP established uniform regulations applicable to taxicab companies and taxicab drivers, adopting minimum standards for insurance, permit fees, taxicab fares, administrative fines, and other aspects of taxicab operations;

WHEREAS, the uniform regulations established by OCTAP are designed to comply with the City's responsibilities under Government Code Section 53075.5 governing city and county taxicab transportation services, and to protect the health, safety and welfare of persons utilizing taxicab services in member agencies;

WHEREAS, OCTAP has been in operation since 1998 and has conducted quarterly meetings with an OCTAP Steering Committee comprised of designated representatives from each OCTAP member agency;

WHEREAS, the OCTAP Steering Committee has reviewed and approved, amendments to the OCTAP Regulations to further protect the health, safety and welfare of persons utilizing taxicab services in member agencies;

WHEREAS, the City Council of the City of Garden Grove has reviewed the revised OCTAP Regulations dated and approved by the OCTAP Steering Committee on February 5, 2019, and

WHEREAS, OCTAP will continue to provide the services necessary for the City to comply with Government Code Section 53075.5 under the terms of the cooperative agreement that have been incorporated into the revised OCTAP Regulations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Garden Grove hereby:

1. Ratifies and adopts the revised OCTAP Regulations dated and approved by the OCTAP Steering Committee on February 5, 2019, which Regulations are attached hereto as Attachment "A".

2. Authorizes the City Manager or his/her designee to approve amendments to the Regulations pursuant to the terms and provisions of said revised OCTAP Regulations dated February 5, 2019.

3. All prior resolutions inconsistent herewith are hereby repealed.



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**REGULATIONS  
OF THE  
ORANGE COUNTY  
TAXI ADMINISTRATION  
PROGRAM**

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Approved 02/05/2019

Effective XX/XX/2019

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## **PURPOSE AND SCOPE**

The Orange County Taxi Administration Program (OCTAP) is an association of Orange County Agencies formed to establish a policy for entry into the business of providing Taxicab transportation service in compliance with Agencies' requirements under California Government Code § 53075.5. OCTAP was formed pursuant to interagency-agreements between the Orange County Transportation Authority (OCTA) and participating Agencies. The objective of OCTAP is to establish minimum safety and service standards for the provision of Taxicab services in Orange County, to increase public safety, reduce administrative costs for the public and private sector, and to expand the provision of private transportation service in Orange County.

Although not a participating Agency, OCTA provides administrative functions for the OCTAP program and manages the permitting processes necessary to issue Taxicab company, vehicle, and driver permits on behalf of the Agencies. The OCTAP Regulations are intended to define minimum Taxicab company, Taxicab vehicle, and Taxicab driver permitting requirements, establish minimum safety and service standards for the operation of a Taxicab, and consolidate the permitting of Taxicab transportation service for the Agencies.

### **Agency Legislative Independence and Authority Retained.**

The OCTAP Regulations are developed by the Agencies and enforced through adoption of the OCTAP Regulations into each Agency's municipal code. Each Agency shall be responsible for enforcing the OCTAP Regulations, prosecuting violators, and notifying OCTAP of such occurrences. All policies, procedures, ordinances, rules, and regulations pertaining to Taxicab companies, Taxicab drivers, Taxicabs, fares, notices, safety, Taxicab stands, pickup, hours of operations, and all other functions not specifically provided for in the OCTAP Regulations, shall remain within the authority and jurisdiction of each Agency.

Each Agency retains all authority, responsibility, and independence for Taxicab regulation and enforcement within its Area of Jurisdiction. Each Agency retains the right and authority to select the Company(ies) authorized to operate within its jurisdiction, including the number of Taxicabs authorized to pick up passengers within its jurisdiction. Each Agency reserves the right to implement and enforce additional requirements or limits beyond the OCTAP Regulations.

## **DEFINITIONS**

### **1. Agency**

“Agency” means each City and the County of Orange that participates in OCTAP.

### **2. Area of Jurisdiction**

“Area of Jurisdiction” of each Agency means the area within the boundaries of a City, or for the County means the unincorporated area, including John Wayne Airport.

### **3. ASE**

“ASE” means the National Institute for Automotive Service Excellence.

### **4. Bandit Taxicab**

“Bandit Taxicab” refers to a Taxicab operating within the Area of Jurisdiction of any OCTAP Agency without a valid OCTAP permit, when one is required, or other permit issued by a permitting agency that is accepted by the OCTAP Agencies.

### **5. BAR**

“BAR” means the Bureau of Automotive Repair.

### **6. Company**

“Company” includes a natural person, firm, association, organization, partnership, business, trust, corporation, or public entity.

### **7. Company Permit**

“Company Permit” means a valid permit issued by OCTAP authorizing a Company to operate a Taxicab business within the Area of Jurisdiction of any participating Agency, which allows the Company to serve that Agency.

### **8. Driver**

“Driver” means a person who has a valid OCTAP-issued Driver Permit.

**9. Driver Permit**

“Driver Permit” means a valid permit issued by OCTAP authorizing a person to drive or control the movements of a Taxicab.

**10. OCTA**

“OCTA” means the Orange County Transportation Authority.

**11. OCTAP**

“OCTAP” means the Orange County Taxi Administration Program.

**12. Permittee**

“Permittee” means a Company that holds a valid OCTAP Company Permit.

**13. Taxicab**

“Taxicab” means a vehicle capable of carrying not more than eight persons, excluding the driver, and used to carry passengers for hire. The term shall exclude a vehicle operating as a Charter Party Carrier licensed as such by any state agency, including the California Public Utilities Commission (CPUC), or any other vehicle operating under the authority of any state agency, including the CPUC.

**14. Taxicab Permit**

“Taxicab Permit” means a valid permit issued by OCTAP, authorizing a particular vehicle to be operated as a Taxicab.

**15. Transportation Agreements**

“Transportation Agreements” means any separate agreement that an Agency has established with an OCTAP Permittee for operation within its jurisdiction.

**AGENCY AND OCTA PARTICIPATION**

**Agency Responsibilities.**

Each Agency shall:

- Participate as a member of OCTAP.
- Appoint its City Manager, Executive Officer, or their designee, to participate as a member of the OCTAP Steering Committee.

- Adopt and enforce a Taxicab ordinance or resolution consistent with the OCTAP Regulations.
- Enforce, and if necessary, prosecute all violations of its Taxicab ordinance or resolution and the OCTAP Regulations.
- Notify OCTAP of any public or law enforcement complaint pertaining to permitted Taxicab companies, Taxicabs, and Taxicab drivers within its Area of Jurisdiction.

**OCTA Responsibilities.**

OCTA shall provide the services described in the OCTAP Regulations on behalf of each Agency that adopts the OCTAP Regulations by ordinance or resolution, and shall:

- Provide staff and administrative services necessary to issue permits and implement the OCTAP Regulations.
- Collect fees to cover the costs of administering OCTAP and collect fines associated with violations of OCTAP Regulations.

However, OCTA shall not assume liability for the performance of Taxicab companies, Taxicab drivers, or Taxicabs. OCTA is not responsible for the enforcement of Agency ordinances or resolutions, the enforcement of non-permitted Taxicab operations, or for collecting franchise fees or business license fees imposed by participating Agencies on Taxicab companies or drivers.

**STEERING COMMITTEE**

The OCTAP Steering Committee shall be appointed by the Agencies. The OCTAP Steering Committee is responsible for creating the OCTAP Regulations and advising OCTA on matters including the OCTAP Regulations, the policies and procedures governing the issuance of permits, and public safety issues in Orange County. The OCTAP Steering Committee will meet as needed to advise OCTA on all matters discussed herein.

**1. GENERAL RULES AND REQUIREMENTS**

Each OCTAP Permittee, its management, employees, affiliated drivers, leaseholders, and owner-operators are individually and jointly responsible for complying with OCTAP Regulations; all California Vehicle Codes and Statutes; all applicable federal, state and local laws, statutes, and ordinances; all ordinances of a City, Agency, Airport, or County related to the operation of a Taxicab; and all lawful orders, rules, and regulations promulgated thereunder regarding the transportation of customers in a Taxicab.

## **1.1. Permittee.**

- 1.1.1 Permittee shall ensure Taxicabs are driven only by OCTAP permitted Drivers.
- 1.1.2 Permittee shall not operate a Taxicab without a valid Taxicab Permit from OCTAP, unless otherwise permitted by law.
- 1.1.3 Permittee shall notify OCTAP within forty-eight (48) business hours of an affiliated Driver who becomes unqualified or unauthorized to drive a Taxicab or upon termination of employment or affiliation with Permittee.
- 1.1.4 Permittee shall maintain all programs and requirements for receiving a Company Permit and verify the continuous enrollment of affiliated drivers in their OCTAP-approved drug and alcohol testing program and DMV Pull Notice program.
- 1.1.5 Permittee shall comply with any separate requirements that may have been adopted by any Agency in which Permittee intends to operate, including, but not limited to, establishment of a franchise and the payment of business license fees or taxes.
- 1.1.6 Permittee shall cooperate fully with OCTAP Staff.
- 1.1.7 Permittee shall notify OCTAP staff within forty-eight (48) business hours when vehicles are removed from service and will surrender OCTAP vehicle permits in accordance with Section 4.5.
- 1.1.8 Permittee shall maintain reasonable financial responsibility to conduct Taxicab transportation services in accordance with the OCTAP Regulations.
- 1.1.9 Permittee shall maintain a safety education and training program in effect for all Taxicab Drivers, whether employees or contractors.
- 1.1.10 Permittee shall maintain a disabled access education and training program to instruct its Taxicab Drivers on compliance with the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12101 et seq.) and amendments thereto, and state disability rights laws, including making clear that it is illegal to decline to serve a person with a disability or who has a service animal.
- 1.1.11 Permittee shall disclose fares, fees, or rates to the customer, and may satisfy this by disclosing fares, fees, or rates on its Internet Web site, mobile telephone application, or telephone orders upon request.

1.1.12 For on-demand (flagged) trips, the Taxicab must possess a fully operational taximeter with current and intact seals, or any type of device or technology approved by the Division of Measurement Standards to calculate fares, including the use of Global Positioning System metering, provided that the device or technology complies with Section 12500.5 of the Business and Professions Code and with all regulations established pursuant to Section 12107 of the Business and Professions Code. The customer shall not be charged a fare that exceeds the authorized fare.

## **1.2 Permitted Drivers.**

- 1.2.1 A Driver must possess and display a valid OCTAP Driver Permit in order to operate a Taxicab, and at all times the taxicab is in operation, on behalf of a Permittee.
- 1.2.2 A driver shall not operate a taxicab without a valid OCTAP Taxicab Permit.
- 1.2.3 Permitted Drivers shall adhere to all regulations related to Taxicab Operation in Section 6.
- 1.2.4 Permitted Drivers may only pick up passengers in the Area of Jurisdiction of those agencies that have approved the Permittee he/she represents, unless otherwise permitted by law.
- 1.2.5 Permitted Drivers shall cooperate with the Permittee, Law and Code Enforcement Officers, and OCTAP Staff, including random testing and all vehicle inspections.
- 1.2.6 The Driver Permit must be displayed in the passenger side area of the dashboard, easily viewable from inside or outside of the vehicle. The Driver Permit must be attached in a way that makes it removable by the Driver to provide to law enforcement, code enforcement officers, or OCTAP staff, when requested. The Driver's California driver license number on the Driver Permit may be covered by a removable label, if desired. No other alterations, covered, or hidden information to the OCTAP Driver Permit is allowed.
- 1.2.7 A driver in possession of an altered or defaced permit will not be considered to be in possession of a valid Driver's Permit.
- 1.2.8 A Driver shall not display another person's OCTAP Driver Permit or allow another person to use their Driver Permit.

- 1.2.9 A Driver shall not carry more passengers in the Taxicab than are authorized by the manufacturer's recommendations. Operational seat belts must be available for all passengers.
- 1.2.10 A Driver shall operate a Taxicab in accordance with all applicable state and local laws and regulations and with due regard for the safety, comfort, and convenience of passengers, and of the general public.

## **2. COMPANY PERMITS**

No Company shall operate a Taxicab business or advertise as a Taxicab business within the Area of Jurisdiction of an Agency without having first obtained a Company Permit from OCTAP, unless otherwise authorized by Government Code § 53075.5, or without permission from the Agency to operate in the Area of Jurisdiction of such Agency, if the Agency's legislative body requires such permission.

### **2.1 Company Permit Requirements.**

A Company Permit shall be issued from OCTAP when the following conditions have been satisfied:

- 2.1.1 Submission of a complete Company Permit application package.
- 2.1.2 Submission of a copy of the applicant's drug and alcohol policy meeting OCTAP requirements and proof that the applicant has implemented a Drug and Alcohol Certification Program covering all its affiliated permitted Drivers pursuant to Government Code § 53075.5 and meeting the following requirements.
  - 2.1.2.1 A contract with a drug and alcohol program administrator and authorized lab certified by the U.S. Department of Transportation.
  - 2.1.2.2 Procedures and components substantially as in Part 40 of Title 49 of the Code of Federal Regulations, for pre-employment or pre-licensing and licensing renewal.
  - 2.1.2.3 Procedures and components substantially as in Part 382 of Title 49 of the Code of Federal Regulations for rehabilitation, return-to-duty and follow up testing.
  - 2.1.2.4 Procedures and components for random testing following U.S. Department of Transportation guidelines, annual minimum random testing rates, and additional tests as required following accidents, rehabilitation, return-to-service,

and other circumstances providing reasonable suspicion to test.

- 2.1.2.5 When requested, random testing reports to be made available to OCTAP by the program administrator.
  - 2.1.2.6 The applicant's and program administrator's records shall be made available to OCTAP upon request within forty-eight (48) business hours.
  - 2.1.2.7 The test results must be provided to OCTAP and the Permittee by the testing facility.
  - 2.1.2.8 Drivers must show a valid California driver license at the time and place of testing.
- 2.1.3 Submission of evidence of insurance, in full force and effect, in such form as required by OCTAP, issued by a solvent and responsible company licensed to do business in the State of California, insuring the applicant against loss by reason of injury or damage that may result to persons, including Taxicab passengers, or property, from the negligent operation or maintenance of such Taxicab.
- 2.1.3.1 Applicant shall provide a Certificate of Insurance and Insurance Policy Binder showing that the applicant is insured for a minimum combined single limit of one million dollars (\$1,000,000) for the injury or death of one or more persons in the same accident, and one hundred thousand dollars (\$100,000) for injury or destruction of property with an insurer with a minimum AM Best Rating of A-7. Each insurance policy required by these Regulations shall waive all rights of subrogation against OCTA, OCTAP and its member agencies, including their respective elected and appointed officials, officers, directors, employees, agents and volunteers. No self-insured retention shall be allowed.
  - 2.1.3.2 Deductibles shall not exceed ten thousand dollars (\$10,000) per occurrence. In addition, the applicant shall direct the insurance company to provide OCTAP copies of Endorsements to the insurance policy 1) naming OCTA, OCTAP and its member agencies, including their respective elected and appointed officials, officers, directors, employees, agents and volunteers, as additional insureds; and 2) indicating that coverage shall not be reduced, terminated or cancelled without thirty (30) days prior written notice to OCTAP; and 3) the OCTAP special endorsement must be

completed and duly executed by the agent or broker of record and submitted along with the proof of insurance.

- 2.1.3.3 At least one (1) business day prior to the expiration of the current policies, a Permittee shall submit insurance binders evidencing insurance coverage for the policy period subsequent to the expiration of the current policies. Lapses or interruptions of insurance coverage shall cause an immediate suspension of the Company Permit, pending revocation, and an immediate revocation of all Taxicab Permits issued to the Permittee. Reinstatement of a Company Permit may require payment of applicable fees and/or fines. Furthermore, if reinstated, any Taxicab(s) a Permittee desires to be placed back into service will require the issuance of a new Taxicab Permit with applicable fees paid.
- 2.1.4 Submission of Department of Motor Vehicles (DMV) Pull Notice Program Requester Code Number issued to applicant, as defined in Vehicle Code § 1808.1 and continuous enrollment in the Pull Notice program. All affiliated Taxicab Drivers must be enrolled within seven (7) calendar days from inception of the program or date of affiliation. Permittees are required to notify OCTAP upon receipt of a DMV Pull Notice for any affiliated Driver that indicates an action that would no longer qualify the Driver for a Driver Permit. Permittee shall require the Driver to immediately cease operation and surrender their Driver Permit to Permittee. Permittee shall return the Driver Permit to OCTAP within forty-eight (48) business hours of DMV Pull Notice receipt. DMV Pull Notice records shall be made available to OCTAP within forty-eight (48) business hours of request.
- 2.1.5 Submission of proof of current California Department of Motor Vehicles registration for each Taxicab listed in the Company Permit application. All Taxicabs listed in the Company Permit application shall be registered pursuant to Section 5.2.
- 2.1.6 Every owner, partner, or principal officer of applicant has submitted to Live Scan fingerprinting at an approved California Department of Justice fingerprinting agency to initiate a Department of Justice (DOJ) background check (first time applicants only unless otherwise required) and has enrolled in the DOJ subsequent arrest notification program.
- 2.1.7 Every owner, partner, or principal officer of applicant has successfully cleared all background checks.

- 2.1.8 At the time the Company Permit application is submitted, the applicant shall provide to OCTAP a list of OCTAP permitted Drivers authorized to operate the Taxicabs.
- 2.1.9 Payment of all applicable fees.
- 2.1.10 Company shall have a principal place of business from which it conducts its activities as a Taxicab company and related activities. Multiple locations for other activities such as storage, maintenance/repair, etc., are allowed. For the purposes of these Regulations, if the Company has provided OCTAP with a valid address for the receipt of notices and correspondence from OCTAP, a "principal place of business" may be a Taxicab.
- 2.1.11 OCTAP may require additional verification for compliance with the requirements defined herein.
- 2.1.12 OCTAP Company Permit number must be conspicuously posted in all company advertisement and media, as required by California Government Code § 53075.9. Posting must be worded as "OCTAP Company Permit #XXX". Additionally, advertisements must use the OCTAP permitted Company name.

## **2.2. Company Permit Denial.**

A Company Permit shall be denied if any of the following apply to an applicant Company or to any owner, partner, or principal officer of an applicant Company:

- 2.2.1 Is less than 18 years of age.
- 2.2.2 Falsifies material information on the application for Company Permit.
- 2.2.3 Is a registered sex offender pursuant to California Penal Code § 290.
- 2.2.4 Is on formal probation or parole for any offense outlined in Sections 2.2.5., 2.2.6., or 2.2.7.
- 2.2.5 Is convicted (or pleads guilty or nolo contendere) in any state for any of the following: murder; robbery; pandering; pimping; crimes related to the sale or transportation of controlled substances, including marijuana; crimes involving the use of a weapon; or any other offense involving moral turpitude, or any crime that is substantially related to the qualifications, functions or responsibilities of a Permittee.

- 2.2.6 Is convicted (or pleads guilty or nolo contendere) in any state for a felony other than those listed in Section 2.2.5., within eight (8) years of the application.
- 2.2.7 Has any conviction within five (5) years of application (or plea of guilty or nolo contendere) in any state or has any final administrative determination of a violation of any statute, ordinance, or regulation reasonably and rationally pertaining to the same or similar business operation which would have resulted in suspension or revocation of the Company Permit under these Regulations.
- 2.2.8 Operation of its business without the insurance required in Section 2.1.3.
- 2.2.9 Failing to fully satisfy any court judgment entered against the Company arising from liability for operating Taxicabs, including, but not limited to, judgments related to collisions or operating without the requisite insurance, within ten (10) years from the date that the judgment was originally entered pursuant to California Code of Civil Procedure § 683.020 and § 683.030 or, if the judgment has been renewed, within ten (10) years from the date that the application for renewal of judgment is filed pursuant to California Code of Civil Procedure § 683.120.
- 2.2.10 For good cause, subject to appeal pursuant to Section 8. Good cause is defined to include, but is not limited to, arrests, charges, offenses, or convictions related to the responsibilities and functions of a Taxicab company not specifically outlined in this section, that would be prudent to consider in order to protect the public.

### **2.3. Company Affiliated Drivers.**

At the time the Company Permit application is submitted, the applicant shall provide to OCTAP a list of OCTAP permitted Drivers authorized to operate the Taxicabs. A Permittee may add Drivers to its list of Drivers authorized to operate the Taxicabs identified in the Company Permit, provided that the Driver to be added has been issued a Driver Permit by OCTAP which states the Driver is affiliated with the Permittee.

### **2.4. Company Permit Issuance.**

Upon applicant's satisfaction of the conditions listed in Company Permit Requirements, applicant shall be issued an OCTAP Company Permit within five (5) business days.

## **2.5. Term of Company Permit.**

The Company Permit is valid until December 31, 2020, unless extended, suspended, or revoked.

## **2.6. Company Permit Renewal.**

No less than sixty (60) days prior to the expiration of the Company Permit, the Permittee shall submit an application for renewal of its Company Permit in order to allow sufficient time to review the application for renewal. Failure to submit an application for renewal of the Company Permit at least sixty (60) days prior to the current expiration could result in a lapse in the Company Permit and suspension or revocation of Taxicab Permits. A lapse in the Company Permit may require a Company to submit an application and fees for a new Company Permit, and fees for Taxicab Permit(s).

## **2.7. Company Permit Suspension/Revocation.**

A Company Permit may be suspended or revoked by OCTAP for any of the following reasons:

- 2.7.1 Providing late, false, or inaccurate information in the Company Permit application.
- 2.7.2 Allowing operation of a Taxicab by a driver not possessing a valid OCTAP Driver Permit when stating that the driver is affiliated with the Permittee.
- 2.7.3 Failure to comply with the OCTAP Regulations.
- 2.7.4 Operation of any Taxicab at a rate higher than the authorized fare or an agency program as described in Section 2.10.
- 2.7.5 Failure to cooperate with an Agency's law enforcement officers, code enforcement officers, OCTAP staff, and/or California Highway Patrol.
- 2.7.6 Operating its business in violation of the insurance requirements in Section 2.1.3.
- 2.7.7 Failure to comply with the drug and alcohol policy and program required in Section 2.1.2.
- 2.7.8 Failing to fully satisfy any court judgment entered against the Company arising from liability for operating Taxicabs, including, but not limited to, judgments related to collisions or operating without the requisite insurance, within ten (10) years from the date that the judgment was originally entered pursuant to California Code of Civil

Procedure § 683.020 and § 683.030 or, if the judgment has been renewed, within ten (10) years from the date that the application for renewal of judgment is filed pursuant to California Code of Civil Procedure § 683.120.

- 2.7.9 Circumstances providing grounds for denial of a Company Permit as outlined in the OCTAP Regulations.
- 2.7.10 Violating Government Code § 53075.9 pertaining to advertising.
- 2.7.11 For good cause, subject to appeal pursuant to Section 8. Good cause is defined to include, but is not limited to arrests, charges, offenses, and or convictions related to the responsibilities and functions of a Taxicab company not specifically outlined in this Section, that would be prudent to consider in order to protect the public.

## **2.8 Company Permit Penalties/Suspensions.**

In lieu of revocation, OCTAP may impose a penalty in the form of a fine, a period of suspension, or both a fine and period of suspension. The OCTAP Administrative Action and Fines Schedule is attached as “Attachment 3.”

## **2.9 Right to Appeal.**

A Company Permit applicant or Permittee may appeal a Company Permit denial, revocation, suspension, or fine as provided for in Section 8.

## **2.10 Agency or Other Transportation Agreements.**

- 2.10.1 An OCTAP Permittee may participate in agency or other transportation programs within the jurisdiction of OCTAP under the following conditions:
  - 2.10.1.1 Transportation program requirements do not conflict with OCTAP Regulations. Agency or other providers may require standards and guidelines that are greater than general OCTAP requirements. The agency or provider is responsible for managing and monitoring its program-specific requirements.
  - 2.10.1.2 Permittee is in good standing with OCTAP, maintains all required OCTAP permits, and continues to comply with all OCTAP requirements.
  - 2.10.1.3 Taxicab Driver must continue to display OCTAP Driver Permit regardless of any other agency or program identification that may be required by the sponsoring agency.

- 2.10.1.4 Permittee may establish a specialized fare structure for agency or program trips through its agreement with the agency.
- 2.10.1.5 For on-demand (flagged) trips, the metering device must be operated any time the Driver is carrying a customer on behalf of Permittee, regardless of an agreement pursuant to Section 6.4.

### **3. DRIVER PERMITS**

A Driver must be affiliated with an OCTAP permitted Company and possess a valid OCTAP Driver Permit in order to operate a Taxicab.

#### **3.1. Driver Permit Requirements**

A Driver Permit may be obtained from OCTAP, provided the applicant has submitted all of the following:

- 3.1.1 Complete Driver Permit application, signed by a representative of the Permittee to which the driver intends to be affiliated.
- 3.1.2 Valid California driver license (Class C).
- 3.1.3 California Department of Motor Vehicles H6 report issued within thirty (30) days of submission of a complete application package.
- 3.1.4 A negative drug and alcohol screening test administered by Permittee's program administrator within the previous thirty (30) days in compliance with California Government Code § 53075.5(b)(3).
- 3.1.5 Proof of enrollment in Permittees current and active random drug and alcohol program.
- 3.1.6 Live Scan fingerprints taken at an approved California Department of Justice finger printing agency.
- 3.1.7 Acceptable CDL and DOJ background checks.
- 3.1.8 Payment of all applicable fees.

### **3.2 Driver Permit Issuance.**

A Driver Permit shall be issued within five (5) business days after satisfaction of requirements in Section 3.1.

### **3.3 Term of Driver Permit.**

A Driver Permit is valid until December 30, 2020, unless extended, suspended, revoked, otherwise terminated, or when issued based on a temporary or interim California driver license.

### **3.4 Renewal of Driver Permit.**

Up to sixty (60) working days prior to the expiration of the Driver Permit, the Driver may reapply for a Driver Permit pursuant to Section 3 in order to allow time to review the application for renewal. The renewal of a Driver Permit shall be granted within five (5) business days of satisfaction of all requirements for renewal.

If a Driver Permit expires before approval of renewal, the Driver will not be allowed to operate a Taxicab until the renewal Driver Permit is approved, issued, and in the Driver's possession. Drivers who do not apply to renew prior to the expiration of their permit will be charged late fees in accordance with the OCTAP fee structure.

### **3.5 Driver Permit Limitation.**

An OCTAP Driver Permit is only valid for the Driver to operate a Taxicab for the Permittee indicated on the Driver Permit. A Driver may not operate a Taxicab for another Company unless the Driver completes a transfer application pursuant to Section 3.7. Reproduction of a Driver Permit is strictly prohibited for any reason with the exception of Company management copying the permit for recordkeeping purposes.

### **3.6 Replacement Driver Permit.**

A replacement for a lost or damaged Driver Permit or a subsequent Driver Permit previously issued based on a temporary or interim California driver license may be obtained from OCTAP upon payment of all applicable fees. A Driver shall not operate a Taxicab until a replacement permit is obtained and in possession of the Driver pursuant to this Section. A replacement Driver Permit shall expire on the same date as the original Driver Permit and shall not exceed the Driver's annual permit period.

### **3.7 Driver Permit Transfer to Another Company.**

A Driver may request a transfer of his/her Driver Permit to another Permittee provided the Driver has submitted the following to OCTAP:

- 3.7.1 A Driver Permit application signed by an authorized representative of the prospective Permittee.
- 3.7.2 The Driver Permit transfer fee.
- 3.7.3 Valid California driver license (Class C).
- 3.7.4 OCTAP Driver Permit to be transferred.
- 3.7.5 Verification of enrollment transfer in Permittee's current and active random drug and alcohol program.
- 3.7.6 Driver shall not operate a Taxicab until the transfer permit is obtained and in possession of the Driver pursuant to this Section.
- 3.7.7 A transferred Driver Permit shall expire on the same date as the original Driver Permit and shall not exceed the Driver's permit period.

### **3.8 Driver Permit Denial.**

A Driver Permit shall be denied if applicant:

- 3.8.1 Is less than 18 years of age.
- 3.8.2 Does not possess a valid California driver license (Class C).
- 3.8.3 Fails to enroll in the required random drug and alcohol program.
- 3.8.4 Fails the required drug and/or alcohol test. Upon testing positive for drugs and/or alcohol, the applicant shall not be eligible to reapply for a Driver Permit for a period of one (1) year from the test date.
- 3.8.5 Falsifies, or fails to disclose, material information on the application for a Driver Permit.
- 3.8.6 Is required to register as a sex offender pursuant to California Penal Code § 290.
- 3.8.7 Is on formal probation or parole for any offense outlined herein.
- 3.8.8 Is convicted (or pleads guilty or nolo contendere), regardless of the time elapsed, in any state, of any of the following or their equivalent: murder; a violation of California Vehicle Code § 2800.2 (pertaining to disregard for safety of persons or property), § 2800.3 (pertaining to flight from peace officer causing death or bodily injury), or § 20001 (pertaining to duty to stop at scene of accident); robbery; pandering;

pimping; crimes related to the manufacture, use, sale, possession, or transportation of controlled substances; sale or transportation of marijuana; crimes involving weapons; any crime for which registration would be required under California Penal Code § 290; crimes involving credit card fraud or use of another person's identifying information without authorization (California Penal Code § 530 or equivalent or substitute sections); or any other offense involving moral turpitude or any crime that is substantially related to the qualifications, functions or responsibilities of a Taxicab driver.

- 3.8.9 Is convicted of any felony in any state (or pleads guilty or nolo contendere), other than those felonies listed in Section 3.8.8, within eight (8) years of application.
- 3.8.10 Is convicted (or pleads guilty or nolo contendere) of any of the following within five (5) years of application: reckless driving; driving under the influence of intoxicating liquors or drugs (DUI); use or possession of marijuana; a violation of California Vehicle Code § 2800.1 (pertaining to flight from peace officer); § 20002 (pertaining to duty where property is damaged), § 20003 (pertaining to duty upon injury or death) or any corresponding substitute sections; vehicular manslaughter; and Penal Code §§ 240, 241, 242, and 243 or any corresponding substitute sections pertaining to assault and battery.
- 3.8.11 For good cause, subject to appeal pursuant to Section 8 below. Good cause is defined to include, but is not limited to, arrests, charges, offenses, and/or convictions related to the responsibilities and functions of a Taxicab driver, not specifically outlined in this Section, that would preclude an applicant from possessing an OCTAP Driver Permit.
- 3.8.12 Fails to execute a lease, sublease, or owner-operator agreement with Permittee.

### **3.9 Driver Permit Suspension/Revocation.**

A Driver Permit may be suspended or revoked by OCTAP for any of the following reasons:

- 3.9.1 Failure to comply with the applicable provisions (including timeliness of submissions) of the OCTAP Regulations.
- 3.9.2 Circumstances providing grounds for denial of a Driver Permit as outlined in the OCTAP Regulations.
- 3.9.3 Revocation or suspension of driver's California driver license.

- 3.9.4 Driver's failure to cooperate with an Agency's law enforcement officers, code enforcement officers, OCTAP staff, and/or California Highway Patrol officers.
- 3.9.5 Notification to OCTAP by the Permittee that the Driver is no longer an authorized driver for the Permittee.
- 3.9.6 Testing positive on a drug and alcohol screening, or failure to submit to Permittees random drug and alcohol testing program.
- 3.9.7 Not enrolled and active in the required random drug and alcohol program.
- 3.9.8 For good cause pursuant to Section 8, subject to appeal. Good cause is defined to include, but is not limited to, arrests, charges, offenses, and or convictions related to the responsibilities and functions of a Taxicab driver, not specifically outlined in this Section, that would preclude a driver from possessing an OCTAP Driver Permit.
- 3.9.9 A Driver whose permit is revoked shall be prohibited from applying for a new Driver Permit for one (1) year from the date of revocation.

### **3.10 Driver Permit Penalty/Suspension.**

In lieu of revocation, OCTAP may impose a penalty in the form of a fine, a period of suspension, or both a fine and a period of suspension as specified in the OCTAP Regulations. The OCTAP Administrative Action and Fines Schedule is attached as "Attachment 3."

### **3.11 Driver Permit Appeal.**

The denial, suspension, or revocation of a Driver Permit may be appealed as provided in Section 8.

### **3.12 Driver Permit Surrender.**

Upon expiration, suspension, or revocation of a Driver Permit, or upon termination of employment or affiliation with a Permittee, a Driver shall cease work immediately and surrender the Driver Permit to OCTAP within forty-eight (48) business hours.

## **4. TAXICAB PERMITS**

### **4.1 Taxicab Permit Required.**

No person shall operate a Taxicab, or advertise a Taxicab business, on behalf of a Permittee within the Area of Jurisdiction of an Agency without a Taxicab Permit from OCTAP, unless otherwise authorized by Government Code § 53075.5. At all times while providing taxi service, the Taxicab Permit must be displayed in the left-hand corner of the rear window of the Taxicab for which the Taxicab Permit is issued. A Taxicab Permit is nontransferable and is valid until December 31, 2020, unless, extended, suspended or revoked.

#### **4.2 Inspections.**

Prior to issuance or renewal of a Taxicab Permit, Company must complete a vehicle inspection at an ASE-certified or BAR-registered facility and submit proof to OCTAP, signed by the inspecting facility, that the Taxicab has met all inspection standards.

#### **4.3 Vehicle Replacement.**

OCTAP shall issue a Taxicab Permit for a replacement Taxicab, valid for the time remaining under the Taxicab Permit of the replaced Taxicab, upon satisfaction of the following conditions:

- 4.3.1 Permittee submits the new Taxicab within two weeks of the time that the original permit is surrendered.
- 4.3.2 Surrender of the existing Taxicab Permit to OCTAP.
- 4.3.3 Payment of Vehicle Permit replacement fee.
- 4.3.4 Company provides proof satisfactory to OCTAP that the replacement Taxicab passes a Taxicab inspection by an ASE-certified or BAR-registered facility.

#### **4.4 Taxicab Permit Renewal.**

A Taxicab Permit shall be renewed annually upon payment of applicable fees and submission of proof satisfactory to OCTAP that the Taxicab passes an inspection by a facility certified by an ASE-certified or BAR-registered facility.

- 4.4.1 Upon the successful completion of the above requirements, OCTAP shall provide a new expiration year for the Taxicab Permit.
- 4.4.2. A Taxicab presented for renewal after the permit expiration date will be charged late fees, up to and including the date the Taxicab permit is renewed (in accordance with the current OCTAP Fee Structure), and subjects the Permittee to other administrative actions and fines.

#### **4.5 Taxicab Permit Surrender.**

A Permittee, when selling or removing a Taxicab from the fleet, must assure that the OCTAP Taxicab Permit, welcome decals, and other OCTAP Taxicab markings are removed and that the vehicle cannot be mistaken by the public as an authorized Taxicab. OCTAP Permits and welcome decals must be surrendered to OCTAP within forty-eight (48) business hours.

4.5.1 A Permittee must surrender the Taxicab Permit to OCTAP if a Taxicab has been removed from the OCTAP-approved insurance policy, if the Taxicab Permit is revoked, or upon its expiration (if the Taxicab Permit will not be renewed).

4.5.2 A Taxicab permit which is voluntarily surrendered by a Permittee can be replaced upon completion of an annual Taxicab inspection and payment of the required fees, or as provided in Section 4.6.

#### **4.6. Replacement Taxicab Permit.**

If a Taxicab Permit has been damaged or is missing due to theft or destruction, a replacement permit will be issued to the same Taxicab and Permittee, upon payment of the required replacement fee. The replacement Taxicab Permit shall be valid for the remaining term of the Taxicab Permit that was replaced.

### **5. TAXICAB REQUIREMENTS**

All Taxicabs shall meet the requirements of the California Vehicle Code, including, but not limited to, California Vehicle Code § 24000, et seq. The California Vehicle Code shall take precedence over any OCTAP Taxicab requirement. Taxicabs must be maintained to these standards at all times.

#### **5.1 Proof of Insurance.**

Taxicab Drivers shall at all times carry in the vehicle evidence of the form of financial responsibility in effect for the vehicle, pursuant to California Vehicle Code §§ 16020 through 16028.

#### **5.2 California Vehicle Registration.**

Evidence of valid and current vehicle registration must be maintained in each Taxicab, pursuant to California Vehicle Code § 4462.

5.2.1 Registered as a commercial vehicle, pursuant to California Vehicle Code § 260.

- 5.2.2 Registered to the Permittee showing the same Permittee name and address or registered to the OCTAP permitted Driver showing the same permitted Driver name and address.

### **5.3 Taxi Company Designation.**

Permittee's Company name and/or logo shall be placed in an area visible from the interior and exterior of the vehicle at all times while in service and when soliciting passengers on behalf of Permittee.

### **5.4 Vehicle Maintenance and Records.**

All Taxicabs shall be maintained in accordance with the service standards recommended by the vehicle manufacturer. Service records and repair or maintenance receipts shall be kept and made available to OCTAP Staff upon request.

### **5.5 Seating.**

All Taxicabs shall be equipped to seat no more than eight (8) passengers, excluding the driver.

## **6. TAXICAB OPERATION**

A Driver must possess and display a valid Driver Permit at all times while providing Taxicab service. Driver shall ensure that the Taxicab meets all requirements of the OCTAP Regulations prior to placing the Taxicab in service. Any driver in possession of an altered, copied, or defaced permit will not be considered in possession of a valid Driver's Permit.

### **6.1 Solicitation.**

Driver shall not leave his/her Taxicab to solicit passengers.

### **6.2 Fares Charged.**

For pre-arranged trips, a Driver shall not charge fares higher than those disclosed to the customer in accordance with Section 1.1.11. For on-demand (flagged) trips, the Taxicab must possess a fully operational taximeter with current and intact seals, or any type of device or technology approved by the Division of Measurement Standards to calculate fares, including the use of Global Positioning System metering, provided that the device or technology complies with Section 12500.5 of the Business and Professions Code and with all regulations established pursuant to Section 12107 of the Business and Professions Code. The customer shall not be charged a fare that exceeds the authorized fare.

### **6.3 Receipt.**

Driver shall provide a receipt for the amount charged upon request of the person paying the fare, which contains the Driver's name and permit number, telephone number, Permittee name, charge amount, date, and time of transaction.

#### **6.4 Accidents.**

In the case of an automobile accident, unless rendered incapable, the Driver shall comply with the minimum requirements for the mandatory exchange of information established in California Vehicle Code § 16025.

#### **6.5 Agency or other Transportation Agreements.**

Permitted OCTAP Drivers may participate in agency or other transportation programs within the jurisdiction of OCTAP under the following conditions:

- 6.5.1 The Driver must continue to follow all OCTAP Regulations.
- 6.5.2 The Driver must continue to display the OCTAP Driver Permit regardless of any other identification that may be required by the program or agency.
- 6.5.3 Taximeter must continue to be operated at any time that the Driver is carrying a customer, regardless of any other fare agreement.

#### **6.6 Advertising.**

Every permitted Driver shall comply with Government Code § 53075.9 and include, in every written or oral advertisement of the Driver's Taxicab services, the name of the Permittee, the Permittee's OCTAP Permit number, and the Driver's OCTAP Permit number. An advertisement includes, but is not limited to, the issuance of any card, sign, or device to any person; the causing or allowing the placement of any sign or marking on or in any building or structure; or an advertisement in any media form, including newspaper, magazine, radio wave, satellite signal, or any electronic transmission, or in any directory soliciting Taxicab transportation services.

### **7. REPORTING VIOLATIONS OF OCTAP REGULATIONS**

OCTAP may investigate for violations of OCTAP Regulations and issue any appropriate administrative actions, including fines. OCTAP will not investigate any reports of alleged illegal Taxicab operation, such as bandit Taxicab activity, but may refer such reports to the local code or law enforcement agency. A person reporting a violation must provide OCTAP with their name and contact information.

Reports alleging illegal Taxicab operation or violation of the OCTAP Regulations shall require all of the following information be provided:

- Date, time and location;
- Description of activity;
- Vehicle's license plate number, color, make and model, and any distinctive characteristics.

Reports alleging a violation of Government Code § 53075.9 pertaining to advertising must provide a copy or sample of the advertising information (such as the sign, business card, advertising display, webpage, electronic recording or phone directory) evidencing non-compliance with the statute.

## **8. APPEALS AND ADMINISTRATIVE HEARINGS**

In the event a permit is denied, suspended, revoked, or a penalty is imposed, the applicant, Permittee, or Driver shall be notified in writing of the adverse action and the reason(s) supporting it.

### **8.1 Notice of Appeal.**

No later than ten (10) calendar days following the date on the notice of adverse action, the applicant, Permittee, or Driver may submit a written appeal on a form provided by OCTAP. The applicant, Permittee, or Driver shall set forth in the appeal the reason(s) why such action is not proper. Failure to file a timely appeal shall constitute a waiver of the right to an appeal.

### **8.2 Stay.**

Except as provided in Section 8.3., if an appeal is properly filed the adverse action shall be stayed pending the final determination on appeal.

### **8.3 Stay, Exception.**

If OCTAP determines that the continued operation of a Taxicab, possession of a Company Permit, or possession of a Driver Permit represents a health or safety hazard for the public, the adverse action shall not be stayed pending the final determination on appeal.

### **8.4 Initial Review of Appeal.**

If an appeal is timely filed, OCTAP shall either make the final decision regarding the appeal or shall assign a hearing officer to make the final decision regarding the appeal. OCTAP may review the appeal and any additional information provided therein and shall have the discretion to determine the appropriate action in response to the appeal.

## **8.5 Hearing Officer.**

In the event OCTAP elects to assign a hearing officer to decide the appeal then the following shall apply:

- 8.5.1 The hearing officer shall not have participated in the decision which is the subject of the appeal.
- 8.5.2 The hearing officer shall expeditiously schedule the appeal hearing.
- 8.5.3 The appellant and OCTAP shall each have the right to appear in person and be represented by legal counsel or other representative, to present evidence, to call and cross-examine witnesses under oath, and to present argument.
- 8.5.4 The formal rules of evidence shall not apply, and any relevant evidence that is the sort of evidence upon which responsible persons are accustomed to rely in the conduct of serious affairs shall be admissible.
- 8.5.5 Hearsay evidence may be considered by the hearing officer, but no findings may be based solely on hearsay evidence unless supported or corroborated by other relevant and competent evidence.
- 8.5.6 OCTAP may promulgate supplementary rules and procedures for the conduct of the hearing, the forms of notice and proceedings, and the preparation and submission of the record.
- 8.5.7 The hearing officer shall have the discretion to determine the appropriate action in response to the appeal.
- 8.5.8 The decision of the hearing officer shall be the final administrative remedy and shall be binding upon the parties to the appeal.
- 8.5.9 If the hearing officer decides to suspend or revoke a permit, the appellant shall immediately surrender the permit to OCTAP.

## **8.6 Administrative Hearings.**

Administrative hearings may be held at the discretion of OCTAP when the denial, suspension, or revocation of a Company Permit or Driver Permit, or other administrative actions, are initiated for good cause and in the interest of the health, welfare, and safety of the public.

## **9. PERMIT FEES AND TAXICAB FARES**

## **9.1 OCTAP Permit Fees.**

A schedule for Permit fees will be proposed by OCTAP, reviewed by the Steering Committee, and approved by the OCTA Board of Directors in the amount necessary to recover all costs incurred by OCTA in the administration of OCTAP. The fee schedule adopted by the OCTA Board of Directors is attached hereto as "Attachment 1."

## **9.2 Metered Rates.**

Taxicab metered rates are established by OCTAP for on-demand (flagged) trips.

- 9.2.1 Each Agency agrees to adopt the metered rates approved by the OCTAP Steering Committee, which is attached hereto as "Attachment 2."
- 9.2.2 Proposed revisions to the Metered Rates will be provided by OCTAP to the Steering Committee for approval, or the Steering Committee may approve consideration of a revised Metered Rate recommended by a member.

## **9.3 Refund Policy.**

There shall be no refund of any portion of the fees described in the OCTAP Regulations.

# **10. AMENDMENTS TO REGULATIONS**

## **10.1 Administrative Amendments.**

The Steering Committee may adopt administrative amendment(s) to the OCTAP Regulations. OCTAP shall notify each Agency and the OCTA Board of Directors of any changes adopted pursuant to this Section.

## **10.2 Substantive Amendments.**

Notwithstanding Section 10.1, the Steering Committee is not authorized to adopt substantive amendments to the OCTAP Regulations. Any substantive amendment shall be recommended by the Steering Committee and be approved by each Agency. These amendments shall be effective only in the Area of Jurisdiction of each Agency that has approved the amendment(s). For purposes of this Section, a substantive amendment is defined as an amendment likely to have any of the following effects:

- 10.2.1. Affect the rights, responsibilities, and participation of any Agency (such an amendment must also be approved by the OCTA Board of Directors).

- 10.2.2. Decrease the number of Companies or the number of Taxicabs operating in the Area of Jurisdiction of any Agency.
- 10.2.3. Affect the purpose of the OCTAP Regulations.

**10.3 OCTAP Permit Fees and Taxicab Metered Rates.**

- 10.3.1. Sections 10.1 and 10.2 above shall not apply to an amendment to the OCTAP fee schedule, attached hereto as Attachment “1,” which is adopted by the OCTA Board of Directors.
- 10.3.2. An amendment of the Taxicab Metered Rates for On-Demand (Flagged) Trips attached hereto as “Attachment 2” and adopted pursuant to Section 9.2 of these Regulations shall be considered an administrative amendment pursuant to Section 10.1 in order to ensure uniformity of fares within Orange County.

--End of Regulations--

**OCTAP Regulations – Attachment 1**  
**ORANGE COUNTY TAXI ADMINISTRATION PROGRAM**  
**OCTAP FEE STRUCTURE**

***(OCTA IS CURRENTLY ANAYZING FEE STRUCTURE. THIS IS A PLACEHOLDER UNTIL FEES ARE APPROVED BY OCTA'S BOARD OF DIRECTORS)***

**OCTAP Regulations – Attachment 2**

**ORANGE COUNTY APPROVED TAXICAB METERED RATES  
FOR ON-DEMAND (FLAGGED) TRIPS**

**Effective: \_\_\_\_\_, 2019**

\$3.50 for the flag drop and first 1/5 mile  
\$0.55 for each 1/5 mile, after the first 1/5 mile (\$2.75 per mile)  
\$32.00 per hour wait time (Approximately \$0.53 per minute)

**No Extra Charge for Additional Passengers.**

OCTAP Regulations – Attachment 3

OCTAP ADMINISTRATIVE ACTION AND FINES SCHEDULE

Effective: \_\_\_\_\_, 2019

DESCRIPTION	FINES (per occurrence)	ACTION
<b>Advertising</b> Failure to include, in any form of advertisement; the company permit number and company name associated with the permit.	Up to \$5,000	Escalating fines per advertising occurrence, up to \$5,000 per incident.
<b>Taxicab permit</b> Valid permit must be affixed to taxicab. Not in Service signs required if cab is not available for service.	\$500	Warning or suspension of company permit and revocation of all taxicab permits. Renewal, replacement, or re-inspection and fees apply.
<b>Random drug and alcohol testing</b> Failure to maintain program in accordance to the policy submitted to OCTAP.	\$500	Warning or suspension of company permit and revocation of vehicle permits. Re-inspection and fees apply.
<b>Unauthorized driver</b> Allowing a non-permitted individual or a driver to operate a taxicab without establishing a lease or owner-operator agreement.	\$500	Warning or suspension company permit and revocation of all vehicle permits. Re-inspection and fees apply.
<b>Insurance</b> Failure to submit renewal at least one business day prior to policy expiration, incomplete submission, unqualified insurance provider, or inadequate coverage.	\$250	Suspension of company permit and revocation of vehicle permits on insurance policy expiration date. Re-inspection and fees apply.
<b>Fares</b> Operating or allowing a driver to use a rate higher than authorized fares.	\$250	Warning or suspension of company permit and revocation of vehicle permits. Re-inspection and fees may apply.
<b>Failure to Cooperate or Comply with Regulations</b> Failure to respond or provide documents requested by OCTAP and any failure to comply with regulations not specifically addressed in Administrative Action and Fines.	\$250	Warning or suspension company permit and revocation of all vehicle permits. Re-inspection and fees apply.
<b>Vehicle Registration</b> Expired vehicle registration or operating a vehicle not registered to the OCTAP Permittee or affiliated permitted driver.	\$250	Warning or suspension of company permit and revocation of vehicle permits. Re-inspection and fees apply.
<b>Taximeter or Approved Metering Device</b> Broken or missing seals, outdated seals, non-functioning meter, or a taximeter or metering device that charges a fare other than the authorized metered rate.	\$100	Warning or suspension of company permit and revocation of vehicle permits. Re-inspection and fees apply.
<b>Dispatch</b> Failure to provide reservation and dispatch services or records in accordance to company policy submitted to OCTAP, or failure to provide dispatch records to OCTAP upon request.	\$100	Fine will increase to \$250 after second offense in a 24 month period. May result in suspension of company permit and revocation of all vehicle permits. Re-inspection and fees apply.
<b>DMV Pull Notice Program</b> Failure to maintain an active program, to enroll driver(s), to notify OCTAP of non-qualified driver(s) as required, or to provide pull notice records to OCTAP upon request.	\$100	Warning or suspension of company permit and revocation of vehicle permits. Fine may increase for repeated occurrences

Applies to Taxicab Permittee

<b>Applies to Taxicab Driver</b>	<b>Customer Information</b> Failure to display required interior information; out of service sign.	\$50	Warning. Re-inspection and fees apply.
	<b>Driver Affiliation Notification</b> Failure to notify OCTAP of non-qualified or unauthorized driver(s) within 48 hours.	\$50	Warning or suspension of company permit and revocation of all vehicle permits. Re-inspection and fees apply.
	<b>Advertising</b> Failure to include in any advertisement the OCTAP issued company and driver permit number and affiliated taxicab company name.	Up to \$5,000	Escalating fines per occurrence, up to \$5,000 per incident.
	<b>Operating an Unsafe Vehicle</b> Driver shall ensure daily that the taxicab meets all safety and inspection standards prior to placing the taxicab in service.	\$250	Vehicle may be placed Out of Service. Re-inspection and fees may apply.
	<b>Fares</b> Failure to run taximeter or approved metering device; charging a fare that exceeds authorized metered rate for on demand (flagged) trip; or charging more than the agreed-upon price for prearranged trips booked through the permitted taxicab company.	\$250	Repeated occurrence may result in suspension or revocation of Driver Permit.
	<b>Failure to Comply with Regulations</b> Allowing another person to use your driver permit, a non-permitted person, or driver not affiliated with Permittee to operate your taxicab. Operating a taxicab without a lease or operating agreement with Permittee; and any other failure to comply with regulations not specifically addressed in Administrative Action and Fines.	\$250	Warning, suspension, or revocation of driver permit.
	<b>Acceptance of Payments</b> Failure to accept Visa and/or MasterCard payments.	\$100	Warning, suspension, or revocation of driver permit for repeat offenses.
	<b>Company Affiliation</b> Driving a taxicab for a company not identified on your driver permit.	\$100	Warning, suspension, or revocation of driver permit.
	<b>Failure to Cooperate</b> Fail to respond to requests, or to provide documents requested by OCTAP staff.	\$100	Warning, suspension, or revocation of driver permit.
	<b>Altered Permit</b> Possession or use of an altered OCTAP permit.	\$100	Warning, suspension, or revocation of driver permit.
	<b>Taximeter</b> Broken or missing seals, outdated seals, non-functioning meter.	\$50	Taxicab will be placed Out of Service. Re-inspection and fees will apply
	<b>Receipt</b> Failure to provide a receipt or to provide a receipt that meets requirements set forth in regulations.	\$25	Re-inspection and fees may apply.
	<b>Driver Permit</b> Failure to display as required.	\$25	Fine increases to \$50 after second offense in a 24 month period.
<b>Insurance and Registration</b> Failure to produce evidence of current insurance and/or registration	\$25 per item	Fines increasing to \$50 per item after second offense in a 24 month period.	



encouragement activities at various schools located in low-income neighborhoods and other City-wide community events. The program will be administered by various City Departments including: Police Department, Community Services Department, Community and Economic Development Department in collaboration with external partners comprising of the Boys and Girls Club, the Orange County Health Care Agency, and the Garden Grove Unified School District.

**FINANCIAL IMPACT**

The task and budget summary is as follows:

<b>Task</b>	<b>Task Name</b>	<b>Task Activities</b>	<b>Deliverables</b>	<b>ATP Total</b>
<b>A</b>	Develop/Coordinate of BikeSafe Garden Grove	Develop, launch, coordinate all aspects of the program including resources, staffing, and logistics.	Program procedures include the process for developing the annual implementation plan, schedule of events, and data collected.	<b>\$28,080</b>
<b>B</b>	Implementation of the BikeSafe Garden Grove Program	Provide education/encouragement events including bicycle rodeos, ride alongs, annual walk and bike to school events, and bicycle repair/refurbishment workshops.	Encouragement events are 10 annually, 30 over 3 years. Education Events are 12 annually, 36 over 3 years. Materials include Box Trailer, compressor, tool/repair boxes, bike parts, racks, mounts, helmets, promo materials, training aids.	<b>\$45,800</b>
<b>Total</b>				<b>\$73,880</b>

The ATP grant program does not require a match from the City. The expected yearly cost includes staff and/or contractual costs, operating expenses, equipment, and administrative costs. There is no impact to the City’s General Fund.

**RECOMMENDATION**

It is recommended that the City Council:

- Accept the Caltrans ATP Cycle 2 for the Non-Infrastructure Program grant funds in the total amount of \$73,880 to be expended over three (3) years;
- Authorize participation in the Caltrans “BikeSafe Garden Grove Program”; and
- Approve appropriation of funds in the amount of \$73,880 for FY 2018-19

By: Alana Cheng  
Senior Administrative Analyst

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Exhibit 22-R ATP Form for Non- Infrastructure Project Work Plan	3/4/2019	Cover Memo	Exhibit_22R_ATP_Non_Infrastructure_Project_Work_Plan.pdf

## Exhibit 22-R ATP Non-Infrastructure Project Work Plan

Fill in the following items:

Date: (1)	15-Jan-19
Implementing Agency Name: (2)	City of Garden Grove
Project Number: (3)	ATPLNI-5328(079)
Project Location(s): (4a)	City of Garden Grove - Flower/Shelley/Kensington Neighborhood
" " (4b)	City of Garden Grove - Malabar Apartments
" " (4c)	City of Garden Grove - Brookhurst Elementary School
" " (4d)	City of Garden Grove - Evans Elementary School
" " (4e)	City of Garden Grove - Stanley Elementary School
" " (4f)	City of Garden Grove - Peters Elementary School
" " (4g)	City of Garden Grove - Mitchell Elementary School
" " (4h)	City of Garden Grove - Sunnyside Elementary School
" " (4i)	City of Garden Grove - Faylane Elementary School
" " (4j)	City of Garden Grove - Simmons Elementary School
" " (4k)	City of Garden Grove - Ralston Intermediate School
" " (4l)	City of Garden Grove - Lake Intermediate School
Project Description: (5)	Implement bicycle and pedestrian education and encouragement activities. Non-infrastructure activities will be implemented at various schools. The program will be implemented at low-income schools and neighborhoods.

Enter information in each Task Tab, as it applies (Task A, Task B, Task C, Task C, etc.)

**For Department use only**

You will not be able to fill in the following items. Items will auto-populate once you've entered all "Task" tabs that applies:

**Task Summary:**

Click the links below  
to navigate to  
"Task Details" tabs:

Task	Task Name	ATP Cost	InKind Cost
<a href="#">Task "A"</a>	Development and Coordination of BikeSafe Garden Grove	\$ 28,080.00	\$ -
<a href="#">Task "B"</a>	Implementation of the BikeSafe Garden Grove Program	\$ 45,800.00	\$ -
<a href="#">Task "C"</a>		\$ -	\$ -
<a href="#">Task "D"</a>		\$ -	\$ -
<a href="#">Task "E"</a>		\$ -	\$ -
<a href="#">Task "F"</a>		\$ -	\$ -
<a href="#">Task "G"</a>		\$ -	\$ -
<a href="#">Task "H"</a>		\$ -	\$ -
<a href="#">Task "I"</a>		\$ -	\$ -
<a href="#">Task "J"</a>		\$ -	\$ -
	ATP Total:	\$ 73,880.00	
	InKind Total:		\$ -
<b>GRAND TOTAL</b>		<b>\$</b>	<b>73,880.00</b>

**TASK "A" DETAIL**

**Task Name (5a):** Development and Coordination of BikeSafe Garden Grove

**Task Summary (5b):**

The proposed Project Coordinator will develop and coordinate the BikeSafe Garden Grove education and encouragement program. The goals of the Project Coordinator are: 1) to develop, launch, and coordinate all aspects of the program including resources, staffing, and logistics, and 2) develop foundational procedures and materials to ensure the long-term sustainability of this important education and encouragement program, including: program procedures, templates, roster of program staff, and resource lists. These start up tasks will make a program implementation less complicated and more routinized in each successive year. These tasks will also ensure smooth continuation of the project in the event of staff turnover. Sustainability is critical: each school year brings new students who are just starting kindergarten as well as students new to Garden Grove schools.

	Start Date	End Date	Task Activities (6a):	Deliverables (6b):
1.	Mar-19	Dec-22	Develop, launch, and coordinate all aspects of the program including resources, staffing, and logistics.	Program procedures which includes the process for developing the annual implementation plan and schedule, scheduling events, and data collected.
2.	Mar-19	Dec-22	Develop foundational procedures and materials to ensure the long-term sustainability of this important education and encouragement program, including: program procedures, templates, roster of program staff, and resource lists.	Rosters, templates, contacts lists, resource lists, meeting agendas, and sign in sheets will also be included.
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

**Staff Costs (7):**

Staff Time (Agency) (7a):		ATP or InKind (select one)	Staff Hours	Rate Per Hour	ATP Total \$	InKind Total \$
Party 1 -	Part-Time Project Coordinator	ATP	1,080	\$26.00	\$ 28,080.00	
Party 2 -						
Party 3 -						
Party 4 -						
Party 5 -						
Party 6 -						
Subtotal Agency Costs:					\$ 28,080.00	\$ -
Staff Time (Consultant) (7b):		ATP or InKind (select one)	Staff Hours	Rate Per Hour	ATP Total \$	InKind Total \$
Party 1 -						
Party 2 -						
Party 3 -						
Subtotal Consultant Costs:					\$ -	\$ -
<b>Total Staff Costs (Agency &amp; Consultant) (7c):</b>					<b>\$ 28,080.00</b>	<b>\$ -</b>

**Indirect Costs (8)**

**Approved ICAP (8a)?**  **If Approved ICAP box is checked, provide Rate (8b):** \_\_\_\_\_ **ATP Indirect Costs (8c):** \_\_\_\_\_

**Task Notes (9):**

**Other Costs (10):**

You will not be able to fill in the following items. The totals for each "Other Costs" category listed below will automatically calculate from information entered in the itemized other costs section:

	ATP Total \$	InKind Total \$
<p>To fill out an itemized cost for each "Other Cost", click below:</p> <p align="center"><b>Itemized "Other Costs" Section</b></p>	Travel (10a):	\$ -
	Equipment (10b):	\$ -
	Supplies/Materials (10c):	\$ -
	Incentives (10d):	\$ -
	Other Direct Costs (10e):	\$ -
	" " (10f):	\$ -
<b>Total Other Costs (10g):</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TASK GRAND TOTAL (11):</b>	<b>\$ 28,080.00</b>	<b>\$ -</b>

TASK "B" DETAIL									
Task Name (5a):		Implementation of the BikeSafe Garden Grove Program							
Task Summary (5b):		Education and encouragement activities at 10 elementary schools and 2 low income neighborhoods							
	Start Date	End Date	Activities (6a):	Deliverables (6b):					
1.	Mar-19	Dec-22	Provide encouragement events (10 annually; 30 over 3 years) including bicycle rodeos, ride alongs, annual Walk to School and Bike to School events, and bicycle repair/refurbishment workshops	Sign-in sheets, photos, copies of promotional photos, event budget, and final costs.					
2.	Mar-19	Dec-22	Provide education events (12 annually, 36 over 3 years)	Sign-in sheets, photos, copies of promotional photos, event budget, and final costs.					
3.									
4.									
5.									
6.									
7.									
8.									
9.									
10.									
Staff Costs (7):									
Staff Time (Agency) (7a):			ATP or InKind (select one)	Staff Hours	Rate Per Hour	ATP Total \$	In KindTotal \$		
Party 1 -									
Party 2 -									
Party 3 -									
Party 4 -									
Party 5 -									
Party 6 -									
Subtotal Agency Costs:						\$	-	\$	-
Staff Time (Consultant) (7b):			ATP or InKind (select one)	Staff Hours	Rate Per Hour	ATP Total \$	In KindTotal \$		
Party 1 -	Training and Technical Assistance Consultant		ATP	100	\$30.00	\$ 3,000.00			
Party 2 -									
Party 3 -									
Subtotal Consultant Cost:						\$	3,000.00	\$	-
Total Staff Costs (Agency & Consultant) (7c):						\$	<b>3,000.00</b>	\$	-
Indirect Costs (8)									
Approved ICAP (8a)?	<input type="checkbox"/>	If Approved ICAP box is checked, provide Rate (8b):			ATP Indirect Costs (8c):				
Task Notes (9):									
Other Costs (10):									
You will not be able to fill in the following items. The totals for each "Other Costs" category listed below will automatically calculate from information entered in the itemized other costs section:									
				ATP Total \$	InKind Total \$				
To fill out an itemized cost for each "Other Cost", click below:  <div style="border: 1px solid black; padding: 5px; display: inline-block;">Itemized "Other Costs" Section</div>				Travel (10a):	\$	-	\$	-	
				Equipment (10b):	\$	21,600.00	\$	-	
				Supplies/Materials (10c):	\$	21,200.00	\$	-	
				Incentives (10d):	\$	-	\$	-	
				Other Direct Costs (10e):	\$	-	\$	-	
				" " (10f):	\$	-	\$	-	
Total Other Costs (9g):				\$	42,800.00	\$	-		
TASK GRAND TOTAL (10):				\$	<b>45,800.00</b>	\$	-		

<b>Task "B" Other Costs:</b>						
<b>Itemized Travel Cost (10a)</b>						
Please provide an itemized "travel" cost estimate for all travel costs applicable to each task						
Travel (10a)						
Type of Travel	ATP or InKind (select one)	Quantity	Units	Cost \$	ATP Total \$	InKind Total \$
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
<b>Total:</b>					\$ -	\$ -
<b>Total Travel Cost:</b>					\$	-

<b>Itemized Equipment Cost (10b)</b>						
Please provide an itemized "equipment" cost estimate for all equipment cost applicable to each task						
Equipment (10b)						
Type of Equipment	ATP or InKind (select one)	Quantity	Cost \$	ATP Total \$	InKind Total \$	
1. Box Trailer	ATP	1	19,000.00	\$ 19,000.00		
2. Portable Compressor	ATP	1	1,500.00	\$ 1,500.00		
3.	ATP	1	1,100.00	\$ 1,100.00		
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
<b>Total:</b>				\$ 21,600.00	\$ -	
<b>Total Supplies/Materials Cost:</b>				\$	21,600.00	

<b>Itemized Supplies/Materials Cost (10c)</b>						
Please provide an itemized "supplies/materials" cost estimate for all supplies/materials cost applicable to each task						
Supplies/Materials (10c)						
Type of Supplies/Materials	ATP or InKind (select one)	Quantity	Cost \$	ATP Total \$	InKind Total \$	
1. Design wrap for box trailer (Branding for BikeSafe Garden Grove)	ATP	1	2,500.00	\$ 2,500.00		
2. Tool boxes	ATP	1	3,000.00	\$ 3,000.00		
3. Bicycle repair tools	ATP	1	1,500.00	\$ 1,500.00		
4. Bicycle parts	ATP	1	4,000.00	\$ 4,000.00		
5. Racks, mounts, and miscellaneous	ATP	1	1,200.00	\$ 1,200.00		
6. Helmets and safety equipment	ATP	1	1,000.00	\$ 1,000.00		
7. Promotional materials for BikeSafe Garden Grove	ATP	1	3,000.00	\$ 3,000.00		
8. Bicycle safety training aids, curricula, materials	ATP	1	5,000.00	\$ 5,000.00		
9.						
10.						
11.						
12.						
<b>Total:</b>				\$ 21,200.00	\$ -	
<b>Total Supplies/Materials Cost:</b>				\$	21,200.00	

<b>Task "B" Other Costs:</b>					
<b>Itemized Incentives Cost (10d)</b>					
Please provide an itemized "incentives" cost estimate for all incentives costs applicable to each task					
Incentives (10d)					
Type of Other Direct Costs	ATP or InKind (select one)	Quantity	Cost \$	ATP Total \$	InKind Total \$
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<b>Total:</b>				\$ -	\$ -
<b>Total Other Direct Cost:</b>				\$	-

<b>Itemized Other Direct Costs (10e)</b>					
Please provide an itemized "other" cost estimate for all other costs applicable to each task					
Other Direct Costs (10e)					
Type of Other Direct Costs	ATP or InKind (select one)	Quantity	Cost \$	ATP Total \$	InKind Total \$
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<b>Total:</b>				\$ -	\$ -
<b>Total Other Direct Cost:</b>				\$	-

<b>Itemized Other Direct Costs (10f)</b>					
Please provide an itemized "other" cost estimate for all other costs applicable to each task					
Other Direct Costs (10f)					
Type of Other Direct Costs	ATP or InKind (select one)	Quantity	Cost \$	ATP Total \$	InKind Total \$
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<b>Total:</b>				\$ -	\$ -
<b>Total Other Direct Cost:</b>				\$	-





RECESS CLOSED SESSION

At 6:28 p.m., Mayor Jones recessed Closed Session.

CONVENE REGULAR MEETING

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

INVOCATION

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

ROAD TO 2020 CENSUS AS PRESENTED BY REPRESENTATIVES OF THE U.S. CENSUS

COUNCIL MEMBER BUI LEFT THE MEETING AT 6:41 P.M. AND RETURNED TO THE MEETING AT 6:47 P.M.

CODE ENFORCEMENT 2.0 AS PRESENTED BY COMMUNITY AND ECONOMIC DEVELOPMENT (F: 80.2)

ORAL COMMUNICATIONS

Speakers: Pia Hirsch, Andy Choi, Craig Durfey, Nicholas Dibs, Allen Bram, Claudia Ward, Maureen Blackmun

RECESS

At 7:40 p.m., Mayor Jones recessed the meeting.

RECONVENE

At 7:42 p.m., Mayor Jones reconvened the meeting in the Council Chamber with all Council Members present.

ADOPTION OF A RESOLUTION COMMITTING TO PARTNER WITH THE U.S. CENSUS BUREAU FOR THE 2020 CENSUS (F: 39.1)

It was moved by Council Member Brietigam, seconded by Council Member Klopfenstein that:

Resolution No. 9539-19 entitled: A Resolution of the City Council of the City of Garden Grove declaring commitment to partner with the U.S. Census Bureau for a 2020 Census, be adopted.

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

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

ACCEPTANCE OF PROJECT COMPLETION FOR PROJECT NO. 7280 – CHAPMAN AVENUE, SAPPHIRE STREET, HEALEY AVENUE, SANTA RITA AVENUE, AND WILD GOOSE STREET, GARDEN GROVE (F: 96.proj.7280)

It was moved by Council Member Brietigam, seconded by Council Member Klopfenstein that:

Project No. 7280 – Chapman Avenue, Sapphire Street, Healey Avenue, Santa Rita Avenue, and Wild Goose Street be accepted as complete;

The City Manager be authorized to execute the Notice of Completion of Public Works Improvement and Work; and

The Finance Director be authorized to release the retention payment when appropriate to do so.

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

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

RECEIVE AND FILE THE HOUSING AUTHORITY ANNUAL REPORT AS HOUSING AUTHORITY AND AS HOUSING SUCCESSOR FOR FISCAL YEAR 2017-2018 (JOINT ACTION WITH THE HOUSING AUTHORITY) (F: 128.1)

City Council Action:

It was moved by Council Member Brietigam, seconded by Council Member Klopfenstein that:

The Housing Authority Annual Report as Housing Authority and as Housing Successor for Fiscal Year 2017-18, be received and filed.

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

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

Housing Authority Action:

It was moved by Commissioner Jones, seconded by Commissioner O'Neill that:

The Housing Authority Annual Report as Housing Authority and as Housing Successor for Fiscal Year 2017-18, be received and filed.

The motion carried by a 9-0 vote as follows:

Ayes: (9) Beckles, Brietigam, O'Neill, T. Nguyen,  
Klopfenstein, K. Nguyen, Jones, Solorio, Bui  
Noes: (0) None

APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT WITH SOCIAL HOTEL, LLC, FOR THE DEVELOPMENT OF A PORTION OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD, GARDEN GROVE (F: 55-SOCAL HOTEL, LLC)

It was moved by Council Member Brietigam, seconded by Council Member Klopfenstein that:

The Exclusive Negotiation Agreement with SoCal Hotel, LLC, be approved; and

The City Manager be authorized to execute the agreement, and to make minor modifications, execute pertinent documents, and amend or extend the negotiation period, on behalf of the City.

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

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

AWARD A CONTRACT TO MCWIL SPORTS SURFACES, INC., FOR PROJECT NO. 7658 – GYM FLOOR REPLACEMENT, AS GARDEN GROVE SPORTS AND RECREATION CENTER AT 13641 DEODARA AVENUE, GARDEN GROVE (F: 55-MCWIL SPORTS SURFACES, INC.) (F: 73.5.proj.7658)

It was moved by Council Member Brietigam, seconded by Council Member Klopfenstein that:

A contract be awarded to McWil Sports Surfaces, Inc., in the amount of \$188,050.00, for Project No. 7658 – Gym Floor Replacement; and

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

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

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

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON FEBRUARY 12, 2019,  
(F: VAULT)

It was moved by Council Member Brietigam, seconded by Council Member Klopfenstein that:

Minutes from the meeting held on February 12, 2019, be received and filed.

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

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

WARRANTS

It was moved by Council Member Brietigam, seconded by Council Member Klopfenstein that:

Payroll Warrants 182970 through 182994; 182996 through 183019; 183039 through 183060; Direct Deposits D341732 through D342394; D341978 through D343059; D343724 through D344393; and Wires W2542 through W2545; W2546 through W2549; and W2554 through W2557; 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 647816 through 648143; and Wires W2399;through W2409; 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) Brietigam, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones  
Noes: (0) None

CONSIDERATION OF TWO ADDITIONAL APPOINTMENTS TO THE ADMINISTRATIVE BOARD OF APPEALS (Continued from the February 12, 2019, meeting.) (F:122.2C)

The Mayor announced that this matter is continued.

APPROVAL OF A MEMORANDUM OF UNDERSTANDING WITH THE DEPARTMENT OF JUSTICE FOR GRANT FUNDING TO FACILITATE ENFORCEMENT OF PROPOSITION 56, AND APPROPRIATION OF FUNDS AWARDED FOR OPERATIONAL TASKS IN FISCAL YEAR 2018-19 (F: 55-CALIFORNIA DEPARTMENT OF JUSTICE)

Following staff introduction and City Council comments, it was moved by Council Member K. Nguyen, seconded by Council Member Klopfenstein that:

The Memorandum of Understanding with the Department of Justice for grant funds in the amount of \$353,085 to be disbursed over three years, be approved;

Participation in the Local Tobacco Enforcement Program, be authorized;

Funds in the amount of \$72,535 for Fiscal Year 2018-19 be appropriated; and

The City Manager be authorized to execute the Memorandum of Understanding on behalf of the City.

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

Ayes: (7) Brietigam, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones

Noes: (0) None

AWARD A CONTRACT TO VASILJ INC., FOR CONSTRUCTION OF PROJECT NO. 7407 - LA BONITA STREET STORM DRAIN IMPROVEMENTS (F: 92.Proj.7407)

Following staff introduction and City Council comments, it was moved by Council Member K. Nguyen, seconded by Council Member Klopfenstein that:

A contract be awarded to Vasilj, Inc., in the amount of \$1,064,980, for the construction of Project No. 7407 La Bonita Street Storm Drain Improvements; and

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

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

Ayes: (7) Brietigam, O'Neill, T. Nguyen, Bui, Klopfenstein, K.  
Nguyen, Jones

Noes: (0) None

ADOPTION OF A RESOLUTION ESTABLISHING THE COMPOSITION OF THE MEASURE O – CITIZENS’ OVERSIGHT COMMITTEE, SETTING PURPOSE, SCOPE OF RESPONSIBILITY, COMPOSITION, STRUCTURE AND OTHER RELATED MATTERS (Continued from the February 12, 2019, meeting.) (F: 58.2.2018)(F: 122.90)

Following staff introduction and City Council discussion resulting in edits to the policy to add: 2.5 “Hear public testimony and comments regarding Measure O”; Number 3. Committee Composition be revised as follows: “The Oversight Committee shall consist of seven members. At least one member should represent the business community as an owner or representative of a local business; at least one member should be an active senior resident (age 62 or older); and two members should have background in finance/accounting; and the remaining three members may be members of the community at-large”; Number 9. Committee Meeting Schedule, the second sentence be revised to read: “Consequently, the Committee will be active from January through August each year with a minimum of two meetings anticipated annually, and the Committee will have the ability to meet up to four times annually as needed”; it was moved by Council Member Brietigam, seconded by Council Member O’Neill that:

Resolution No. 9450-19 entitled: A Resolution of the City Council of the City of Garden Grove defining the composition of the Measure O – Citizens’ Oversight Committee, purpose, terms of office for committee members, the scope of the committee’s responsibilities and other related matters, be adopted.

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

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

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

Council Member Brietigam expressed his pleasure attending the opening day parade for the West Garden Grove Little League.

Council Member O’Neill expressed his pleasure escorting Garden Grove’s Man and Woman of the Year, Kelly and AG Anvari, at the 44<sup>th</sup> annual Cypress Americana Awards Ceremony, a fund raiser for scholarships to attend community college. Kelly and AG Anvari own and operate Visiting Angels, and are very involved with nonprofits in Garden Grove.

Council Member K. Nguyen announced the League of California Cities upcoming general membership meeting on Friday, March 1, 2019, at the Mission Viejo Country Club. She encouraged the City Manager and Council Members to attend as Congresswoman Katie Porter will be there to talk about legislative efforts to address homelessness.

Council Member Klopfenstein thanked the Code Enforcement team for attending tonight's meeting and for the update on the Code Enforcement program. She expressed her appreciation for Code Enforcement and their responsiveness, and is excited to see the results from the enhancements to the Division. She announced that she is looking forward to being part of "Read Across America Day" at Garden Park Elementary on Friday, and the upcoming Garden Grove Pony Baseball opening day ceremony on Saturday, at the Garden Grove Pony Baseball Field on West Street. She reminded everyone to dump and drain any standing water to avoid mosquitoes.

City Manager Stiles acknowledged the Code Enforcement Division's hard work in keeping Garden Grove's neighborhoods beautiful. He announced that he recently appointed Captain Tom DaRe as Police Chief, replacing Chief Todd Elgin who is retiring as of April 20, 2019. Captain DaRe was born and raised in Garden Grove, and is a 29 year veteran of the Garden Grove Police Department. He noted that on Monday, March 4, 2019, at 5:30 p.m., the City Council will be holding a Study Session with OCFA to discuss performance standards.

City Attorney Sandoval noted that there was no reportable action taken during closed session, and that he recused himself from discussion on labor negotiations because of the potential discussion of OCFA matters.

#### RECONVENE CLOSED SESSION

At 8:20 p.m., Mayor Jones announced that the City Council was going into Closed Session in the Founders Room to continue discussion of the following matters:

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

City designated representative: Laura Stover, Human Resources Director  
Employee organizations: Garden Grove Police Association; Firefighters Local 2005; Fire Management Association; Orange County Employees Association.

#### ADJOURN CLOSED SESSION

At 8:45 p.m., Mayor Jones adjourned Closed Session.

#### RECONVENE MEETING

At 8:46 p.m., Mayor Jones reconvened the meeting in the Council Chamber with all Council Members present.

City Attorney Sandoval announced that there was no reportable action.

ADJOURNMENT

At 8:47 p.m., Mayor Jones adjourned the meeting. The next Regular City Council Meeting will be held on Tuesday, March 12, 2019, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy, CMC  
City Clerk

MINUTES

GARDEN GROVE CITY COUNCIL

Special Study Session

Monday, March 4, 2019

Community Meeting Center  
11300 Stanford Avenue  
Garden Grove, California 92840

CONVENE SPECIAL STUDY SESSION

At 5:37 p.m., Mayor Jones convened the meeting in the "B" Room of the Community Meeting Center.

ROLL CALL      PRESENT:      (6)    Mayor Jones, Council Members Brietigam, T. Nguyen, Bui, Klopfenstein, K. Nguyen

                         ABSENT:      (1)    Council Member O'Neill

ORAL COMMUNICATIONS

Speakers: Craig Durfey

DISCUSSION ON THE ORANGE COUNTY FIRE AUTHORITY PERFORMANCE STANDARDS (F: 61.1)

City Manager Stiles overviewed the purpose of holding the Special Study Session to provide the City Council with current information on the performance standards and comparison between the Garden Grove Fire Department and the Orange County Fire Authority (OCFA). He also introduced OCFA Fire Chief Brian Fennessey.

PowerPoint presentations were provided by Acting Fire Chief TJ McGovern that focused on the Garden Grove Fire Department's standards for response time, and by Stewart Gary with Citygate Associates, LLC that focused on best practices and time metric comparisons between Garden Grove Fire Department and OCFA.

Following City Council questions and comments, Eric Thorson with the Garden Grove Fire Local 2005 spoke in favor of the City contracting with OCFA.

ADJOURNMENT

At 6:46 p.m., Mayor Jones adjourned the meeting.

Teresa Pomeroy, CMC  
City Clerk



WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 02/27/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
618182	CSMFO	TUITION/TRAINING	60.00 *
647359	OCLEEEA	REV & VOID	-808.00 *
647988	PACIFIC 4	REV & VOID	-1,058.94 *
648000	PROPERTY BUILDERS CONCEPTS & MAINTENANCE INC	REV & VOID	-18,885.00 *
648033	VARGAS, CESAR	REV & VOID	-190.00 *
648144	AT&T CORP	TELEPHONE	3,196.96 *
648145	AT&T	TELEPHONE	163.06 *
648146	FRONTIER COMMUNICATIONS	TELEPHONE/BEEPERS	975.35 *
648147-648151	VOID WARRANTS		
648152	SO CALIF EDISON CO	ELECTRICITY	193,429.98 *
648153	SO CALIF GAS CO	NATURAL GAS	8,476.12 *
648154	SPRINT	TELEPHONE	69.60 *
648155	TIME WARNER CABLE	CABLE	503.35 *
648156	TPX COMMUNICATIONS CO	TELEPHONE NETWORK COMMUNICT	3,252.01 228.08
648157	VOID WARRANT		3,480.09 *
648158	HOME DEPOT CREDIT SERVICES DEPT	SEEDS/PLANTS MOTOR VEH PARTS PAINT/DYE/LUBRICANTS ELECTRICAL SUPPLIES PIPES/APPUTENANCES MAINT SUPP-TRAFF SIG OTHER MAINT ITEMS GEN PURPOSE TOOLS OTHER MINOR TOOLS/EQ CRAFT SUPPLIES LUMBER	301.40 10.14 235.71 69.79 24.32 257.93 497.61 219.92 504.41 644.95 25.28

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 02/27/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648159	*BURILLO, RICHARD O	HARDWARE	74.57
648160	*CHANG, ELLIS	ASPHALT PRODUCTS	58.12
		AGGREGATES/MASONRY	32.13
		OTHER CONST SUPPLIES	632.33
			3,588.61 *
		TRAVEL ADVANCE P.D.	160.00 *
		MILEAGE REIMB	32.71
		OTHER CONF/MTG EXP	40.00
		FOOD	22.96
			95.67 *
648161	GARCIA, SYLVIA	MED TRUST REIMB	620.40 *
648162	*HEINE, STEVEN	TRAVEL ADVANCE P.D.	210.00 *
648163	*HINGCO, ERNIE	MED TRUST REIMB	700.00 *
648164	*LEE, GRACE	MED TRUST REIMB	30.00 *
648165	LINCOLN FINANCIAL GROUP	LIFE INS PREMIUM	7,675.48 *
648166	*LOERA JR, RAFAEL	TRAVEL ADVANCE P.D.	275.52 *
648167	LOPEZ, DAVID	TRAVEL ADVANCE	270.00 *
648168	*MEEKS, REBECCA S	TRAVEL ADVANCE P.D.	-991.52
		MILEAGE REIMB	89.64
		SUBSISTENCE	171.00
		LODGING	730.88
		OTHER CONF/MTG EXP	40.00
			40.00 *
648169	MIDDENDORF, LINDA	MED TRUST REIMB	240.45 *
648170	LEGAL SHIELD	LEGAL	1,067.45 *
648171	RAO*, ANAND V.	TRAVEL ADVANCE I.T.	-138.00
		SUBSISTENCE	138.00
		OTHER CONF/MTG EXP	167.00
			167.00 *

PAGE TOTAL FOR "\*" LINES = 15,140.58

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 02/27/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648172	RIVERSIDE COUNTY SHERIFF'S DEPT	TUITION/TRAINING	241.00 *
648173	SEGAWA*, SANDRA	MED TRUST REIMB	727.00 *
648174	*VISCOMI, MICHAEL	TRAVEL ADVANCE P.D.	-160.00
		SUBSISTENCE	136.00
		LODGING	829.44
		OTHER CONF/MTG EXP	24.00
			829.44 *
648175	TRANSAMERICA EMPLOYEE BENEFITS	LIFE INS PREMIUM	4,749.92 *
648176	BACKOURIS, KRISTEN A	TRAVEL ADVANCE P.D.	216.00 *
648177	NATIONAL TRAINING CONCEPTS	TUITION/TRAINING	557.00 *
648178	ALAMILLO, MARCOS	TRAVEL ADVANCE P.D.	233.08 *
648179	*DESBIENS, RICHARD	TRAVEL ADVANCE P.D.	-171.00
		MILEAGE REIMB	171.00
		L/S/A TRANSPORTATION	48.00
			48.00 *
648180	ANGELS BASEBALL	ADMN/ENTRANCE FEE	1,700.00 *
648181	*ATIN RAMOS, MARISA	MED TRUST REIMB	215.50 *
648182	VOID WARRANT		
648183	A&A WIPING CLOTH, INC	WHSE INVENTORY	924.50 *
648184	5TH AVENUE ENERGY	OTHER BLD/EQ/ST SERV	12,328.57 *
648185	AESTHETIC PAINTING & DESIGN	OTHER PROF SERV	5,000.00 *
648186	ALAN'S LAWN AND GARDEN CENTER INC.	OTHER CONST SUPPLIES	76.07 *
648187	ALLSTAR FIRE EQUIPMENT INC.	SAFETY EQ/SUPPLIES	161.01 *
648188	ANGELUS QUARRIES, INC.	OTHER MAINT ITEMS	2,273.21 *
648189	BARR AND CLARK, INC.	OTHER PROF SERV	320.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 02/27/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648190	BAY ALARM COMPANY	OTHER MAINT ITEMS	95.00 *
648191	BISHOP CO.	OTHER MINOR TOOLS/EQ	149.05 *
648192	BOUND TREE MEDICAL LLC	WHSE INVENTORY	117.33 *
648193	RUSSELL SIGLER INC. SIGLER WHOLESALE DISTRIBUTORS	AIR COND SUPPLIES	630.18 *
648194	SUPPLYWORKS	LAND/BLDG/ROOM RENT	177.63 *
648195	COASTLINE EQUIPMENT	MOTOR VEH PARTS	503.33 *
648196	CONTINENTAL CONCRETE CUTTING	OTHER MAINT ITEMS	6,255.00 *
648197	CONTROLLED MOTION SOLUTIONS, INC.	MOTOR VEH PARTS	39.99 *
648198	ES ENGINEERING SERVICES, LLC	OTHER PROF SERV	12,060.35 *
648199	EWING IRRIGATION PRODUCTS, INC.	PIPES/APPURTENANCES	527.10 *
648200	EXCLUSIVE AUTO DETAIL	MOTOR VEHICLE MAINT	414.00 *
648201	FEDERAL EXPRESS CORP	DELIVERY SERVICES	278.83 *
648202	THE SHERWIN-WILLIAMS CO DBA FRAZEE PAINTS	PAINT/DYE/LUBRICANTS	107.35 *
648203	FRYE SIGN CO	MOTOR VEHICLE MAINT	790.00 *
648204	GG CHAMBER COMMERCE	OTHER PROF SERV	2,500.00
		ADMN/ENTRANCE FEE	450.00
			2,950.00 *
648205	GREAT WESTERN INSTALLATIONS INC	OTHER BLD/EQ/ST SERV	26,553.00 *
648206	HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, INC.	MAINT-SERV CONTRACTS	437.50 *
648207	*LEDESMA, ANGELA	MILEAGE REIMB	32.13 *
648208	HILLCO FASTENER WAREHOUSE	MOTOR VEH PARTS	57.20 *
648209	HILL'S BROS LOCK & SAFE INC	REPAIRS-FURN/MACH/EQ	99.00
		MAINT-SERV CONTRACTS	99.00
			198.00 *

PAGE TOTAL FOR "\*" LINES = 52,372.97

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 02/27/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648210	IPROMOTEU	OFFICE SUPPLIES/EXP	995.61 *
648211	*KHALIL, MARK	SAFETY EQ/SUPPLIES	239.10 *
648212	KNORR SYSTEMS, INC.	TUITION/TRAINING	802.00 *
648213	LAWSON PRODUCTS, INC.	MOTOR VEH PARTS	2,057.90 *
648214	MR. D'S AUTOMOTIVE	MOTOR VEHICLE MAINT	40.00 *
648215	VOID WARRANT		
648216	OFFICE DEPOT, INC	OFFICE SUPPLIES/EXP	3,932.66 *
648217	NEW PIG CORP	WHSE INVENTORY	779.66 *
648218	*NGUYEN, DUC TRUNG	DUES/MEMBERSHIPS	90.00 *
648219	NGUYEN, THU-HA	EXP REIMB - OTHER	176.00 *
648220	NIAGARA PLUMBING	OTHER MAINT ITEMS	95.69 *
648221	R. J. NOBLE COMPANY	OTHER MAINT ITEMS	1,825.58 *
648222	OCEAN BLUE ENVIRONMENTAL SERVICES, INC.	MAINT-SERV CONTRACTS	1,771.87
		OTHER PROF SERV	1,545.71
		OTHER MAINT ITEMS	5,049.00
			8,366.58 *
648223	PACIFIC INDUSTRIAL WATER SYSTEMS	MOTOR VEH PARTS	55.00 *
648224	PACIFIC HYDROTECH CORPORATION	WTR/SWR CONST CONTR	100,776.00 *
648225	PACIFIC 4	WHSE INVENTORY	825.89 *
648226	PACIFIC PLUMBING SPECIALTIES	PIPES/APPURTENANCES	1,283.43 *
648227	PACIFIC ROOTER DAY & NIGHT PLUMBING	MAINT-SERV CONTRACTS	200.00 *
648228	POOL WATER PRODUCTS	OTHER MAINT ITEMS	40.24 *
648229	PROPERTY BUILDERS CONCEPTS & MAINTENANCE INC	OTHER PROF SERV	18,885.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 02/27/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648230	REFLEX TRAFFIC SYSTEMS, INC.	OTHER PROF SERV	30,800.00 *
648231	REFRIGERATION SUPPLIES DISTRIBUTOR	AIR COND SUPPLIES	316.35 *
648232	ROSEBURROUGH TOOL, INC.	OTHER MAINT ITEMS AGGREGATES/MASONRY	274.73 145.45 420.18 *
648233	SAFETY 1st PEST CONTROL, INC	MAINT-SERV CONTRACTS	1,025.00 *
648234	SHIELDS, HARPER, & CO	MOTOR VEH PARTS	382.51 *
648235	SHOETERIA	SAFETY EQ/SUPPLIES	100.00 *
648236	SHRED CONFIDENTIAL, INC.	OTHER PROF SERV	220.50 *
648237	SIEMENS INDUSTRY, INC. C/O CITIBANK (BLDG TECH)	MAINT OF REAL PROP	30,680.00 *
648238	SOUTH COAST AQMD	PERMITS/OTHER FEES	538.58 *
648239	SOUTH COAST EMERGENCY VEHICLE SERVICES	MOTOR VEH PARTS	3,678.99 *
648240	SOUTHERN COUNTIES OIL COMPANY	MV GAS/DIESEL FUEL	22,609.11 *
648241	SPARKLETT'S	BOTTLED WATER	260.28 *
648242	STATE INDUSTRIAL PRODUCTS	WHSE INVENTORY	1,882.26 *
648243	TIERRA WEST ADVISORS, INC	OTHER PROF SERV	1,973.75 *
648244	TRUCK & AUTO SUPPLY INC. TrucParCo	MOTOR VEH PARTS	2,274.07 *
648245	TURNOUT MAINTENANCE COMPANY	FIRE TURNOUTS REPAIR	1,344.83 *
648246	HD SUPPLY FACILITIES MAINTENANCE LTD-USA BLUEBOOK	LABORATORY CHEMICALS	1,575.51 *
648247	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	OTHER MAINT ITEMS	482.11 *
648248	UNIFIRST CORP	LAUNDRY SERVICES	1,040.88 *
648249	UNITED RENTALS NORTHWEST, INC	ASPHALT PRODUCTS	240.02 *
648250	VARGAS, CESAR	OTHER PROF SERV	190.00 *

PAGE TOTAL FOR "\*" LINES = 102,034.93

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 02/27/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648251	VULCAN MATERIALS COMPANY WESTERN DIVISION	ASPHALT PRODUCTS	812.70 *
648252	GRAINGER	WHSE INVENTORY MOTOR VEH PARTS OTHER MAINT ITEMS OTHER CONST SUPPLIES	1,899.15 20.04 198.58 329.82 2,447.59 *
648253	WALTERS WHOLESALE ELECTRIC	ELECTRICAL SUPPLIES	376.30 *
648254	CARL WARREN & CO	SELF-INS ADMN	9,315.00 *
648255	WAXIE SANITARY SUPPLY	WHSE INVENTORY	2,367.24 *
648256	WEST COAST SAND & GRAVEL	OTHER MAINT ITEMS	446.19 *
648257	FERGUSON ENTERPRISES, INC #1350	WHSE INVENTORY	5,595.02 *
648258	WINNERS CIRCLE TROPHY COMPANY	AWARDS/TROPHIES	29.49 *
648259	GROUP DELTA CONSULTANTS, INC	ENGINEERING SERVICES	36,216.97 *
648260	SIEMENS MOBILITY INC	MAINT-SERV CONTRACTS	10,278.86 *
648261	MRI SOFTWARE ATTN: FINANCE DEPT	TUITION/TRAINING	340.00 *
648262	PARADES, MARK ANTHONY	EXP REIMB - OTHER	230.00 *
648263	NGUYEN, DUC	EXP REIMB - OTHER	176.00 *
648264	FLANDERS, ROGER	EXP REIMB - OTHER	236.00 *
648265	SERRANO, GERRY	EXP REIMB - OTHER	349.00 *
648266	DEGNER, ADAM	EXP REIMB - OTHER	349.00 *
648267	GALLARDO, KAREN	PROP/EV REFUND	3,676.00 *
648268	FACTORY MOTOR PARTS CO BIN 139107	MOTOR VEH PARTS	193.85 *
648269	HANDY HOSE SERVICES ADVANTAGE HOSE SERVICES LLC	REPAIRS-FURN/MACH/EQ	2,644.10 *
648270	CHEMEX INDUSTRIES	JANITORIAL SUPPLIES	874.73 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 02/27/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648271	MCFADDEN DALE INDUSTRIAL HARDWARE	MOTOR VEH PARTS	110.44 *
648272	ICC-OEC	DUES/MEMBERSHIPS	350.00 *
648273	DISPENSING TECHNOLOGY CORP.	ASPHALT PRODUCTS	2,513.61 *
648274	ULINE INC.	LABORATORY CHEMICALS	61.87 *
648275	OTIS ELEVATOR COMPANY	BUS OPER TAX REFUND	52.40 *
648276	ADVANCED CAR CARE INC	TIRES/TUBES	115.97 *
648277	BUI, PHAT	EXP REIMB - OTHER	177.00 *
648278	O'REILLY AUTO PARTS	MOTOR VEH PARTS	431.32 *
648279	CITY OF ORANGE ACCOUNTS RECEIVABLE	ELECTRICITY	171.36
		TRAFFIC SIGNAL MAINT	141.75
			313.11 *
648280	THE FRAME MAKER	MINOR FURN/EQUIP	82.96 *
648281	BEST TINT	MOTOR VEH PARTS	350.00 *
648282	CPPA	DUES/MEMBERSHIPS	135.00 *
648283	JOSEPH DOVINH	EXP REIMB - OTHER	177.00 *
648284	EDWARD HUY	SAFETY EQ/SUPPLIES	150.00 *
648285	KIRZHNER, ALLEN	DUES/MEMBERSHIPS	188.00 *
648286	DINH, JAMES	CRAFT SUPPLIES	975.00 *
648287	TRISKELION EVENT SERVICES, INC.	OTHER PROF SERV	787.50 *
648288	CACEO	TUITION/TRAINING	86.00 *
648289	NFPA	DUES/MEMBERSHIPS	1,495.00 *
648290	DEPARTMENT OF JUSTICE ACCOUNTING/CASHERING DEPT	LIFESCAN FEE-DOJ	320.00 *
648291	NAPA AUTO PARTS	MOTOR VEH PARTS	5,007.69 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 02/27/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648292	WEST COUNTY TIRE & AUTO INC.	WHSE INVENTORY	2,602.25 *
648293	FLEET SERVICES, INC.	MOTOR VEH PARTS	50.04 *
648294	BRIETIGAM, GEORGE	EXP REIMB - OTHER	349.00 *
648295	CHEVROLET OF WATSONVILLE NATIONAL AUTO FLEET GROUP	MOTOR VEHICLE REPL	26,463.53 *
648296	GRP2 UNIFORMS, INC KEYSTONE UNIFORMS, OC	UNIFORMS	2,846.33 *
648297	CIVIC, LLC	OTHER PROF SERV	900.00 *
648298	ZERO WASTE USA	OTHER MAINT ITEMS	150.83 *
648299	BRETT MEISLAHN	SAFETY EQ/SUPPLIES	183.03 *
648300	AUTONATION FORD TUSTIN	REPAIRS-FURN/MACH/EQ MOTOR VEH PARTS	548.87 1,024.46 1,573.33 *
648301	STOMMEL INC DBA LEHR AUTO	REPAIRS-FURN/MACH/EQ	560.00 *
648302	CRAFCO INC.	ASPHALT PRODUCTS	1,293.00 *
648303	FUN EXPRESS	DUES/MEMBERSHIPS	40.00 *
648304	COUNTY OF ORANGE TREASURER-TAX COLLECTOR	OTHER PROF SERV	95,988.95 *
648305	BILL'S SOUND & SECURITY	MAINT-SERV CONTRACTS	468.00 *
648306	KUSTOM IMPRINTS	OTHER CLOTHING ITEMS	3,349.09 *
648307	FEHR & PEERS	PROJECT REAPPROP	8,591.63 *
648308	H.I.M. CONSTRUCTION, INC. DBA DECO PAINTING	OTHER PROF SERV	4,880.00 *
648309	MANAGEMENT PARTNERS INC.	OTHER PROF SERV	9,548.56 *
648310	JTB SUPPLY CO INC	MAINT SUPP-TRAFF SIG	698.22 *
648311	IACP INTL ASSOC CHIEFS OF POLICE	DUES/MEMBERSHIPS	190.00 *
648312	*JONES, STEVE	EXP REIMB - OTHER	418.00 *

PAGE TOTAL FOR "\*" LINES = 161,143.79

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 02/27/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648313	* SOULES, LORENA	DUES/MEMBERSHIPS	115.00 *
W2410	AGENCY WIRE		
W2411	PUBLIC EMPLOYEES' RETIREMENT SYSTEM	PENSION PAYMENT	486,966.58 *
W2412	TICOR TITLE COMPANY OF CALIFORNIA	MORTGAGE ASSISTANCE	59,870.00 *
W2413	AGENCY WIRE		
W2414	AGENCY WIRE		
W2415	DELTA CARE USA ATTN: ACCTS RECEIVABLE	SELF-INS ADMIN	14,386.85 *
W2416	DELTA DENTAL OF CALIFORNIA	SELF-INS ADMIN	5,793.30 *
W2417	DELTA DENTAL OF CALIFORNIA	SELF-INS CLAIMS	49,638.80 *
W2418	US BANK TRUST N.A.	FA 2015A CONST	-5.52
		INTEREST COSTS	529,225.00
		LONG TERM DEBT	450,000.00
			979,219.48 *

PAGE TOTAL FOR "\*" LINES = 1,595,990.01

FINAL TOTAL 2,378,995.40 \*

DEMANDS #648144 - 648313 AND WIRES W2410 - W2418 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE GARDEN GROVE CITY COUNCIL FEBRUARY 27, 2019, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE FOR PAYMENT THEREOF

*Sandra Segura*  
 FINANCE DIRECTOR *BSM*

183061	THOMAS A CAPPS	4354.59	183062	GABRIELA O'CADIZ-HERNAND	2396.63
183063	MICHELLE L KRESS	1718.05	183064	MICHELLE L KRESS	2680.56
183065	JUDITH A MOORE	1905.60	183066	DIANE BELAIR	1727.54
183067	PRIT J KASKLA	420.24	183068	MICHAEL F ROCHA	1934.63
183069	DONEISHA L BELL	332.82	183070	LEONEL A LAMAS	313.61
183071	DANIEL C MOSS	1395.35	183072	FRANK X DE LA ROSA	4224.38
183073	REBECCA J BAILOR	153.16	183074	DEANNA M CHUMACERO	923.33
183075	STEVEN E GOMEZ	329.29	183076	JOHN C KONRAD	363.56
183077	SHADY S PUALLOA	352.43	183078	MARIA D ROSALES	316.48
183079	SPENCER S CLIFT	119.27	183080	WILLIAM ALLISON	3922.81
183081	O.C.E.A. GENERAL	2307.95	183082	O.C.E.A.	1159.25
183083	COMMUNITY HEALTH CHARITTI	45.00	183084	GARDEN GROVE POLICE ASSO	1520.00
D344392	GEORGE S BRIETIGAM III	410.60	D344393	PHAT T BUI	126.87
D344394	STEVEN R JONES	274.58	D344395	STEPHANIE L KLOPFENSTEIN	216.22
D344396	DIEDRE THU HA NGUYEN	367.26	D344397	KIM B NGUYEN	368.40
D344398	JOHN R O'NEILL	396.17	D344399	PAMELA M HADDAD	1591.10
D344400	MISSY M MENDOZA	526.67	D344401	SHAWN S PARK	2127.67
D344402	SCOTT C STILES	6308.20	D344403	MARIA A STIPE	6123.03
D344404	MEENA YOO	2011.10	D344405	MARITZA PIZARRO	1659.70
D344406	TERESA L POMEROY	2988.04	D344407	LIZABETH C VASQUEZ	1892.02
D344408	VERONICA AVILA	1842.41	D344409	JEFFREY P DAVIS	1981.90
D344410	NOELLE N KIM	1737.63	D344411	MARIE L MORAN	2398.07
D344412	ANA E PULIDO	3357.30	D344413	KRISTY H THAI	2168.07
D344414	SHAUNA J CARRENO	2024.84	D344415	VY D HO	911.86
D344416	DANNY HUYNH	3448.04	D344417	VILMA C KLOESS	1935.22
D344418	IVY LE	2029.36	D344419	TAMMY LE	1270.30
D344420	LINDA MIDDENDORF	2188.88	D344421	MARIA A NAVARRO	2209.76
D344422	PHUONG VIEN T NGUYEN	2229.55	D344423	QUANG NGUYEN	2353.50
D344424	TINA T NGUYEN	2077.35	D344425	THYANA T PHI	2288.53
D344426	MARIA RAMOS	2141.45	D344427	TANYA L TO	1381.26
D344428	CUONG K TRAN	1960.20	D344429	ELAINE TRUONG	1495.20
D344430	THANH-NGUYEN VO	1461.86	D344431	SYLVIA GARCIA	2067.40
D344432	KAREN M HARRIS	2582.72	D344433	CHRISTI C MENDOZA	602.92
D344434	JANET J CHUNG	2367.92	D344435	ANN C EIFERT	2652.41
D344436	MARGARITA A ABOLA	1806.02	D344437	MARY ANN M ALCANCIA	2025.39
D344438	MARISA ATIN RAMOS	972.83	D344439	ELLIS EUN ROK CHANG	2744.05
D344440	EMER JAYSON BANAN FABRO	2272.28	D344441	RHONDA C KAWELL	2365.91
D344442	ROBERT W MAY	1379.83	D344443	SHAWNA A MCDONOUGH	1487.47
D344444	HEIDY Y MUNOZ	2829.12	D344445	LIGIA ANDREI	1504.46
D344446	ARIANA B BAUTISTA	1527.73	D344447	KAREN J BROWN	733.62
D344448	CORINNE L HOFFMAN	2237.06	D344449	JEFF N KURAMOTO	2486.96
D344450	CHELSEA E LUKAS	1543.73	D344451	EDWARD E MARVIN JR	1679.91
D344452	ANGELA M MENDEZ	1691.96	D344453	JENNIFER L PETERSON	1778.41
D344454	ANH PHAM	1612.53	D344455	EVA RAMIREZ	1681.93
D344456	JAIIME F CHAVEZ	1454.59	D344457	GARY F HERNANDEZ	1583.04
D344458	NEAL M MANALANSAN	1527.41	D344459	DANIEL J SANCHEZ	1531.98
D344460	SANDRA E SEGAWA	3291.96	D344461	ALANA R CHENG	2843.17
D344462	PAUL GUERRERO	2808.54	D344463	LISA L KIM	4076.95

\*\*\*\* PAGE TOTAL = 174948.91

D344464	JAYME K AHL0	2516.44	D344465	JULIE A ASHLEIGH	1521.82
D344466	MICHAEL G AUSTIN	2428.06	D344467	RITA M CRAMER	2308.46
D344468	CHRISTOPHER J CRANDALL	2401.78	D344469	DAVID A DENT	3801.17
D344470	TODD C HARTWIG	2494.39	D344471	RALPH V HERNANDEZ	2171.60
D344472	AARON J HODSON	2172.25	D344473	DONALD E LUCAS	2686.67
D344474	SVEJLANA MOURE	2026.01	D344475	PHU T NGUYEN	3351.90
D344476	LORENA J QUILLA-SOULES	2383.26	D344477	PEDRO ROQUE	2226.82
D344478	MARCO A VALADEZ	978.13	D344479	CHRISTOPHER CHUNG	2545.08
D344480	HUONG Q LY	1725.96	D344481	LEE W MARINO	3764.85
D344482	MARIA I MEDRANO	2318.56	D344483	MARIA C PARRA	2749.98
D344484	GREG BLODGETT	3588.54	D344485	MONICA COVARRUBIAS	2728.59
D344486	GRACE E LEE	2202.10	D344487	AMEENAH ABU-HAMDIYYAH	1656.91
D344488	ROY N ROBBINS	2716.59	D344489	TIMOTHY E THRONE	1770.48
D344490	ALLISON D WILSON	1944.66	D344491	MICHAEL C BOS	1959.16
D344492	DANIEL J CANDELARIA	4189.12	D344493	VINCENT L DE LA ROSA	1940.29
D344494	KAMYAR DIBAJ	1031.68	D344495	ALICIA M HOFER	1624.05
D344496	NICOLAS C HSIEH	2633.35	D344497	ROSEMARIE JACOT	1900.80
D344498	SHAN L LEWIS	2008.67	D344499	NAVIN B MARU	3404.69
D344500	JUAN C NAVARRO	2132.03	D344501	MICHAEL F SANTOS	2663.69
D344502	MARK P UPHUS	3396.58	D344503	JOSE A VASQUEZ	2579.32
D344504	ANA G VERGARA NEAL	2317.53	D344505	DAI C VU	3577.88
D344506	KHANG L VU	2934.96	D344507	JOSHUA J ARIONUS	2180.51
D344508	JAN BERGER	1945.77	D344509	ROBERT P BERMUDEZ	800.11
D344510	TIM P CANNON	2798.85	D344511	MYUNG J CHUN	4064.90
D344512	CARINA M DAN	1850.81	D344513	RYAN H DAVIS	1505.21
D344514	RONALD W DIEMBERT	1887.57	D344515	CHRIS N ESCOBAR	3241.43
D344516	ALEJANDRO GONZALEZ	2176.63	D344517	MICHAEL J GRAY	1034.29
D344518	LARRY GRIFFIN	1824.79	D344519	ROBERT A HAENDIGES	2802.60
D344520	RYAN S HART	4159.75	D344521	EDWARD A HUY	4779.35
D344522	VIDAL JIMENEZ	2468.52	D344523	SAMUEL K KIM	3513.06
D344524	REBECCA PIK KWAN LI	3345.56	D344525	DAVID MA'AE	2525.65
D344526	TYLER MEISLAHN	1828.58	D344527	JUSTIN M MORRIS	411.43
D344528	STEVEN J MOYA JR	1997.95	D344529	BASIL G MURAD	2269.59
D344530	KIRK L NATLAND	557.82	D344531	DUC TRUNG NGUYEN	2236.15
D344532	CORNELIU NICOLAE	2396.94	D344533	ANDREW I ORNELAS	1582.47
D344534	DAVID A ORTEGA	3051.50	D344535	CELESTINO J PASILLAS	2535.01
D344536	WILLIAM F PEARSON	2155.89	D344537	LES A RUITENSCHILD	2530.91
D344538	JONATHAN RUIZ	1871.52	D344539	ALEXIS SANTOS	983.27
D344540	ADRIAN M SARMIENTO	2440.92	D344541	ALBERT TALAMANTES JR	3370.87
D344542	MINH K TRAN	1866.91	D344543	ALEJANDRO VALENZUELA JR	1166.92
D344544	ALEJANDRO N VALENZUELA	2103.51	D344545	KATHLEEN N VICTORIA	878.67
D344546	RONALD J WOLLAND	1173.55	D344547	VICTOR K YERGENSEN	1814.52
D344548	ALICE K FREGOSO	1800.63	D344549	ALICIA R GARCIA	637.67
D344550	RAQUEL K MANSON	2488.83	D344551	WILLIAM E MURRAY JR	5968.03
D344552	EMILY H TRIMBLE	1648.15	D344553	ALFRED J AGUIRRE	2661.46
D344554	RODOLPHO M BECERRA	1831.71	D344555	RAYMOND A BUCHLER	1148.32
D344556	EDGAR A CANO	1618.92	D344557	ALBERT J CARRISOZA	1602.91
D344558	GABRIELA R CONTRERAS	2545.14	D344559	JULIE T COTTON	1901.32

\*\*\*\* PAGE TOTAL = 221458.21

D344560	DANIEL A DEL ROSARIO	525.18	D344561	WILLIAM J ENGELS	376.24
D344562	ERIC M ESPINOZA	1641.84	D344563	ALBERT R EURS II	2240.96
D344564	ROBERT J FRANCO	579.09	D344565	MAURICIO S GARCIA	2320.18
D344566	GILBERTO GAYTAN PINEDA	140.13	D344567	HERMILO HERNANDEZ	1846.55
D344568	DARNELL D JERRY	506.04	D344569	BRENT KAYLOR	2253.79
D344570	MARK W LADNEY	2283.70	D344571	RAUL LEYVA	7948.94
D344572	ANTONIO R MARTIN	2150.41	D344573	DIEGO A MEJIA	1657.62
D344574	RIGOBERTO MENDEZ	2662.51	D344575	STEVEN T ORTIZ	2162.23
D344576	RICHARD L PINKSTON	2194.84	D344577	BRADLEY J POINDEKSTER	734.57
D344578	JOSE J ROMAN	535.80	D344579	ALEXIS P TARIN	2754.57
D344580	STEVE J TAURANU'U	3522.37	D344581	SUSAN VITALI	806.89
D344582	STEPHANIE A WASINGER	600.24	D344583	IOAN ANDREI	895.52
D344584	SYLVESTER A BABINSKI IV	2075.36	D344585	JEFFREY G CANTRELL	2624.63
D344586	JAMES CUNNINGHAM	2045.66	D344587	JULIA ESPINOZA	1163.27
D344588	CECELIA A FERNANDEZ	1132.88	D344589	CONRAD A FERNANDEZ	947.35
D344590	DIANA GOMEZ	768.47	D344591	JORGE GONZALEZ	1195.87
D344592	MICHAEL R GREENE	2725.45	D344593	RONALD D GUSMAN	852.11
D344594	GLORIA A HARO	1174.74	D344595	ERIC W JOHNSON	1049.01
D344596	URIEL MACIAS	846.81	D344597	KHUONG NGUYEN	1145.13
D344598	DELFRADO C REYES	1145.13	D344599	RAFAEL ROBLES	1266.24
D344600	ADRIANNA M RODRIGUEZ	915.68	D344601	RODERICK THURMAN	1784.50
D344602	EVARISTO VERA	1457.55	D344603	RICHARD L WILLIAMS	1942.73
D344604	ANSELMO AGUIRRE	1809.78	D344605	CHRISTOPHER L ALLEN	1969.12
D344606	PHILLIP J CARTER	2429.91	D344607	RICK L DUVAL	2098.54
D344608	CASEY G GIROUARD	582.99	D344609	AARON R HANSEN	1441.40
D344610	HUY HOA HUYNH	2019.30	D344611	BRYAN D KWIATKOWSKI	1443.63
D344612	CHRISTOPHER B PRUDHOMME	1418.22	D344613	ROLANDO QUIROZ	1559.03
D344614	TODD R REED	2083.61	D344615	ESTEBAN H RODRIGUEZ	1916.13
D344616	ROBERTO RODRIGUEZ	560.71	D344617	LUIS A TAPIA	2024.21
D344618	MICHAEL W THOMPSON	2255.15	D344619	WILLIAM J WHITE	1973.56
D344620	JESSE GUZMAN	2115.85	D344621	MARK M KHALIL	1722.77
D344622	BRETT A MEISLAHN	1991.96	D344623	DOUGLAS A MOORE	1952.79
D344624	AUSTIN H POWELL	1742.47	D344625	MELVIN P REED	1419.94
D344626	STEPHEN D SUDDUTH	1548.98	D344627	TIMOTHY WALLINGFORD	2117.90
D344628	HILLARD J WILLIAMS	645.27	D344629	SOUHELIA K GOUNTOUMA	1699.02
D344630	ALBERT J HOLMON III	3190.36	D344631	VICTOR T BLAS	3849.56
D344632	ERVIN DUBRUL	1652.28	D344633	JEREMY J GLENN	1290.40
D344634	JOSE GOMEZ	1833.85	D344635	BRENT W HAYES	2977.25
D344636	FRANK D HOWENSTEIN	2835.18	D344637	ALLEN G KIRZHNER	3604.90
D344638	BRANDON S NUNES	1601.95	D344639	STEPHEN PORRAS	3110.96
D344640	JESSE VIRAMONTES	2938.78	D344641	JOHN ZAVALA	1914.36
D344642	STEPHANIE AMBRIZ	192.75	D344643	JOSELYN D AVALOS	449.78
D344644	JOSUE BARREIRO MENDOZA	1266.68	D344645	ALEXIS R BAUTISTA-MOYANO	82.62
D344646	IMMANUEL M CALDONA	358.16	D344647	RACHEL M CAMARENA	1864.13
D344648	RENE CAMARENA	1578.62	D344649	VICTORIA M CASILLAS	1724.06
D344650	RACHAEL M CHOATE	358.36	D344651	AMANDA D CROSS	1625.07
D344652	GISELL I CRUZ	566.16	D344653	KENNETH E CUMMINGS	875.59
D344654	KEVIN J CUMMINGS	66.10	D344655	GABRIELA DIAZ	620.80

\*\*\*\* PAGE TOTAL = 158569.73

D344656	GRISELL V EVERASTICO	428.30	D344657	MARK C FREEMAN	2727.82
D344658	JARED D GARCIA	356.08	D344659	VANESSA L GARCIA	586.66
D344660	JACOB R GRANT	2612.46	D344661	KIMBERLY K HOLER	698.52
D344662	CAROLINA HONSTAIN	39.08	D344663	MARITZA JIMENEZ	27.54
D344664	KALYSTA N LOPEZ	280.94	D344665	STEPHANIA LUNA	425.84
D344666	ELAINE M MA'AE	2262.04	D344667	JOHANA I MALDONADO	207.60
D344668	JESUS MEDINA	1494.49	D344669	JUAN MEDINA	1966.84
D344670	JOHN A MONTANCHEZ	4172.34	D344671	BRIANNA M MOORE	1081.17
D344672	KIRSTEN K NAKAISHI	111.45	D344673	GINA D NECCO	458.89
D344674	JACOB J NEELY	457.30	D344675	NOEL N NICHOLAS	889.72
D344676	JENNIFER GODDARD NYE	2376.70	D344677	GABRIELA O'CADIZ-HERNAND	2671.67
D344678	LORI OCHOA	2098.33	D344679	STEPHANIE ORTIZ	192.75
D344680	CHRISTIAN PANGAN	465.41	D344681	JANET E PELAYO	2969.77
D344682	JESUS PEREZ	554.20	D344683	ARIELLE PICKRELL	270.92
D344684	ALEXA PRADO	220.34	D344685	SUGEIRY RYENOSO	2357.91
D344686	CATIA J RIVERA	72.71	D344687	MARINA Y ROMERO	1786.56
D344688	MONICA K ROMO	138.82	D344689	TANYA ROSAS	382.41
D344690	DIANA SALDIVAR	450.10	D344691	RICARDO SALDIVAR	444.21
D344692	YARELI SANCHEZ GUIJOSA	82.62	D344693	DANA MARIE SAUCEDO	2063.51
D344694	EMERON J SCHLUMBERGER	918.25	D344695	AUSTIN M ST MARSEILLE	405.56
D344696	KENNETH P TRAVIS III	385.60	D344697	CLAUDIA VALDIVIA	2695.31
D344698	JEFFREY VAN SICKLE	2065.06	D344699	DAISY O VENCES	355.87
D344700	JOSHUA VENCES	291.74	D344701	PAUL E VICTORIA	1230.09
D344702	JACOB D VIRAMONTES	252.15	D344703	JANICE PHUONG VU	571.73
D344704	TIFFANY D VU	60.60	D344705	DAVID M WILMES	278.07
D344706	AMANDA M POLLOCK	1658.97	D344707	TREVOR G SMOUSE	1934.26
D344708	ALBERTO ACOSTA	3252.59	D344709	ANTHONY R ACOSTA	3076.34
D344710	JOHN D BARANGER III	3759.48	D344711	LUCAS B BAUER	4812.47
D344712	BRADLEY D BELL	3248.68	D344713	JERRY R BRENNEMAN	3622.18
D344714	JOSE J CAMBEROS	3570.93	D344715	YVES G CLERMONT	3241.22
D344716	JOE W CRAWFORD	6306.33	D344717	TIMOTHY A CRAWFORD	4871.38
D344718	JUSTIN D DOYLE	3709.16	D344719	MICHAEL G ECKHARDT JR	2244.57
D344716	STEVE P FELLNER	2557.95	D344721	JAMES L GABBEARD	4680.63
D344720	DREW R GARCIA	3954.32	D344723	JEFF W HANNA	4495.82
D344722	MATTHEW R HENSHAW	2597.29	D344725	MICHAEL L JACOBS	2179.55
D344724	WILLIAM R JAEGER	2113.61	D344727	JORDAN R JEMTOLA	3298.14
D344728	MATTHEW C KLEIBACKER	2666.09	D344729	SCOTT A KUHLMAN	3760.66
D344730	NICHOLAS A LERARIO	3838.22	D344731	COREY L LINDSAY	2051.05
D344732	NORMAN M LOVELY	4571.01	D344733	JOHN M MARQUEZ JR	2151.84
D344734	CHEYNE C MAULE	4970.67	D344735	TERRY A MCGOVERN JR	4808.17
D344736	SHANE D MELLEEM	1083.78	D344737	TRAVIS M MELLEEM	6202.39
D344738	MARK A MICKELSEN	4061.75	D344739	SON L NGUYEN	3028.17
D344740	THANH Q NGUYEN	4324.37	D344741	FREDERICK N NIBLO	3099.48
D344742	BRENT C PARDOEN	4222.64	D344743	MICHAEL KURT RIEITH	3692.76
D344744	WADE E RUHMAN	3415.63	D344745	DENNIS L RUZICKA	4114.34
D344746	DAVID C SANCHEZ	1808.58	D344747	NICK R SCHAEFER	2826.31
D344748	SCOTT A SCHERER	3854.15	D344749	MORRIS B SPELL	3564.27
D344750	WILLIAM S STROHM	3413.71	D344751	JUSTIN D TRAVER	2648.69

\*\*\*\* PAGE TOTAL = 209758.65

D344752	CHRISTOPHER B TRENHOLM	3859.65	D344753	JUSTIN TRUHILL	5387.12
D344754	MARIO G VALDERRAMA	4607.32	D344755	DAVID S WALDSCHMIDT	2822.05
D344756	MARK S WEISS	3684.18	D344757	JOSEPH A WINGERT JR	3882.90
D344758	JASON R BLOMGREN	3391.70	D344759	MYLES A BURROUGHS	1535.03
D344760	DAVID M CARLSON	4450.06	D344761	PARKER W CARY	2448.39
D344762	JOSHUA A FELDMAN	3503.09	D344763	TIMOTHY D FISHER	2634.28
D344764	GARRET M FURUTA	1965.17	D344765	CHRISTOPHER P HAWKINS	2590.75
D344766	SHANE S HOWEY	1482.99	D344767	PETER M HUBER	2389.70
D344768	JAYCEN R JUSTUS	2837.65	D344769	ANTHONY L KNAACK	3776.87
D344770	JOSHUA D LEE	3387.96	D344771	DANIEL J MOORE	4220.49
D344772	GRANT A NOBLE	2529.43	D344773	ERIC S NORRDMAN	3501.22
D344774	ANTHONY J PAGE	2579.83	D344775	ERIC M PALOMO	3085.04
D344776	ANDREW J ROACH	3719.66	D344777	RICHARD RONSTADT	5373.67
D344778	TIMOTHY N STOWE	1923.57	D344779	ERIC THORSON	2898.74
D344780	RYAN D VAN WIE	3158.13	D344781	JONATHAN C WHITE	2892.52
D344782	GREGORY D WILLIAMS	4256.96	D344783	JEREMIE E YORKE	3161.37
D344784	CHRISTOPHER A BENNETT	664.35	D344785	BRYSON T DAHLHEIMER	1931.50
D344786	LISA S GUARDI	667.20	D344787	DON T NGUYEN	2277.14
D344788	PAUL J WHITTAKER	4255.23	D344789	TODD D ELGIN	8836.59
D344790	CAROLE A KANEGAE	2422.07	D344791	VINCENTE J VAICARO	12737.58
D344792	KRISTEN A BACKOURIS	1502.02	D344793	SHARON S BAEK	1760.29
D344794	GENA M BOWEN	1655.44	D344795	RICHARD O BURILLO	4561.12
D344796	THOMAS R DARE	5796.22	D344797	AMIR A EL-FARRA	5875.36
D344798	HELENA ELSOUSOU	3954.03	D344799	PATRICK E GILDEA	3702.35
D344800	AI KELLY HUYNH	1716.06	D344801	KEIRA LONG	1707.33
D344802	JOHN E REYNOLDS	5308.82	D344803	REYNA ROSALES	1621.32
D344804	MICHAEL J VISCOMI	4916.52	D344805	RICHARD A ALVAREZ-BROWN	3459.26
D344806	PEDRO R ARELLANO	3285.78	D344807	TIMOTHY R ASHBAUGH	3910.80
D344808	ALFREDO R AVALOS	3364.24	D344809	RENE BARRAZA	2677.78
D344810	BEAU A BERENGER	2523.88	D344811	RYAN S BERLETH	1904.32
D344812	SUMMER A BOGUE	2164.70	D344813	JESENIA CAMPOS	1755.40
D344814	RENZO CHUMBE	2271.49	D344815	GARY L COULTER	2732.50
D344816	CHARLIE DANIELEY III	1707.93	D344817	ISAAC DAVILA	2189.33
D344818	NICHOLAS A DE ALMEIDA LO	3996.39	D344819	BROC D DUDLEY	2340.51
D344820	STEPHEN C ESTLOW	740.14	D344821	HECTOR FERREIRA JR	3571.84
D344822	KARI A FLOOD	1995.35	D344823	ROBERT J GIFFORD	2687.42
D344824	VICTORIA A GILL	1944.27	D344825	JOSEPH P GROSS JR	743.96
D344826	TROY HALLER	3770.02	D344827	JASON A HOWARD	2389.83
D344828	KIRK P HURLEY	5403.62	D344829	NICKOLAS K JENSEN	14127.92
D344830	PATRICK R JULIENNE	2531.47	D344831	KRISTOFER D KELLEY	3118.48
D344832	EDWARD K KIM	2293.21	D344833	TIMOTHY P KOVACS	5221.32
D344834	MARK A LORD	4537.49	D344835	SHAYLEN L MAO	2175.81
D344836	JORGE L MAZON	3128.99	D344837	BRYAN J MEERS	2757.36
D344838	JEREMY N MORSE	2624.11	D344839	MITCHEL S MOSSER	2126.72
D344840	JASON M MURO	2484.69	D344841	AARON S NELSON	2949.81
D344842	ADAM C NIKOLIC	3535.27	D344843	JASON S PERKINS	9665.09
D344844	PHILLIP H PHAM	2112.05	D344845	COREY T POLOPEK	2522.80
D344846	THOMAS S REED	3763.65	D344847	DANIELLE E RIEDL	2569.75

\*\*\*\* PAGE TOTAL = 319582.78

D344848	CHRISTIN E ROGERS	2559.77	D344849	AARON T SHIPLEY	2017.13
D344850	BRIAN T STROUD	3297.51	D344851	EDGAR VALENCIA	3172.81
D344852	ROYCE C WIMMER	2979.02	D344853	SARAH A WRIGHT	2617.21
D344854	COLE A YNIGUEZ	2469.26	D344855	ADAM D ZMIJA	4183.18
D344856	MARCOS R ALAMILLO	4044.11	D344857	BOBBY B ANDERSON	2736.57
D344858	JOHN F BANKSON	6064.23	D344859	JOSHUA K BEHZAD	2065.77
D344860	EVAN S BERESFORD	2811.60	D344861	JEFFREY A BROWN	3973.06
D344862	JOHN CASACCIA II	2732.99	D344863	JUAN C CENTENO	3235.60
D344864	DAVID Y H CHANG	2790.86	D344865	JEROME L CHEATHAM	2622.51
D344866	HAN J CHO	3897.46	D344867	BRIAN M CLASBY JR	5723.04
D344868	JULIO C CORTEZ	5464.69	D344869	JUAN L DELGADO JR	4383.52
D344870	KEVIN DINH	3582.10	D344871	OTTO J ESCALANTE	4523.12
D344872	JOSHUA N ESCOBEDO	2901.81	D344873	MICHELLE N ESTRADA-MONSA	3321.84
D344874	GEORGE R FIGUEROA	11462.26	D344875	MICHAEL E GERDIN	7498.08
D344876	BRIAN C GIRGENTI	2940.62	D344877	SEAN M GLEASON	3318.25
D344878	BRIAN G HATFIELD	2593.35	D344879	EFRAIN A JIMENEZ JR	3379.30
D344880	CODY M JOHNSON	2006.75	D344881	ARION J KNIGHT	2809.70
D344882	PETER M KUNKEL	4198.21	D344883	RAPHAEL M LEE	3573.72
D344884	ERICK LEYVA	14385.07	D344885	DEREK M LINK	3604.77
D344886	RAFAEL LOERA JR	3192.06	D344887	JESSE A LUCATERO	2966.23
D344888	ROBERTO MACHUCA	7727.04	D344889	TAYLOR A MACY	2756.58
D344890	GIANLUCA F MANIACI	2125.25	D344891	MARIO MARTINEZ JR	13402.48
D344892	NATHAN D MORTON	2650.52	D344893	PATRICK W MURPHY	5848.60
D344894	PATRICK J MUSCHETTO	2249.42	D344895	JEFFREY C NGUYEN	4121.15
D344896	STEVEN TRUJILLO ORTIZ	4837.94	D344897	OMAR F PEREZ	4229.16
D344898	JOHN E RANEY	3257.76	D344899	DANIEL RODRIGUEZ	3558.51
D344900	ERIC T RUZIECKI	3679.03	D344901	SEAN M SALAZAR	8377.32
D344902	ROBERT M STEPHENSON III	3443.50	D344903	JOHN J YERGLER	3295.97
D344904	JASON B YETTAW	2618.53	D344905	PAUL W ASHBY	3698.83
D344906	RYAN V BUSTILLOS	2426.08	D344907	THOMAS A CAPPS	3332.79
D344908	MICHAEL K ELHAMI	2383.75	D344909	AUSTIN C LAVERTY	13242.24
D344910	DANNY J MIHALIK	3162.77	D344911	RON A REYES	3700.93
D344912	ROCKY F RUBALCABA	6871.10	D344913	LINO G SANTANA	4598.28
D344914	CHRISTOPHER M EARLE	9704.70	D344915	BENJAMIN M ELIZONDO	2602.95
D344916	NICHOLAS A LAZENBY	2812.25	D344917	CHARLES H LOFFLER	3672.49
D344918	BRADLEY A LOWEN	6410.13	D344919	LUIS F RAMIREZ	3218.77
D344920	RYAN R RICHMOND	7031.33	D344921	GAREY D STAAL	14269.63
D344922	AARON J COOPMAN	3452.60	D344923	DONALD J HUTCHINS	3577.39
D344924	JASON L JOHNSON	2651.68	D344925	RYAN M LUX	2156.03
D344926	RAUL MURILLO JR	3936.54	D344927	JOSHUA T OLLIVO	6777.70
D344928	COURTNEY P ALLISON	2609.14	D344929	LISA A BELTHIUS	406.54
D344930	RANDY G CHUNG	176.73	D344931	ADAM B COUGHRAN	139.50
D344932	CHRISTOPHER C DOVEAS	341.40	D344933	DANIEL S EDWARDS	612.59
D344934	CRAIG A HERRICK	8.34	D344935	JOHN O OJELSEKHOBA	320.95
D344936	JOSEPH D VARGAS	204.80	D344937	TRAVIS J WHITMAN	5560.30
D344938	CARL J WHITNEY	3054.44	D344939	FRANCISCO AVALOS JR	384.13
D344940	TANNER C DE PADUA	363.57	D344941	JOSEPH A GARCIA	384.13
D344942	EUN WHA LEE	279.63	D344943	JULIAN TAPIA	315.41

\*\*\*\* PAGE TOTAL = 367130.46

D344944	KENTON TRAN	425.02	D344945	CALEB I VAUGHN	318.90
D344946	TYLER D VU	393.34	D344947	GIOVANNI ACOSTA	1888.08
D344948	TROY F BOWMAN	1771.01	D344949	KAREN D BRAME	1415.30
D344950	KENNETH L CHISM	2009.30	D344951	PAUL E DANIELSON	1204.15
D344952	RUSSELL B DRISCOLL	352.06	D344953	JESUS FAJARDO	1756.60
D344954	KORY C FERRIN	3471.20	D344955	JAMES D FISCHER	1276.62
D344956	VICTORIA M FOSTER	2078.00	D344957	ROBERT D FRESENIUS	1674.10
D344958	TRAVIS J HADDEN	1730.49	D344959	KENNETH E MERRILL	523.43
D344960	DOUGLAS A PLUARD	3308.59	D344961	JOSEPH A T PURSLEY	1850.03
D344962	CHARLES W STARNES	2912.34	D344963	TUONG-VAN NGUYEN VU	1943.61
D344964	FLOR DE LIS ELIZONDO	1351.10	D344965	JASON S FULTON	2003.21
D344966	ROBERT J KIVLER	1589.00	D344967	EDUARDO C LEIVA	4814.63
D344968	RAQUEL D MATA	1183.55	D344969	REBECCA S MEEKS	4858.06
D344970	JAKE T MELIA	1457.45	D344971	JONATHAN B WAINWRIGHT	3072.24
D344972	DAVID C YOUNG	4231.51	D344973	MARIA A ALCARAZ	2500.66
D344974	MARIA S ATWOOD	1390.93	D344975	CARISSA L BRUNICK	2206.06
D344976	TAMMY L CHAURAN-HAIGROV	2279.88	D344977	VERONICA FRUTOS	1413.16
D344978	DAVID L GEORGE	1911.17	D344979	PINKY C HINGCO	2471.39
D344980	SHELBY KEUILIAN	1552.76	D344981	CHAD B KIM	1764.77
D344982	ALLYSON T LE	1300.17	D344983	ANGELA LEDESMA	1960.79
D344984	MARIA C MCFARLANE	2178.29	D344985	TRINA T NGUYEN	2101.83
D344986	DEBRA J NICHOLS	2326.62	D344987	CHRYSYAL L RAY	1770.58
D344988	JENNIFER V ROMBOUGH	2215.25	D344989	KIMBRA S VELLANOWETH	2166.54
D344990	SHANNON M YELENSKY	2323.47	D344991	JENNIFER A DIX	2756.62
D344992	KATHERINE M FRANCISCO	2556.45	D344993	AMANDA B GARNER	2093.68
D344994	ARCHIE GUZMAN	2816.33	D344995	ROBERT D LUX	2252.08
D344996	MELISSA MENDOZA-CAMPOS	1903.32	D344997	MICHAEL A MOSER	2638.62
D344998	BRANDY J PARK	3148.76	D344999	CRISTINA V PAYAN	1665.60
D345000	JENNIFER M RODRIGUEZ	2923.73	D345001	TANYA L SAMOFF	2968.30
D345002	NICOLE D SHORROW	1933.99	D345003	DANNY J SOSEBEE	2135.89
D345004	MARSHA D SPELLMAN	2539.12	D345005	SPENCER T TRAN	2479.37
D345006	SANTA WARDLE	7911.46	D345007	CHERYL L WHITNEY	2211.67
D345008	CLAUDIA ALARCON	2819.67	D345009	RAY E BEX	3179.68
D345010	DANIEL A CAMARA	2962.61	D345011	SCOTT A COLEMAN	2868.90
D345012	BRIAN D DALTON	2135.20	D345013	RICHARD E DESBIENS	3374.02
D345014	JAMES D FRANKS	2863.24	D345015	PETE GARCIA	7835.69
D345016	STEVEN H HEINE	600.35	D345017	JOSE D HERRERA	3089.83
D345018	WILLIAM T HOLLOWAY	3367.44	D345019	THI A HUYNH	2695.52
D345020	MICHAEL J JENSEN	3559.64	D345021	GERALD F JORDAN	3452.91
D345022	JOSEPH L KOLANO	2438.82	D345023	LEA K KOVACS	2668.46
D345024	DAVID LOPEZ	2262.32	D345025	STEVEN W LUKAS	1497.85
D345026	MATTHEW P MARCHAND	5778.88	D345027	LUIS A PAYAN	2175.29
D345028	SINDY RAMIREZ OROZCO	6443.48	D345029	TERRA M RAMIREZ	13243.70
D345030	CHRISTOPHER M SHELIGREN	6599.21	D345031	PAUL M TESSIER	3698.38
D345032	DENNIS WARDLE	9130.26	D345033	RONALD A DOSCHER	1590.26
D345034	ERIC A QUINTERO	890.92	D345035	JANNA K BRADLEY	2890.83
D345036	MARY C CERDA	1934.06	D345037	BRANDI M HART	419.17
D345038	SUSAN A HOLSTEIN	842.99	D345039	LIANE Y KWAN	2899.56

\*\*\*\* PAGE TOTAL = 251941.37

D345040	JANY H LEE	3420.72	D345041	SHERRILL A MEAD	2125.61
D345042	JESSICA MEDINA	1883.44	D345043	STEPHANIE E RICHARDS	1799.94
D345044	CAITLYN M STEPHENSON	1757.24	D345045	LAURA J STOVER	6207.61
D345046	ANNA L GOLD	1729.47	D345047	KATRENA J SCHULZE	471.53
D345048	MATTHEW T SWANSON	1365.55	D345049	ANTHONY VALENZUELA	1370.44
D345050	CANDY G WILDER	2431.23	D345051	STEVEN F ANDREWS	1410.01
D345052	TERENCE S CHANG	2892.02	D345053	VERNA L ESPINOZA	1776.29
D345054	CESAR GALLO	2396.42	D345055	ERNIE E HINGCO	1748.76
D345056	GEOFFREY A KLOESS	2745.89	D345057	RACHOT MORAGRAAN	3472.90
D345058	NOEL J PROFFITT	3030.44	D345059	ANAND V RAO	3887.35
D345060	JOSEPH M SCHWARTZ	2430.70	D345061	ROD T VICTORIA	1539.96
D345062	TERREL KEITH WINSTON	3398.08	D345063	POLICE ASSN	15524.96
D345064	GG FIRE FIGHTERS 2005	20547.25	D345065	SO CAL CU	69996.33
D345066	SOUTHLAND CU	11491.94	W2558	GREAT WEST LIFE 457 #340	107454.36
W2559	GREAT WEST LIFE OBRA#340	2321.17	W2560	INTERNAL REVENUE SERVICE	361629.01
W2561	EMPLOYMENT DEVELOPMENT D	116390.67			

\*\*\*\* PAGE TOTAL = 760647.29

TOTAL CHECK PAYMENTS 24  
 TOTAL DIRECT DEPOSITS 675  
 TOTAL WIRE PAYMENTS 4  
 GRAND TOTAL PAYMENTS 703

34,916.53  
 1,841,325.66  
 587,795.21  
 .....  
 2,464,037.40

Checks #183061 thru #183084, and Direct Deposits #D344392 thru #D345066, and wire #W2558 thru #W2561 presented in the Payroll Register submitted to the Garden Grove City Council 12 MAR 2019, have been audited for accuracy and funds are available for payment thereof.

*Jeff Rumbak* 2/27/2019  
 FINANCE DIRECTOR *BR*

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648314	4MD MANAGEMENT, LLC	RENT SUBSIDY	1,850.00 *
648315	ADAMS, WILLIAM	RENT SUBSIDY	1,053.00 *
648316	ADVANCED GROUP 01-75, A CA LTD	RENT SUBSIDY	1,901.00 *
648317	ALISO VIEJO 621, LP	RENT SUBSIDY	1,200.00 *
648318	ALPINE APTS	RENT SUBSIDY	5,406.00 *
648319	AMCAL OCEANA FUND, LP OCEANA APARTMENTS	RENT SUBSIDY	1,271.00 *
648320	ANAHEIM REVITALIZATION II PART	RENT SUBSIDY	809.00 *
648321	ANAHEIM REVITALIZATION IV PARTNERS, LP	RENT SUBSIDY	1,621.00 *
648322	AYERS, MARILISA BRADFORD	RENT SUBSIDY	909.00 *
648323	BAHIA VILLAGE MOBILEHOME PARK	RENT SUBSIDY	1,383.00 *
648324	BARRETT, BRETT A	RENT SUBSIDY	1,738.00 *
648325	BUI JR, RICHARD	RENT SUBSIDY	3,556.00 *
648326	BUI JR, RICHARD	RENT SUBSIDY	465.00 *
648327	BUI, JIMMY QUOC	RENT SUBSIDY	3,684.00 *
648328	BUI, KIMLOAN THI	RENT SUBSIDY	2,224.00 *
648329	BUI, LAI	RENT SUBSIDY	1,032.00 *
648330	BUI, LAN HUYNH NGOC	RENT SUBSIDY	891.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648331	BUI, MINH Q	RENT SUBSIDY	2,555.00 *
648332	BUI, PHAT	RENT SUBSIDY	1,466.00 *
648333	BUI, SON MINH	RENT SUBSIDY	1,186.00 *
648334	BUI, TINH TIEN	RENT SUBSIDY	238.00 *
648335	CALKINS, RONALD	RENT SUBSIDY	1,243.00 *
648336	CHAMBERLAIN, DAVID T.	RENT SUBSIDY	1,257.00 *
648337	CHANTECLAIR APTS	RENT SUBSIDY	995.00 *
648338	CHEN, DAVID	RENT SUBSIDY	1,080.00 *
648339	CHOI, JOON	RENT SUBSIDY	2,147.00 *
648340	CHRISTMAN, ROBERT	RENT SUBSIDY	1,632.00 *
648341	CHU, MEI-LING	RENT SUBSIDY	1,129.00 *
648342	CITRUS GROVE, LP	RENT SUBSIDY	477.00 *
648343	CLARY, KIM	RENT SUBSIDY	511.00 *
648344	CONCEPCION, RODRIGO	RENT SUBSIDY	935.00 *
648345	COY, CHRISTINE OR FREEMAN, CYNTHIA	RENT SUBSIDY	1,127.00 *
648346	CRESTWOOD ON 7, LLC	RENT SUBSIDY	3,164.00 *
648347	CROCKETT, JACK	RENT SUBSIDY	3,933.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648348	DAISY VI ASSOCIATES LTD	RENT SUBSIDY	5,072.00 *
648349	DANG, STACY HOA TUOI	RENT SUBSIDY	1,597.00 *
648350	DINH, HAI	RENT SUBSIDY	1,263.00 *
648351	DINH, KIM-ANH T	RENT SUBSIDY	1,429.00 *
648352	DO, DOMINIC HAU	RENT SUBSIDY	2,135.00 *
648353	DO, KIEN TRONG	RENT SUBSIDY	1,001.00 *
648354	DO, THO	RENT SUBSIDY	2,592.00 *
648355	DO, THUAN	RENT SUBSIDY	1,431.00 *
648356	DO, TIM	RENT SUBSIDY	1,833.00 *
648357	DOAN, DINH T	RENT SUBSIDY	1,217.00 *
648358	DONNER, HELMUT	RENT SUBSIDY	2,128.00 *
648359	DUONG, LAN	RENT SUBSIDY	1,308.00 *
648360	DUONG, CHI THI	RENT SUBSIDY	1,709.00 *
648361	EL CAMINO LU, LLC	RENT SUBSIDY	665.00 *
648362	ELDEN EAST APARTMENTS	RENT SUBSIDY	707.00 *
648363	EMERALD GARDENS APT	RENT SUBSIDY	1,080.00 *
648364	FULLWOOD, DALE A	RENT SUBSIDY	581.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648365	GARDEN GROVE HOUSING AUTHORITY-ESCROW ACCT	HAP-ESCROW	11,271.00 *
648366	GEORGIAN APTS	RENT SUBSIDY	987.00 *
648367	GIA VU, INC	RENT SUBSIDY	1,424.00 *
648368	GLENDAL COMMUNITY HOUSING DIV	PORTABILITY ADMIN	69.70 *
648368	GLENDAL COMMUNITY HOUSING DIV	RENT SUBSIDY	750.00 *
648370	GROVE PARK LLC	RENT SUBSIDY	4,185.00 *
648371	HA, MANH MINH	RENT SUBSIDY	937.00 *
648372	HANSEN, RICHARD D	RENT SUBSIDY	1,189.00 *
648373	HARA, KULJIT	RENT SUBSIDY	874.00 *
648374	HARA, STEVE	RENT SUBSIDY	4,440.00 *
648375	HAUPT PROPERTIES LLC	RENT SUBSIDY	849.00 *
648376	HERMOSA VILLAGE PHASE I HOUSING PARTNERS, LP	RENT SUBSIDY	660.00 *
648377	HO, THOMAS P	RENT SUBSIDY	1,140.00 *
648378	HOANG, LIEN	RENT SUBSIDY	1,057.00 *
648379	HOFFMAN, NICK	RENT SUBSIDY	824.00 *
648380	HUYNH, NATALIE N	RENT SUBSIDY	2,165.00 *
648381	HUYNH, NGHIA TRUNG	RENT SUBSIDY	1,838.00 *
648382	HUYNH, TRANG	RENT SUBSIDY	2,994.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648383	JEANNE JURADO TRUSTEE	RENT SUBSIDY	1,022.00 *
648384	JOHNSON, LINDA	RENT SUBSIDY	2,249.00 *
648385	JOMARC PROPERTIES LTD	RENT SUBSIDY	8,002.00 *
648386	JOSEPH & KIM CORP.	RENT SUBSIDY	1,077.00 *
648387	KD RENT	RENT SUBSIDY	3,266.00 *
648388	KDF HERMOSA LP	RENT SUBSIDY	3,852.00 *
648389	KDF MALABAR LP	RENT SUBSIDY	32,045.00 *
648390	KDF SEA WIND LP	RENT SUBSIDY	993.00 *
648391	KINGMAN GARDENS CORPORATION	RENT SUBSIDY	1,163.00 *
648392	KLEIN, MARTIN	RENT SUBSIDY	752.00 *
648393	KOLSY, M I	RENT SUBSIDY	1,115.00 *
648394	KUNZMAN, WILLIAM	RENT SUBSIDY	1,272.00 *
648395	LA PALMA APTS L.P.	RENT SUBSIDY	990.00 *
648396	LAM, CAM THI T	RENT SUBSIDY	685.00 *
648397	LE FAMILY TRUST	RENT SUBSIDY	3,062.00 *
648398	LE, DON	RENT SUBSIDY	587.00 *
648399	LE, DONALD	RENT SUBSIDY	987.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648400	LE, HUY	RENT SUBSIDY	2,200.00 *
648401	LE, NGHIA V	RENT SUBSIDY	2,156.00 *
648402	LE, TRACEY	RENT SUBSIDY	1,093.00 *
648403	LE, VANESSA	RENT SUBSIDY	1,230.00 *
648404	LE, VIET Q.	RENT SUBSIDY	1,086.00 *
648405	LE, YENNI	RENT SUBSIDY	1,042.00 *
648406	LE, BAO GIA	RENT SUBSIDY	2,330.00 *
648407	LE, KIM Q	RENT SUBSIDY	1,169.00 *
648408	LE-MUNZER, HOABINH	RENT SUBSIDY	831.00 *
648409	LEONG, DOUG	RENT SUBSIDY	1,254.00 *
648410	LIAO, ALICE	RENT SUBSIDY	2,041.00 *
648411	MACDONALD, WILLIAM T	RENT SUBSIDY	2,046.00 *
648412	MAGIC LAMP MOBILE HOME PARK	RENT SUBSIDY	1,174.00 *
648413	MAH, LARRY	RENT SUBSIDY	1,003.00 *
648414	MAI-NGUYEN, HANH T	RENT SUBSIDY	1,134.00 *
648415	MAMMEN, TERRY	RENT SUBSIDY	3,757.00 *
648416	MANNIL, SUPUNNEE	RENT SUBSIDY	992.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648417	MAO, ZHIYAN	RENT SUBSIDY	1,132.00 *
648418	MARQUIS APTS, LLC	RENT SUBSIDY	1,829.00 *
648419	MIDWAY INTEREST LP	RENT SUBSIDY	2,047.00 *
648420	MIYAMOTO, JEAN	RENT SUBSIDY	347.00 *
648421	NAGHIBI, ALI	RENT SUBSIDY	1,477.00 *
648422	NGO, ANDREW	RENT SUBSIDY	1,333.00 *
648423	NGO, KIM	RENT SUBSIDY	882.00 *
648424	NGO, MARY	RENT SUBSIDY	4,322.00 *
648425	NGO, HOA KIM	RENT SUBSIDY	1,467.00 *
648426	NGUYEN, AN MANH	RENT SUBSIDY	1,043.00 *
648427	NGUYEN, ANDREA	RENT SUBSIDY	962.00 *
648428	NGUYEN, BACH THI	RENT SUBSIDY	1,079.00 *
648429	NGUYEN, BICHLE T	RENT SUBSIDY	4,298.00 *
648430	NGUYEN, D DUU MD	RENT SUBSIDY	972.00 *
648431	NGUYEN, FRANK M	RENT SUBSIDY	1,642.00 *
648432	NGUYEN, HOA THI	RENT SUBSIDY	875.00 *
648433	NGUYEN, HOC VAN	RENT SUBSIDY	1,705.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648434	NGUYEN, KEVIN	RENT SUBSIDY	3,848.00 *
648435	NGUYEN, LE THUY	RENT SUBSIDY	1,242.00 *
648436	NGUYEN, LINDA MAI	RENT SUBSIDY	787.00 *
648437	NGUYEN, LOAN THANH	RENT SUBSIDY	1,011.00 *
648438	NGUYEN, MAI	RENT SUBSIDY	858.00 *
648439	NGUYEN, NICOLE U	RENT SUBSIDY	1,401.00 *
648440	NGUYEN, QUANG M	RENT SUBSIDY	1,103.00 *
648441	NGUYEN, STEVE T	RENT SUBSIDY	2,906.00 *
648442	NGUYEN, STEVEN	RENT SUBSIDY	948.00 *
648443	NGUYEN, TAM N	RENT SUBSIDY	826.00 *
648444	NGUYEN, THANH VAN	RENT SUBSIDY	2,930.00 *
648445	NGUYEN, THU-ANH	RENT SUBSIDY	1,989.00 *
648446	NGUYEN, THUY T.	RENT SUBSIDY	1,174.00 *
648447	NGUYEN, VINH K	RENT SUBSIDY	1,265.00 *
648448	NGUYEN, NICOLE UYEN	RENT SUBSIDY	641.00 *
648449	NGUYEN, PAULINE KIMPHUNG	RENT SUBSIDY	1,193.00 *
648450	NGUYEN, SHERRY LIEU	RENT SUBSIDY	1,811.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648451	NGUYEN, TON SANH	RENT SUBSIDY	1,036.00 *
648452	NGUYEN, TRACY	RENT SUBSIDY	1,462.00 *
648453	NGUYEN-TU, THUY-TIEN	RENT SUBSIDY	2,086.00 *
648454	NORTHWOOD PLACE	RENT SUBSIDY	3,436.00 *
648455	PALMA VISTA APTS, LLC	RENT SUBSIDY	1,185.00 *
648456	PARCIES INVESTMENT	RENT SUBSIDY	1,448.00 *
648457	PARK, CHONG PIL	RENT SUBSIDY	1,086.00 *
648458	PATTUMMADIH, SUWAPANG	RENT SUBSIDY	2,547.00 *
648459	PAVILLION PARK SENIOR 1 HOUSING PARTNERS, LP	RENT SUBSIDY	2,815.00 *
648460	PHAM, ANH THI	RENT SUBSIDY	1,202.00 *
648461	PHAM, DAVID DUNG	RENT SUBSIDY	1,225.00 *
648462	PHAM, QUYEN	RENT SUBSIDY	799.00 *
648463	PHAM, TUNG	RENT SUBSIDY	1,638.00 *
648464	PHAM, VANTHI	RENT SUBSIDY	1,230.00 *
648465	PHAM, LOAN ANH THI	RENT SUBSIDY	1,275.00 *
648466	PHAN, VAN KHANH	RENT SUBSIDY	905.00 *
648467	PHAN, VIVIAN	RENT SUBSIDY	983.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648468	PHI, ANH	RENT SUBSIDY	3,329.00 *
648469	PINEMEADOWS APARTMENTS ATTEN: LEASING OFFICE	RENT SUBSIDY	2,380.00 *
648470	PLAZA WOODS, LLC	RENT SUBSIDY	2,708.00 *
648471	PNB GREEN EXPANSION MGMT, LLC	RENT SUBSIDY	1,137.00 *
648472	PORTOLA IRVINE, LP ANTON PORTOLA APARTMENTS	RENT SUBSIDY	1,333.00 *
648473	QUINN, GARY L	RENT SUBSIDY	769.00 *
648474	RANCHO ALISAL	RENT SUBSIDY	1,439.00 *
648475	RAYMOND AND LYNN RUAIS	RENT SUBSIDY	624.00 *
648476	S.E. AMSTER	RENT SUBSIDY	1,059.00 *
648477	SALSOL PROPERTIES, LLC	RENT SUBSIDY	1,598.00 *
648478	SCHWERMAN, CELESTE	RENT SUBSIDY	1,389.00 *
648479	SILLO NORTHEAST, LLC	RENT SUBSIDY	1,963.00 *
648482	TA, CATHY	RENT SUBSIDY	1,564.00 *
648483	TERESINA APARTMENTS	RENT SUBSIDY	1,080.00 *
648484	THE KNOLLS	RENT SUBSIDY	370.00 *
648485	THE OVERLOOK	RENT SUBSIDY	1,242.00 *
648486	THOMSON EQUITIES	RENT SUBSIDY	1,063.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648487	THOMSON EQUITIES	RENT SUBSIDY	2,969.00 *
648488	TON, VINH THAT	RENT SUBSIDY	1,857.00 *
648489	TRAN, EDWARD T	RENT SUBSIDY	830.00 *
648490	TRAN, ERIC	RENT SUBSIDY	637.00 *
648491	TRAN, JOHNNY	RENT SUBSIDY	4,282.00 *
648492	TRAN, THERESA T	RENT SUBSIDY	732.00 *
648493	TRAN, TIEN	RENT SUBSIDY	661.00 *
648494	TRAN-NGUYEN, LIEN KIM	RENT SUBSIDY	965.00 *
648495	TRG FULLERTON AFFORDABLE LP / VENTANA APARTMENTS	RENT SUBSIDY	617.00 *
648496	TRINH, TRANG N	RENT SUBSIDY	1,055.00 *
648497	TRUONG, BAY LE	RENT SUBSIDY	1,624.00 *
648498	TRUONG, THUAN BICH	RENT SUBSIDY	1,000.00 *
648499	TRUONG, THUAN BICH	RENT SUBSIDY	3,027.00 *
648500	TRUONG, TOMMY	RENT SUBSIDY	2,668.00 *
648501	TRUONG, SON BICH	RENT SUBSIDY	1,330.00 *
648504	TURI, ANGELO S	RENT SUBSIDY	2,353.00 *
648505	VELASTEGUI, MARCO	RENT SUBSIDY	1,290.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648506	VILLA CAPRI ESTATES	RENT SUBSIDY	766.00 *
648507	VINH, THUA	RENT SUBSIDY	234.00 *
648508	VISTA DEL SOL APARTMENTS	RENT SUBSIDY	1,221.00 *
648509	VISTA DEL SOL APTS	RENT SUBSIDY	1,076.00 *
648510	VO, KIMCHI	RENT SUBSIDY	1,603.00 *
648511	VO, NAM T	RENT SUBSIDY	579.00 *
648512	VO, TIN TRUNG	RENT SUBSIDY	1,010.00 *
648513	VPM MANAGEMENT	RENT SUBSIDY	953.00 *
648514	VU, THAI	RENT SUBSIDY	1,428.00 *
648515	VU, DANNY	RENT SUBSIDY	657.00 *
648516	WEST, NEIL E	RENT SUBSIDY	1,036.00 *
648517	WINDSOR-DAWSON LP	RENT SUBSIDY	4,965.00 *
648518	WINDWOOD KNOLL APARTMENTS	RENT SUBSIDY	2,747.00 *
648519	WOODBURY SQUARE	RENT SUBSIDY	1,379.00 *
648520	YIANG, VINCE	RENT SUBSIDY	1,140.00 *
648521	15915 LA FORGE ST WHITTIER LLC	RENT SUBSIDY	2,146.00 *
648522	19822 BROOKHURST, LLC	RENT SUBSIDY	2,342.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648313	2555 WEST WINSTON ROAD, LP PEBBLE COVE APARTMENTS	RENT SUBSIDY	1,062.00 *
W648313	13251 NEWLAND LLC	RENT SUBSIDY	6,719.00 *
W648313	12911 GALWAY ST, LLC	RENT SUBSIDY	2,669.00 *
W648313	2300 W EL SEGUNDO, LP	RENT SUBSIDY	13,206.00 *
W648314	ABCO CROWN VILLA, LTD	RENT SUBSIDY	1,733.00 *
W648314	ACACIAN APTS	RENT SUBSIDY	31,651.00 *
W648314	ACT EQUITIES, LLC	RENT SUBSIDY	2,076.00 *
W648314	ACACIA VILLAGE	RENT SUBSIDY	18,658.00 *
W648314	8080 BEVER PLACE-NEGBA LLC	RENT SUBSIDY	1,250.00 *
W648314	8572 STANFORD, LLC	RENT SUBSIDY	839.00 *
W648314	7632 21ST ST LP	RENT SUBSIDY	3,372.00 *
W648315	ADRIATIC APTS	RENT SUBSIDY	892.00 *
W648316	ALFRED P VU & JULIE NGA HO, LLC	RENT SUBSIDY	3,510.00 *
W648316	ALIBULLA, REHANA	RENT SUBSIDY	2,057.00 *
W648316	AEGEAN APARTMENTS	RENT SUBSIDY	5,175.00 *
W648316	ADVANTAGE PROPERTY MANAGEMENT	RENT SUBSIDY	689.00 *
W648316	ALBERS, CHRISTOPHER J	RENT SUBSIDY	481.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648317	ALLARD APARTMENT, LLC	RENT SUBSIDY	3,377.00 *
W648317	ALLEN, LYNN KATHLEEN	RENT SUBSIDY	1,244.00 *
W648318	ALTAMIRANO, CHIN MEI CHU	RENT SUBSIDY	1,180.00 *
W648318	ALTEZA, INC	RENT SUBSIDY	1,597.00 *
W648319	AMERICAN FAMILY HOUSING	RENT SUBSIDY	1,803.00 *
W648321	ANAHEIM SUNSET PLAZA APTS	RENT SUBSIDY	6,505.00 *
W648321	AOU, CHUNG NAN	RENT SUBSIDY	1,550.00 *
W648321	ARBOR VILLAS, LLC	RENT SUBSIDY	1,350.00 *
W648321	ARJON, TIMOTEO	RENT SUBSIDY	2,113.00 *
W648321	ATTIA, EIDA A	RENT SUBSIDY	1,533.00 *
W648321	AUDUONG, PAUL	RENT SUBSIDY	1,016.00 *
W648321	AUGUSTA GROUP INVESTMENTS INC	RENT SUBSIDY	1,052.00 *
W648321	ARROYO DEVELOPMENT PARTNERS, LL	RENT SUBSIDY	1,126.00 *
W648322	BACH & JASON NGUYEN INVESTMENT LLC	RENT SUBSIDY	1,208.00 *
W648322	BACH, PHAN	RENT SUBSIDY	891.00 *
W648322	AYNEM INVESTMENTS, LP	RENT SUBSIDY	15,223.00 *
W648323	BANH, HA	RENT SUBSIDY	1,216.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648323	BAKER RANCH AFFORDABLE LP	RENT SUBSIDY	1,773.00 *
W648324	BARRY SAYWITZ PROP TWO, LP	RENT SUBSIDY	6,636.00 *
W648324	BEHRENS PROPERTIES, LLC	RENT SUBSIDY	897.00 *
W648324	BELAGE PRESERVATION, LP	RENT SUBSIDY	1,450.00 *
W648324	BERTRAN, JAIME OR MAGALI	RENT SUBSIDY	1,200.00 *
W648324	BHALANI, ANIL	RENT SUBSIDY	1,065.00 *
W648324	BHATT, N C	RENT SUBSIDY	2,805.00 *
W648324	BOUTROS, ADEL A	RENT SUBSIDY	1,921.00 *
W648324	BOWEN PROPERTY, LLC	RENT SUBSIDY	1,161.00 *
W648324	BOZARJIAN, MAI	RENT SUBSIDY	24,974.00 *
W648324	BRACHA, SHAY	RENT SUBSIDY	1,546.00 *
W648324	BRE PARAGON MF INVESTMENT LP	RENT SUBSIDY	3,446.00 *
W648324	BRIAR CREST / ROSE CREST	RENT SUBSIDY	3,102.00 *
W648324	BROWN, SHARON OR NORMAN	RENT SUBSIDY	2,766.00 *
W648324	BUENA PARK SUNRISE APTS LP	RENT SUBSIDY	1,116.00 *
W648324	BEACH CREEK APARTMENTS	RENT SUBSIDY	1,260.00 *
W648324	BERTINA PANG LOH CHANG	RENT SUBSIDY	903.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648324	BORTHWICK, KELLY	RENT SUBSIDY	1,154.00 *
W648326	BUI, BACH	RENT SUBSIDY	944.00 *
W648326	BUI, DUNG	RENT SUBSIDY	1,374.00 *
W648326	BUI, HOA T.	RENT SUBSIDY	1,114.00 *
W648326	BUI, DANIEL D.	RENT SUBSIDY	1,589.00 *
W648327	BUI, KIMBERLY	RENT SUBSIDY	2,175.00 *
W648330	BUI, LONG	RENT SUBSIDY	1,019.00 *
W648331	BUI, MONICA	RENT SUBSIDY	2,628.00 *
W648331	BUI, NGA HUYNH	RENT SUBSIDY	997.00 *
W648333	BUI, SON VAN	RENT SUBSIDY	1,529.00 *
W648333	BUI, TAM THI	RENT SUBSIDY	1,330.00 *
W648333	BUI, THUAN	RENT SUBSIDY	1,751.00 *
W648334	BUI, TRIET THO-MINH	RENT SUBSIDY	1,639.00 *
W648334	C.S.T. CAPITAL LLC	RENT SUBSIDY	1,492.00 *
W648334	CAI-NGUYEN, THU T	RENT SUBSIDY	1,518.00 *
W648334	CALA GRASIO APTS	RENT SUBSIDY	2,829.00 *
W648334	BURLEY, DAVID M	RENT SUBSIDY	1,257.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648335	CAMBRIDGE HEIGHTS, LP	RENT SUBSIDY	938.00 *
W648335	CANNON, WARREN	RENT SUBSIDY	1,306.00 *
W648335	CAO, MYTRANG	RENT SUBSIDY	694.00 *
W648335	CAO, PHUOC GIA	RENT SUBSIDY	890.00 *
W648335	CASCADE TERRACE APARTMENTS	RENT SUBSIDY	4,416.00 *
W648335	CDN INVESTMENTS, INC	RENT SUBSIDY	2,152.00 *
W648335	CASA MADRID	RENT SUBSIDY	5,131.00 *
W648335	CASCINO, DAVID G.	RENT SUBSIDY	1,801.00 *
W648336	CHAN, KOU LEAN	RENT SUBSIDY	966.00 *
W648336	CHAN, TIFFANNIE L.	RENT SUBSIDY	1,235.00 *
W648336	CHAN, MIN OR TRAN, CHIEN	RENT SUBSIDY	2,193.00 *
W648336	CHANG, EVELYN	RENT SUBSIDY	2,434.00 *
W648336	CHANG, SHERRI	RENT SUBSIDY	395.00 *
W648336	CHANG, WARREN	RENT SUBSIDY	943.00 *
W648337	CHATHAM VILLAGE APTS	RENT SUBSIDY	5,385.00 *
W648337	CHAU, ALICE	RENT SUBSIDY	2,087.00 *
W648337	CHELSEA COURT APTS	RENT SUBSIDY	1,210.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648337	CHEN, DENNIS KYINSAN	RENT SUBSIDY	2,861.00 *
W648337	CHEN, SHIAO-YUNG	RENT SUBSIDY	4,868.00 *
W648337	CHEN, T C	RENT SUBSIDY	29,633.00 *
W648337	CHARLESTON GARDENS, LLC	RENT SUBSIDY	1,154.00 *
W648337	CHAUK PAN CHIN	RENT SUBSIDY	1,406.00 *
W648338	CHERRY WEST PROPERTIES	RENT SUBSIDY	1,226.00 *
W648338	CHEUNG,STEPHEN	RENT SUBSIDY	1,148.00 *
W648338	CHEY, PAUL M	RENT SUBSIDY	1,332.00 *
W648338	CHIANG, LI-YONG	RENT SUBSIDY	1,462.00 *
W648339	CHONG, DON J G	RENT SUBSIDY	4,847.00 *
W648341	CHUN, JOHN	RENT SUBSIDY	954.00 *
W648341	CINCO TRAN, LLC	RENT SUBSIDY	1,297.00 *
W648341	CHUNG, KYU B	RENT SUBSIDY	4,248.00 *
W648343	CLIFTON, KATHLEEN P	RENT SUBSIDY	1,042.00 *
W648343	COLACION, KATHY D	RENT SUBSIDY	1,791.00 *
W648343	COMMUNITY GARDENS PARTNERS LP	RENT SUBSIDY	1,982.00 *
W648343	CONCEPCION, NORMA S	RENT SUBSIDY	1,135.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648343	CO, PONCH	RENT SUBSIDY	897.00 *
W648344	CONCORD MGMT LLC	RENT SUBSIDY	701.00 *
W648344	CONNOR PINES LLC	RENT SUBSIDY	11,329.00 *
W648344	CONTINENTAL GARDENS APTS	RENT SUBSIDY	13,085.00 *
W648344	COURTYARD VILLAS	RENT SUBSIDY	8,004.00 *
W648344	CORNER CAPITAL INVESTMENTS	RENT SUBSIDY	735.00 *
W648347	CRUZAT, KERILYN	RENT SUBSIDY	931.00 *
W648347	CUNG, KHANH	RENT SUBSIDY	2,492.00 *
W648347	CUNG, KHIEM	RENT SUBSIDY	1,192.00 *
W648347	DAC, NGHIA HO OR PHAN VE TU	RENT SUBSIDY	2,549.00 *
W648347	CURTIS FAMILY TRUST	RENT SUBSIDY	1,574.00 *
W648347	DAI, HUONG NGOC	RENT SUBSIDY	723.00 *
W648347	CTC INVESTMENT GROUP, INC	RENT SUBSIDY	1,140.00 *
W648347	D1 SENIOR IRVINE HOUSING PARTNERS, LP	RENT SUBSIDY	1,272.00 *
W648348	DAM, BINH DINH	RENT SUBSIDY	1,188.00 *
W648348	DANG, ANNIE	RENT SUBSIDY	1,167.00 *
W648348	DANG, CHINH VAN	RENT SUBSIDY	1,255.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648348	DANG, MIKE M	RENT SUBSIDY	1,558.00 *
W648348	DANG, DAVID	RENT SUBSIDY	937.00 *
W648349	DANG, THANH-THUY THI	RENT SUBSIDY	764.00 *
W648349	DAO, JOSEPH N	RENT SUBSIDY	1,088.00 *
W648349	DAO, MINH	RENT SUBSIDY	864.00 *
W648349	DAO, NELSON NGUYEN	RENT SUBSIDY	3,199.00 *
W648349	DAO, TRU	RENT SUBSIDY	3,786.00 *
W648349	DAO, TU VAN	RENT SUBSIDY	1,993.00 *
W648349	DAO, NGOC-THUY	RENT SUBSIDY	1,207.00 *
W648349	DAO-PHAM, LOC THI OR PHAM, LUONG-NGUYEN	RENT SUBSIDY	2,208.00 *
W648349	DAVIS, SON OR MICHELLE	RENT SUBSIDY	805.00 *
W648349	DE ANZA PLAZA APTS II	RENT SUBSIDY	2,112.00 *
W648349	DE MIRANDA MANAGEMENT	RENT SUBSIDY	1,071.00 *
W648349	DEWYER, CLARA J.	RENT SUBSIDY	1,250.00 *
W648349	DIAZ, FRANK T	RENT SUBSIDY	1,260.00 *
W648349	DIEP, HOI TUAN	RENT SUBSIDY	1,296.00 *
W648349	DINH, CHINH	RENT SUBSIDY	1,732.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648349	DDA LLC	RENT SUBSIDY	1,225.00 *
W648349	DEERING II FAMILY L.P.	RENT SUBSIDY	983.00 *
W648350	DINH, HANH	RENT SUBSIDY	1,803.00 *
W648350	DINH, JOSEPH	RENT SUBSIDY	1,340.00 *
W648350	DINH, KATHLEEN	RENT SUBSIDY	955.00 *
W648350	DINH, KATHY	RENT SUBSIDY	2,454.00 *
W648350	DINH, KIM	RENT SUBSIDY	964.00 *
W648350	DINH, LAN THAI	RENT SUBSIDY	2,246.00 *
W648350	DINH, LONG T	RENT SUBSIDY	868.00 *
W648350	DINH, NHU Y	RENT SUBSIDY	1,144.00 *
W648350	DINH, THU V.	RENT SUBSIDY	1,378.00 *
W648350	DINH, TUAN	RENT SUBSIDY	1,714.00 *
W648350	DINH, Y NHA	RENT SUBSIDY	2,154.00 *
W648351	DINH, THANH	RENT SUBSIDY	1,487.00 *
W648351	DNK PROPERTY LLC	RENT SUBSIDY	14,248.00 *
W648351	DO, BRANDON BINH	RENT SUBSIDY	1,906.00 *
W648352	DO, JONATHAN	RENT SUBSIDY	1,400.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648353	DO, MINH C.	RENT SUBSIDY	2,935.00 *
W648353	DO, MINH TAM	RENT SUBSIDY	1,663.00 *
W648353	DO, MY-PHUONG	RENT SUBSIDY	1,180.00 *
W648353	DO, NANCY	RENT SUBSIDY	891.00 *
W648353	DO, SELENA	RENT SUBSIDY	1,963.00 *
W648355	DO, THUY THI	RENT SUBSIDY	838.00 *
W648356	DO, TINA	RENT SUBSIDY	4,081.00 *
W648356	DO, XUYEN THI	RENT SUBSIDY	1,032.00 *
W648357	DOAN, HARRY	RENT SUBSIDY	612.00 *
W648357	DOAN, HOAI T	RENT SUBSIDY	724.00 *
W648357	DOAN, HUY	RENT SUBSIDY	2,774.00 *
W648357	DOAN, KYLAM	RENT SUBSIDY	1,408.00 *
W648357	DOAN, NHA & JOANNE TRANG VU	RENT SUBSIDY	1,467.00 *
W648357	DOAN, PHUONGNGA THI	RENT SUBSIDY	1,737.00 *
W648357	DOAN, THANH QUE	RENT SUBSIDY	1,527.00 *
W648357	DOHANH, WILLIAM D	RENT SUBSIDY	1,574.00 *
W648357	DOIDGE, JERRY	RENT SUBSIDY	918.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648357	DOLCE VITA INVESTMENTS, LLC	RENT SUBSIDY	4,966.00 *
W648357	DONG, MINH TRANG	RENT SUBSIDY	765.00 *
W648357	DOAN, HIEP THI	RENT SUBSIDY	2,204.00 *
W648358	DORADO SENIOR APARTMENTS, LP	RENT SUBSIDY	941.00 *
W648358	DOWD III, WILLIAM A.	RENT SUBSIDY	948.00 *
W648358	DSN INVESTMENT GROUP, LLC	RENT SUBSIDY	4,745.00 *
W648358	DTP INVESTMENTS, LLC	RENT SUBSIDY	2,429.00 *
W648358	DU, CHRISTINE H.	RENT SUBSIDY	1,320.00 *
W648358	DUC NGUYEN AND PAULINE NGUYEN, LLC	RENT SUBSIDY	1,265.00 *
W648358	DUNNETT, DAVID F	RENT SUBSIDY	1,134.00 *
W648358	DUONG, HONG MANH	RENT SUBSIDY	950.00 *
W648358	DUNN, DAVID C	RENT SUBSIDY	2,511.00 *
W648358	DUCATO GARDENS, LLC	RENT SUBSIDY	748.00 *
W648359	DUONG, LOM	RENT SUBSIDY	1,500.00 *
W648359	DUONG, MINH B	RENT SUBSIDY	3,735.00 *
W648359	DUONG, THAI VAN	RENT SUBSIDY	1,257.00 *
W648360	DUONG, HUNG Q	RENT SUBSIDY	1,142.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648360	EASTWIND PROPERTIES, LLC	RENT SUBSIDY	2,025.00 *
W648360	EHLE, GERALD	RENT SUBSIDY	1,857.00 *
W648360	DYO, GLADYS	RENT SUBSIDY	480.00 *
W648360	EDLUND, DANIEL T	RENT SUBSIDY	1,338.00 *
W648361	EL PUEBLO APTS	RENT SUBSIDY	179.00 *
W648361	EL RAY PARTNERS, LLC	RENT SUBSIDY	6,625.00 *
W648362	EMERALD COURT APARTMENTS ATTEN: LEASING OFFICE	RENT SUBSIDY	1,213.00 *
W648362	EMERALD FIELD, LLC	RENT SUBSIDY	7,380.00 *
W648362	ELIAS CAPITAL GROUP, LLC	RENT SUBSIDY	2,233.00 *
W648363	ENGEL, TERRY C	RENT SUBSIDY	266.00 *
W648363	EUCLID PARK APTS	RENT SUBSIDY	1,221.00 *
W648363	EVERGREEN ESTATE EXPANSION LLC	RENT SUBSIDY	6,002.00 *
W648363	FAIRVIEW MGMT COMPANY	RENT SUBSIDY	2,646.00 *
W648363	FAN, BOONE	RENT SUBSIDY	2,226.00 *
W648363	FBC APARTMENTS	RENT SUBSIDY	780.00 *
W648363	FIELDS, FLOYD H	RENT SUBSIDY	1,435.00 *
W648363	FINCH, WENDY	RENT SUBSIDY	968.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648363	FIVE POINTS SENIOR APTS	RENT SUBSIDY	2,057.00 *
W648363	FOREVERGREEN EXPANSION, LLC	RENT SUBSIDY	2,521.00 *
W648363	FOUNTAIN GLEN AT ANAHEIM HILLS	RENT SUBSIDY	1,187.00 *
W648363	FRECHTMAN, WILLIAM	RENT SUBSIDY	1,184.00 *
W648363	FREEDOMPATH PROPERTIES, LLC	RENT SUBSIDY	1,419.00 *
W648363	FU CRAIG FA, LLC	RENT SUBSIDY	3,697.00 *
W648363	FREMONT 2225	RENT SUBSIDY	1,339.00 *
W648363	FRANCISCAN GARDENS APTS-	RENT SUBSIDY	15,786.00 *
W648364	GANZ, KARL	RENT SUBSIDY	993.00 *
W648364	GARCIA, ALBINO	RENT SUBSIDY	2,357.00 *
W648364	GARCIA, NORMA OR WILLIAM	RENT SUBSIDY	1,092.00 *
W648364	GARDEN BAY APARTMENTS, LLC	RENT SUBSIDY	937.00 *
W648365	GARDEN GROVE HOUSING ASSOCIATE	RENT SUBSIDY	4,778.00 *
W648365	GARZA, CAROL	RENT SUBSIDY	806.00 *
W648365	GARDEN TERRACE MHC, LLC	RENT SUBSIDY	884.00 *
W648366	GERMAIN, AARON & CASSANDRA	RENT SUBSIDY	1,470.00 *
W648367	GIACALONE, BRIGITTE	RENT SUBSIDY	868.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648367	GIGI APARTMENTS	RENT SUBSIDY	1,876.00 *
W648368	GLENHAVEN MOBILODGE	RENT SUBSIDY	328.00 *
W648368	GOMEZ, HENRY S.	RENT SUBSIDY	1,417.00 *
W648368	GREEN LANTERN VILLAGE CALIFORNIA MHEMGT CO	RENT SUBSIDY	383.00 *
W648368	GREENFIELDSIDE, LLC	RENT SUBSIDY	2,463.00 *
W648368	GREEN, WILLIAM	RENT SUBSIDY	1,229.00 *
W648369	GROVE PARK L.P.	RENT SUBSIDY	61,252.00 *
W648370	GULMESOFF, JIM	RENT SUBSIDY	3,998.00 *
W648370	GUSTIN, TIMOTHY M	RENT SUBSIDY	699.00 *
W648370	GUYUMJYAN, GINA	RENT SUBSIDY	3,740.00 *
W648370	HA OF DEKALB COUNTY	PORTABILITY ADMIN	56.96 *
W648370	HA OF DEKALB COUNTY	RENT SUBSIDY	587.00 *
W648370	HA, DAC T	RENT SUBSIDY	1,146.00 *
W648370	HA, KHIEM Q	RENT SUBSIDY	986.00 *
W648370	HA, CASIE	RENT SUBSIDY	2,117.00 *
W648371	HA, TRAN D	RENT SUBSIDY	2,358.00 *
W648371	HA, TRIET M.	RENT SUBSIDY	1,119.00 *
W648371	HAH, CHENG	RENT SUBSIDY	944.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648371	HALL & ASSOCIATES, INC.	RENT SUBSIDY	4,235.00 *
W648371	HAN, LINDA	RENT SUBSIDY	1,757.00 *
W648372	HANSON, CLIFTON & BRENDA	RENT SUBSIDY	1,964.00 *
W648374	HAU, STEVEN	RENT SUBSIDY	1,857.00 *
W648374	HARBOR GROVE LUXURY APARTMENTS	RENT SUBSIDY	24,282.00 *
W648375	HERITAGE PARK	RENT SUBSIDY	3,247.00 *
W648375	HERITAGE VILLAGE	RENT SUBSIDY	1,465.00 *
W648375	HERITAGE VILLAGE ANAHEIM	RENT SUBSIDY	1,096.00 *
W648376	HILLIARD, SHERRY OR RICHARD	RENT SUBSIDY	1,363.00 *
W648376	HMZ RESIDENTIAL PARK LP	RENT SUBSIDY	1,538.00 *
W648376	HO, HENRY HOI	RENT SUBSIDY	1,566.00 *
W648376	HO, HIEP or DAO, NGOC THUY	RENT SUBSIDY	4,426.00 *
W648376	HO, KEVIN TRIEU	RENT SUBSIDY	2,362.00 *
W648376	HO, LIEN KIM	RENT SUBSIDY	1,285.00 *
W648376	HO, PAULINE	RENT SUBSIDY	2,177.00 *
W648377	HO, TIM	RENT SUBSIDY	1,077.00 *
W648377	HOANG, JAMES	RENT SUBSIDY	4,300.00 *
W648377	HOANG, LAN T	RENT SUBSIDY	1,381.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648378	HOANG, LONG	RENT SUBSIDY	1,129.00 *
W648378	HOANG, TRACY	RENT SUBSIDY	1,169.00 *
W648378	HOANG, TUAN	RENT SUBSIDY	1,107.00 *
W648378	HOANG, LANG	RENT SUBSIDY	948.00 *
W648378	HOANG, NHAN TIEN	RENT SUBSIDY	961.00 *
W648379	HOLTZMAN, ROSEMARY LC	RENT SUBSIDY	898.00 *
W648379	HOPPE, SALLY	RENT SUBSIDY	1,071.00 *
W648379	HOWELL, ARLENE J	RENT SUBSIDY	1,171.00 *
W648379	HSU, CHANG-HUA LIU	RENT SUBSIDY	919.00 *
W648379	HUA, LUC	RENT SUBSIDY	1,348.00 *
W648379	HUERTA, DANIEL	RENT SUBSIDY	936.00 *
W648379	HUNTINGTON WESTMINSTER APT, LLC	RENT SUBSIDY	1,225.00 *
W648379	HUSS, DON	RENT SUBSIDY	1,860.00 *
W648379	HUYNH, CHEN THI	RENT SUBSIDY	3,551.00 *
W648379	HUYNH, FELIX	RENT SUBSIDY	1,440.00 *
W648379	HUYNH, KELVIN	RENT SUBSIDY	1,153.00 *
W648379	HUYNH, LOAN	RENT SUBSIDY	1,681.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648379	HUYNH, MINH HUY	RENT SUBSIDY	1,111.00 *
W648379	HUYNH, MINH T MAI	RENT SUBSIDY	869.00 *
W648379	HUYNH, KIET	RENT SUBSIDY	2,599.00 *
W648380	HUYNH, PHILIP	RENT SUBSIDY	548.00 *
W648380	HUYNH, SALLY B	RENT SUBSIDY	1,140.00 *
W648380	HUYNH, SCOTT THANH OR LE, KIM DONG T	RENT SUBSIDY	875.00 *
W648380	HUYNH, LONG BAO	RENT SUBSIDY	1,037.00 *
W648380	HUYNH, TONY	RENT SUBSIDY	621.00 *
W648382	HWANG, C.M.	RENT SUBSIDY	1,161.00 *
W648382	IMPERIAL NORTH HOLDINGS, LLC	RENT SUBSIDY	726.00 *
W648382	IMPERIAL NORTHWEST HOLDINGS	RENT SUBSIDY	4,887.00 *
W648382	INTERNATIONAL BUSINESS INVESTMENT GROUP, LLC	RENT SUBSIDY	3,420.00 *
W648382	J & E ESTATES, LLC	RENT SUBSIDY	1,522.00 *
W648382	J.D. PROPERTY MANAGEMENT, INC	RENT SUBSIDY	1,871.00 *
W648382	JANESKI, JERRY	RENT SUBSIDY	1,350.00 *
W648382	JANGIE, LLC	RENT SUBSIDY	1,253.00 *
W648382	HWINN, TUE T	RENT SUBSIDY	1,140.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648383	JG & B CORPORATION	RENT SUBSIDY	7,841.00 *
W648383	JGKALLINS INVESTMENTS LP	RENT SUBSIDY	1,164.00 *
W648383	JOHNSON, NATHAN D.	RENT SUBSIDY	2,330.00 *
W648383	JENSEN SOMMERVILLE CONZELMAN CO. LP	RENT SUBSIDY	1,444.00 *
W648386	JTK & ASSOCIATES	RENT SUBSIDY	1,157.00 *
W648386	JTM BAYOU, LLC	RENT SUBSIDY	2,122.00 *
W648386	JU, LIN J	RENT SUBSIDY	2,121.00 *
W648386	JU, FRED	RENT SUBSIDY	950.00 *
W648386	KAID MALINDA INVESTMENT INC	RENT SUBSIDY	2,028.00 *
W648386	KAMAT, JAIDEEP	RENT SUBSIDY	1,224.00 *
W648386	KASHI TRUST	RENT SUBSIDY	13,520.00 *
W648386	KATELLA MOBILE HOME ESTATES	RENT SUBSIDY	663.00 *
W648386	KAY VEE, LLC	RENT SUBSIDY	1,255.00 *
W648386	KCM INVESTMENTS LLC	RENT SUBSIDY	1,879.00 *
W648386	JUNG SUN NOH	RENT SUBSIDY	10,436.00 *
W648390	KEH, LU-YONG	RENT SUBSIDY	3,957.00 *
W648390	KEITH AND HOLLY CORPORATION	RENT SUBSIDY	3,176.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648390	KELLEY, ROBERT	RENT SUBSIDY	3,852.00 *
W648390	KENSINGTON GARDENS	RENT SUBSIDY	1,614.00 *
W648390	KHA, DAN VAN	RENT SUBSIDY	2,267.00 *
W648390	KHA, CAM MY	RENT SUBSIDY	1,386.00 *
W648390	KHEANG, SETH S	RENT SUBSIDY	1,065.00 *
W648390	KHONG, LILLY	RENT SUBSIDY	1,358.00 *
W648390	KHUU, HENRY THAI	RENT SUBSIDY	1,176.00 *
W648390	KIM, MELVIN LEE	RENT SUBSIDY	944.00 *
W648390	KIM, SON H	RENT SUBSIDY	3,385.00 *
W648390	KING COUNTY HOUSING AUTHORITY	PORTABILITY ADMIN	130.14 *
W648390	KING COUNTY HOUSING AUTHORITY	RENT SUBSIDY	2,379.00 *
W648390	KING, BERNARD	RENT SUBSIDY	1,195.00 *
W648390	KIM, DAVID S	RENT SUBSIDY	809.00 *
W648390	KING INVESTMENT GROUP, INC	RENT SUBSIDY	5,863.00 *
W648390	KIM, JONG WAN	RENT SUBSIDY	1,664.00 *
W648390	KIM, HARRY H	RENT SUBSIDY	1,140.00 *
W648391	KITSELMAN, KENT M	RENT SUBSIDY	1,328.00 *
W648392	KNK PROPERTIES	RENT SUBSIDY	6,640.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648392	KLUNK, MARILYN	RENT SUBSIDY	3,735.00 *
W648393	KOTLYAR, ALISA	RENT SUBSIDY	1,136.00 *
W648393	KPKK, LLC	RENT SUBSIDY	889.00 *
W648394	KUO, EDWARD	RENT SUBSIDY	2,734.00 *
W648394	KURZ, JOAQUIN	RENT SUBSIDY	4,890.00 *
W648395	LAGUNA STREET APARTMENTS, LLC	RENT SUBSIDY	954.00 *
W648395	LAKESIDE ASSOCIATION	RENT SUBSIDY	3,002.00 *
W648395	LALLY, JULIE	RENT SUBSIDY	1,474.00 *
W648395	LALLY, STEVE	RENT SUBSIDY	1,200.00 *
W648395	LAM, ANDRE	RENT SUBSIDY	1,475.00 *
W648395	LAGUNA HILLS TRAVELODGE LLC	RENT SUBSIDY	30,375.00 *
W648396	LAM, CHAU	RENT SUBSIDY	5,555.00 *
W648396	LAM, HAI	RENT SUBSIDY	4,740.00 *
W648396	LAM, HOLLY AND STEVE	RENT SUBSIDY	2,101.00 *
W648396	LAM, QUOC D	RENT SUBSIDY	2,164.00 *
W648396	LAM, THONG KIM	RENT SUBSIDY	2,080.00 *
W648396	LAM, TONY	RENT SUBSIDY	505.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648396	LAM, MAI	RENT SUBSIDY	953.00 *
W648396	LAMPLIGHTER VILLAGE APTS	RENT SUBSIDY	12,017.00 *
W648396	LAMY OANH LLC	RENT SUBSIDY	5,774.00 *
W648396	LANDA, SALVADOR	RENT SUBSIDY	922.00 *
W648396	LARDERUCCIO, SAL	RENT SUBSIDY	1,221.00 *
W648396	LAU, STEPHEN	RENT SUBSIDY	3,586.00 *
W648396	LAM, HUNG	RENT SUBSIDY	1,872.00 *
W648396	LAZENBY, JOHN	RENT SUBSIDY	2,133.00 *
W648396	LAS PALMAS APTS	RENT SUBSIDY	1,333.00 *
W648397	LE MORNINGSIDE, LLC	RENT SUBSIDY	1,203.00 *
W648397	LE, BILL B.Q.	RENT SUBSIDY	1,089.00 *
W648397	LE, CHRIS	RENT SUBSIDY	1,493.00 *
W648397	LE, DANIEL	RENT SUBSIDY	1,362.00 *
W648399	LE, HIEN QUANG	RENT SUBSIDY	1,468.00 *
W648399	LE, HIEP THI	RENT SUBSIDY	2,324.00 *
W648399	LE, HONG PHUC THI	RENT SUBSIDY	1,164.00 *
W648399	LE, HUNG	RENT SUBSIDY	677.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648400	LE, JIMMY T	RENT SUBSIDY	1,963.00 *
W648400	LE, JOHN	RENT SUBSIDY	1,892.00 *
W648400	LE, JOHN TOAN	RENT SUBSIDY	2,897.00 *
W648400	LE, KIM CHI THI	RENT SUBSIDY	2,278.00 *
W648400	LE, IAN V.	RENT SUBSIDY	899.00 *
W648400	LE, LANH C	RENT SUBSIDY	1,479.00 *
W648400	LE, LANH VAN	RENT SUBSIDY	1,439.00 *
W648400	LE, LY PHUONG	RENT SUBSIDY	1,250.00 *
W648400	LE, LYAN	RENT SUBSIDY	1,192.00 *
W648400	LE, MICHAEL	RENT SUBSIDY	1,737.00 *
W648400	LE, NGA	RENT SUBSIDY	1,619.00 *
W648400	LE, NGAT THI	RENT SUBSIDY	2,726.00 *
W648400	LE, MY	RENT SUBSIDY	668.00 *
W648401	LE, NGUYEN NHU	RENT SUBSIDY	1,159.00 *
W648401	LE, PHU THI NOC	RENT SUBSIDY	768.00 *
W648401	LE, RICHARD TUANANH	RENT SUBSIDY	984.00 *
W648401	LE, STEPHANIE THU	RENT SUBSIDY	3,516.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648401	LE, THANH TIEN	RENT SUBSIDY	1,893.00 *
W648401	LE, TINA M	RENT SUBSIDY	1,061.00 *
W648401	LE, PHUONG L.	RENT SUBSIDY	629.00 *
W648402	LE, TRUNG ANH	RENT SUBSIDY	861.00 *
W648403	LE, VICTOR	RENT SUBSIDY	1,608.00 *
W648405	LE, ANH NGOC	RENT SUBSIDY	771.00 *
W648407	LE, XAN NGOC	RENT SUBSIDY	1,028.00 *
W648408	LEDUC, MONIQUE	RENT SUBSIDY	1,415.00 *
W648408	LEE, DAVID OR TRINH	RENT SUBSIDY	649.00 *
W648408	LEMON GROVE LP	RENT SUBSIDY	1,239.00 *
W648409	LEUNG, ROGER	RENT SUBSIDY	2,668.00 *
W648409	LI, SOL M	RENT SUBSIDY	1,672.00 *
W648410	LIM, HONG S	RENT SUBSIDY	2,060.00 *
W648410	LIN, DAVID	RENT SUBSIDY	2,496.00 *
W648410	LIN, EEL-YU	RENT SUBSIDY	990.00 *
W648410	LINCOLN VILLAS APT HOMES, LLC	RENT SUBSIDY	5,757.00 *
W648410	LINCOLN WOODS APARTMENTS	RENT SUBSIDY	2,139.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648410	LITTON, KATHERINE	RENT SUBSIDY	1,358.00 *
W648410	LLE LLC	RENT SUBSIDY	1,032.00 *
W648410	LONG, TU-ANH & DUONG, TROY	RENT SUBSIDY	869.00 *
W648410	LOTUS PROPERTIES	RENT SUBSIDY	4,732.00 *
W648410	LOUIE, CINDY W	RENT SUBSIDY	2,294.00 *
W648410	LU, QUYNH THUY	RENT SUBSIDY	2,445.00 *
W648410	LUONG, KHANH	RENT SUBSIDY	1,134.00 *
W648410	LUONG, LONG DUC	RENT SUBSIDY	1,045.00 *
W648410	LUONG, TRA THI-PHUONG	RENT SUBSIDY	1,977.00 *
W648410	LUU, ALLEN	RENT SUBSIDY	1,444.00 *
W648410	LUU, TUAN V	RENT SUBSIDY	1,506.00 *
W648410	LUU, XUYEN	RENT SUBSIDY	1,438.00 *
W648410	LUVIE CORPORATION	RENT SUBSIDY	932.00 *
W648410	LY, DUC T	RENT SUBSIDY	1,444.00 *
W648410	LY, MING	RENT SUBSIDY	1,568.00 *
W648410	LY, TAN Q	RENT SUBSIDY	1,013.00 *
W648410	LY, THANH	RENT SUBSIDY	1,788.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648410	LY, TUYEN X	RENT SUBSIDY	2,311.00 *
W648410	LY, TRANH	RENT SUBSIDY	3,288.00 *
W648410	LY, ANDY	RENT SUBSIDY	2,033.00 *
W648411	MADJE-STAMPER PATRICIA A MADJE	RENT SUBSIDY	6,079.00 *
W648412	MAGNOLIA PLAZA	RENT SUBSIDY	2,213.00 *
W648413	MAI, ANN N	RENT SUBSIDY	2,591.00 *
W648413	MAI, FRANK	RENT SUBSIDY	2,127.00 *
W648413	MAI, LINDA	RENT SUBSIDY	956.00 *
W648413	MAI, CHUCK	RENT SUBSIDY	2,618.00 *
W648413	MAI-NGO, JAIMIE	RENT SUBSIDY	1,047.00 *
W648415	MANDAS, KONSTANTINOS P.	RENT SUBSIDY	2,053.00 *
W648417	MARIPOSA PROPERTIES	RENT SUBSIDY	953.00 *
W648418	MAYER, LEOPOLD	RENT SUBSIDY	2,237.00 *
W648418	MAYFIELD II, ARTHUR	RENT SUBSIDY	1,338.00 *
W648418	MAZENKO, FRANCINE	RENT SUBSIDY	1,027.00 *
W648418	MC GOFF, JOHN	RENT SUBSIDY	1,440.00 *
W648418	MCCOWN, A R	RENT SUBSIDY	1,648.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648418	MCGRATH, GRACE OR GERALD	RENT SUBSIDY	2,405.00 *
W648418	MEAGHER, ELMER	RENT SUBSIDY	1,822.00 *
W648418	MEAK, MANH	RENT SUBSIDY	1,349.00 *
W648418	MEHTA, JAGDISH P	RENT SUBSIDY	2,730.00 *
W648418	MERCY HOUSING CA XXVIII, LP	RENT SUBSIDY	712.00 *
W648418	MEYSENBURG, MAURICE F.	RENT SUBSIDY	1,085.00 *
W648418	MIDWAY CAPITAL PARTNERS	RENT SUBSIDY	1,046.00 *
W648418	MAX & MIN PROPERTIES, LLC	RENT SUBSIDY	2,596.00 *
W648419	MIKE & KATHY LEE LP	RENT SUBSIDY	2,653.00 *
W648419	MILLER, ROSEMARY	RENT SUBSIDY	1,251.00 *
W648420	MONARCH POINTE	RENT SUBSIDY	1,293.00 *
W648420	MONTEBELLO, ANTHONY	RENT SUBSIDY	1,097.00 *
W648420	MONTECITO VISTA APT HOMES	RENT SUBSIDY	1,266.00 *
W648420	N & V DEVELOPMENT, LLC	RENT SUBSIDY	5,647.00 *
W648420	N&V DEVELOPMENT, LLC	RENT SUBSIDY	2,291.00 *
W648420	N&V DEVELOPMENT, LLC	RENT SUBSIDY	8,089.00 *
W648420	NACHAM, ABRAM B	RENT SUBSIDY	947.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648420	MYCORN, BARRY N.	RENT SUBSIDY	1,140.00 *
W648420	MORALES, BACH	RENT SUBSIDY	1,892.00 *
W648421	NAMSIH, PATRICK	RENT SUBSIDY	1,435.00 *
W648421	NEW HORIZONVIEW, LLC	RENT SUBSIDY	1,279.00 *
W648421	NEW KENYON APARTMENTS LLC	RENT SUBSIDY	983.00 *
W648421	NEW TCNY LLC RETIREMENT PLAN & TRUST	RENT SUBSIDY	546.00 *
W648421	NEWPORT ESTATE EXPANSION LLC	RENT SUBSIDY	2,307.00 *
W648421	NEWPORT SR. VILLAGE Atten: OFFICE	RENT SUBSIDY	902.00 *
W648421	NGHIEM, DALE XUAN	RENT SUBSIDY	901.00 *
W648421	NGHIEM, DANIEL	RENT SUBSIDY	17,248.00 *
W648422	NGO, DANNY	RENT SUBSIDY	1,200.00 *
W648422	NGO, HONG DIEP LE	RENT SUBSIDY	935.00 *
W648422	NGO, DAVID	RENT SUBSIDY	1,146.00 *
W648423	NGO, LOC T	RENT SUBSIDY	913.00 *
W648424	NGO, TAMMY	RENT SUBSIDY	1,059.00 *
W648427	NGUYEN, ANDREW Q	RENT SUBSIDY	1,736.00 *
W648427	NGUYEN, ANH	RENT SUBSIDY	697.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648427	NGUYEN, ANH-DAO	RENT SUBSIDY	961.00 *
W648427	NGUYEN, ANNIE	RENT SUBSIDY	3,293.00 *
W648427	NGUYEN, ANTHONY	RENT SUBSIDY	1,126.00 *
W648429	NGUYEN, BINH NGOC	RENT SUBSIDY	2,496.00 *
W648429	NGUYEN, BINH QUOC	RENT SUBSIDY	2,321.00 *
W648429	NGUYEN, BOYCE JR	RENT SUBSIDY	1,507.00 *
W648429	NGUYEN, BRIAN BAO-KHA	RENT SUBSIDY	2,963.00 *
W648429	NGUYEN, BRYAN	RENT SUBSIDY	1,887.00 *
W648429	NGUYEN, CALVIN H	RENT SUBSIDY	620.00 *
W648429	NGUYEN, CHARLIE	RENT SUBSIDY	1,415.00 *
W648429	NGUYEN, CHRISTINE	RENT SUBSIDY	2,681.00 *
W648429	NGUYEN, CHRISTOPHER	RENT SUBSIDY	1,409.00 *
W648429	NGUYEN, CHUONG	RENT SUBSIDY	1,282.00 *
W648429	NGUYEN, CUONG	RENT SUBSIDY	2,087.00 *
W648430	NGUYEN, DAT	RENT SUBSIDY	1,500.00 *
W648430	NGUYEN, DAVID / HA, LOAN T	RENT SUBSIDY	1,746.00 *
W648430	NGUYEN, DIEM-THUY	RENT SUBSIDY	1,503.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648430	NGUYEN, DONG	RENT SUBSIDY	841.00 *
W648430	NGUYEN, DUONG	RENT SUBSIDY	909.00 *
W648430	NGUYEN, DZUNG DAN	RENT SUBSIDY	947.00 *
W648430	NGUYEN, DAN	RENT SUBSIDY	938.00 *
W648430	NGUYEN, ERIC	RENT SUBSIDY	1,271.00 *
W648430	NGUYEN, DEBBY & TRAN, RICHARD	RENT SUBSIDY	1,730.00 *
W648430	NGUYEN, DENISE LOAN THU	RENT SUBSIDY	797.00 *
W648430	NGUYEN, DUNG KIM	RENT SUBSIDY	1,959.00 *
W648431	NGUYEN, HANG	RENT SUBSIDY	1,717.00 *
W648431	NGUYEN, HANH V	RENT SUBSIDY	1,423.00 *
W648431	NGUYEN, HAO & HUONG T	RENT SUBSIDY	737.00 *
W648432	NGUYEN, HOA THI OR NGUYEN, JOSEPH	RENT SUBSIDY	4,497.00 *
W648432	NGUYEN, HOAN VAN	RENT SUBSIDY	812.00 *
W648433	NGUYEN, HUAN NGOC	RENT SUBSIDY	1,264.00 *
W648433	NGUYEN, HUE THI	RENT SUBSIDY	1,166.00 *
W648433	NGUYEN, HUNG	RENT SUBSIDY	2,357.00 *
W648433	NGUYEN, HUNG X	RENT SUBSIDY	1,254.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648433	NGUYEN, HUONG THY OR PHAM, TIEN D	RENT SUBSIDY	4,378.00 *
W648433	NGUYEN, JEANNIE	RENT SUBSIDY	1,020.00 *
W648433	NGUYEN, JOHN QUANG	RENT SUBSIDY	1,731.00 *
W648433	NGUYEN, KENNETH	RENT SUBSIDY	1,202.00 *
W648433	NGUYEN, JULIE MAI	RENT SUBSIDY	1,630.00 *
W648433	NGUYEN, JULIE	RENT SUBSIDY	763.00 *
W648434	NGUYEN, KHAI HUE	RENT SUBSIDY	14,510.00 *
W648434	NGUYEN, KHANH	RENT SUBSIDY	2,077.00 *
W648434	NGUYEN, KHANH DANG	RENT SUBSIDY	905.00 *
W648434	NGUYEN, KHOI	RENT SUBSIDY	1,343.00 *
W648434	NGUYEN, KIEN	RENT SUBSIDY	3,867.00 *
W648434	NGUYEN, KIMCHI THI	RENT SUBSIDY	1,250.00 *
W648434	NGUYEN, KIMCHUNG	RENT SUBSIDY	641.00 *
W648434	NGUYEN, LANIE	RENT SUBSIDY	2,353.00 *
W648434	NGUYEN, KIEN THI	RENT SUBSIDY	1,633.00 *
W648435	NGUYEN, LINDA	RENT SUBSIDY	2,320.00 *
W648435	NGUYEN, LINDA LIEN	RENT SUBSIDY	1,791.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648437	NGUYEN, LONG HUYEN DAC	RENT SUBSIDY	4,467.00 *
W648437	NGUYEN, LUONG	RENT SUBSIDY	1,077.00 *
W648437	NGUYEN, LYNDA	RENT SUBSIDY	1,048.00 *
W648438	NGUYEN, MAI H	RENT SUBSIDY	2,338.00 *
W648438	NGUYEN, MAN M	RENT SUBSIDY	1,263.00 *
W648438	NGUYEN, MICHAEL Q	RENT SUBSIDY	1,389.00 *
W648438	NGUYEN, MICHAEL THANG	RENT SUBSIDY	1,839.00 *
W648438	NGUYEN, MY THI	RENT SUBSIDY	1,378.00 *
W648438	NGUYEN, MYLY	RENT SUBSIDY	1,300.00 *
W648438	NGUYEN, MYRA D	RENT SUBSIDY	3,310.00 *
W648438	NGUYEN, NANCY	RENT SUBSIDY	7,224.00 *
W648438	NGUYEN, NGHIA	RENT SUBSIDY	1,263.00 *
W648438	NGUYEN, NGHI	RENT SUBSIDY	2,182.00 *
W648439	NGUYEN, ORCHID	RENT SUBSIDY	1,509.00 *
W648439	NGUYEN, OSCAR THUAN	RENT SUBSIDY	1,928.00 *
W648439	NGUYEN, PETER	RENT SUBSIDY	2,343.00 *
W648439	NGUYEN, PHONG	RENT SUBSIDY	1,086.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648439	NGUYEN, PHUONG MY THI	RENT SUBSIDY	9,072.00 *
W648439	NGUYEN, QUAN	RENT SUBSIDY	1,938.00 *
W648440	NGUYEN, SKY	RENT SUBSIDY	3,295.00 *
W648440	NGUYEN, SON DINH	RENT SUBSIDY	1,155.00 *
W648440	NGUYEN, STEVE	RENT SUBSIDY	2,946.00 *
W648440	NGUYEN, SHAWN B	RENT SUBSIDY	2,010.00 *
W648441	NGUYEN, STEVEN	RENT SUBSIDY	952.00 *
W648442	NGUYEN, STEVEN	RENT SUBSIDY	1,753.00 *
W648442	NGUYEN, STEVENS	RENT SUBSIDY	1,101.00 *
W648443	NGUYEN, THAI DUC	RENT SUBSIDY	1,756.00 *
W648443	NGUYEN, THANG XUAN	RENT SUBSIDY	1,090.00 *
W648444	NGUYEN, THANH-LE	RENT SUBSIDY	1,599.00 *
W648444	NGUYEN, THANH-NHAN	RENT SUBSIDY	467.00 *
W648444	NGUYEN, THINK QUOC	RENT SUBSIDY	1,353.00 *
W648445	NGUYEN, THUY	RENT SUBSIDY	2,036.00 *
W648446	NGUYEN, THUYHUONG THI	RENT SUBSIDY	1,038.00 *
W648446	NGUYEN, TIEP	RENT SUBSIDY	1,852.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648446	NGUYEN, TIMMY	RENT SUBSIDY	1,555.00 *
W648446	NGUYEN, TOM ANH	RENT SUBSIDY	734.00 *
W648446	NGUYEN, TRACY TRUC	RENT SUBSIDY	800.00 *
W648446	NGUYEN, TUAN HOANG	RENT SUBSIDY	1,882.00 *
W648446	NGUYEN, TUAN NGOC	RENT SUBSIDY	2,117.00 *
W648446	NGUYEN, TUNG QUOC	RENT SUBSIDY	1,955.00 *
W648446	NGUYEN, TUNG XUAN	RENT SUBSIDY	1,547.00 *
W648446	NGUYEN, TUYET TRINH	RENT SUBSIDY	2,340.00 *
W648446	NGUYEN, VAN HUY	RENT SUBSIDY	1,843.00 *
W648446	NGUYEN, VANANH & DO, SOAN P	RENT SUBSIDY	397.00 *
W648446	NGUYEN, TRANG	RENT SUBSIDY	2,001.00 *
W648446	NGUYEN, TUYET MAI	RENT SUBSIDY	1,148.00 *
W648446	NGUYEN, TUONG LAN DAI	RENT SUBSIDY	1,742.00 *
W648447	NGUYEN, VIVIAN	RENT SUBSIDY	1,239.00 *
W648447	NGUYEN, CANG	RENT SUBSIDY	1,079.00 *
W648447	NGUYEN, CUONG CHI	RENT SUBSIDY	4,321.00 *
W648447	NGUYEN, DUNG VAN	RENT SUBSIDY	916.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648447	NGUYEN, HAN	RENT SUBSIDY	950.00 *
W648447	NGUYEN, HUNG C.	RENT SUBSIDY	1,337.00 *
W648447	NGUYEN, HUY	RENT SUBSIDY	1,877.00 *
W648447	NGUYEN, HUYEN T.T.	RENT SUBSIDY	3,255.00 *
W648447	NGUYEN, JAMES	RENT SUBSIDY	986.00 *
W648447	NGUYEN, LANI LAN T	RENT SUBSIDY	1,009.00 *
W648447	NGUYEN, LAN-NGOC	RENT SUBSIDY	1,189.00 *
W648447	NGUYEN, LEYNA T	RENT SUBSIDY	1,124.00 *
W648447	NGUYEN, MINH NGOC	RENT SUBSIDY	1,240.00 *
W648447	NGUYEN, VU	RENT SUBSIDY	1,284.00 *
W648447	NGUYEN, YVONNE QUYEN	RENT SUBSIDY	2,033.00 *
W648447	NGUYEN, LAN PHUONG THI	RENT SUBSIDY	984.00 *
W648449	NGUYEN, PERRY	RENT SUBSIDY	1,065.00 *
W648450	NGUYEN, THANH	RENT SUBSIDY	3,424.00 *
W648450	NGUYEN, THANH-TUYEN	RENT SUBSIDY	2,825.00 *
W648450	NGUYEN, THINH THI	RENT SUBSIDY	7,187.00 *
W648450	NGUYEN, TIFFANY	RENT SUBSIDY	2,503.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648450	NGUYEN, TIM	RENT SUBSIDY	482.00 *
W648452	NGUYEN, WIN	RENT SUBSIDY	1,228.00 *
W648452	NGUYEN, XUAN YEN	RENT SUBSIDY	950.00 *
W648452	NGUYEN-LAM, PHIYEN TERESA	RENT SUBSIDY	1,104.00 *
W648452	NGUYEN-THIEN-NH, DIANA	RENT SUBSIDY	1,697.00 *
W648453	NORMANDY APARTMENTS, LLC	RENT SUBSIDY	939.00 *
W648453	NNT PROPERTIES LLC	RENT SUBSIDY	1,666.00 *
W648454	OLSEN, MARIEL J	RENT SUBSIDY	1,242.00 *
W648454	OMDAHL, JOHN	RENT SUBSIDY	1,557.00 *
W648454	ORANGE COUNTY COMMUNITY HOUSING CORP	RENT SUBSIDY	26,511.00 *
W648454	ORANGE TREE APTS	RENT SUBSIDY	16,735.00 *
W648454	OZAKI, SUIKO	RENT SUBSIDY	1,249.00 *
W648454	P & J PROPERTY MANAGEMENT	RENT SUBSIDY	1,353.00 *
W648454	PALM COURT APARTMENTS	RENT SUBSIDY	2,409.00 *
W648454	PALM ISLAND	RENT SUBSIDY	12,269.00 *
W648454	PALM VISTA APTS - RENTAL OFFICE -	RENT SUBSIDY	1,094.00 *
W648454	PALM GARDEN APARTMENTS	RENT SUBSIDY	982.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648455	PALMYRA SENIOR APARTMENTS	RENT SUBSIDY	940.00 *
W648456	PARISIAN APARTMENTS, LP	RENT SUBSIDY	1,153.00 *
W648456	PARK LANDING APARTMENTS	RENT SUBSIDY	1,227.00 *
W648456	PARK PLACE APTS LLP	RENT SUBSIDY	3,858.00 *
W648456	PARK, JIN	RENT SUBSIDY	1,353.00 *
W648457	PATEL DILIP M	RENT SUBSIDY	4,781.00 *
W648457	PATEL, SMITA DIPAK	RENT SUBSIDY	1,075.00 *
W648459	PELICAN INVESTMENTS #6 LLC	RENT SUBSIDY	2,404.00 *
W648459	PELICAN INVESTMENTS #8 LLC	RENT SUBSIDY	1,124.00 *
W648459	PELICAN INVESTMENTS, LLC	RENT SUBSIDY	523.00 *
W648459	PETITE ELISE, LLC	RENT SUBSIDY	734.00 *
W648460	PHAM, BINH Q	RENT SUBSIDY	1,432.00 *
W648460	PHAM, CAROLINE	RENT SUBSIDY	2,922.00 *
W648460	PHAM, CHIEN DINH	RENT SUBSIDY	1,767.00 *
W648461	PHAM, DAVID LINH	RENT SUBSIDY	1,862.00 *
W648461	PHAM, DUNG TIEN	RENT SUBSIDY	1,613.00 *
W648461	PHAM, HIEU	RENT SUBSIDY	1,731.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648461	PHAM, HOANG	RENT SUBSIDY	3,579.00 *
W648461	PHAM, KHANG	RENT SUBSIDY	998.00 *
W648461	PHAM, KIM ANH OR PHAM, LUCY	RENT SUBSIDY	2,698.00 *
W648461	PHAM, LAN VAN	RENT SUBSIDY	2,345.00 *
W648461	PHAM, LIEN	RENT SUBSIDY	1,140.00 *
W648461	PHAM, MINH VAN	RENT SUBSIDY	835.00 *
W648461	PHAM, NGHIA	RENT SUBSIDY	1,430.00 *
W648461	PHAM, PHUONG T	RENT SUBSIDY	1,152.00 *
W648461	PHAM, PAULINE TRAM	RENT SUBSIDY	1,435.00 *
W648462	PHAM, QUYNH GIAO	RENT SUBSIDY	2,305.00 *
W648462	PHAM, RICHARD	RENT SUBSIDY	665.00 *
W648462	PHAM, SON THAI	RENT SUBSIDY	2,109.00 *
W648462	PHAM, THANH QUOC	RENT SUBSIDY	2,965.00 *
W648462	PHAM, TIEN M	RENT SUBSIDY	547.00 *
W648462	PHAM, TIM	RENT SUBSIDY	2,418.00 *
W648462	PHAM, TRI	RENT SUBSIDY	1,749.00 *
W648462	PHAM, TUAN A	RENT SUBSIDY	794.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648462	PHAM, TUAN A.	RENT SUBSIDY	1,060.00 *
W648462	PHAM, TRUONG TAI	RENT SUBSIDY	2,403.00 *
W648462	PHAM, TRANG	RENT SUBSIDY	1,030.00 *
W648463	PHAM, VAN LOAN THI	RENT SUBSIDY	862.00 *
W648464	PHAM, VERONIQUE	RENT SUBSIDY	1,108.00 *
W648464	PHAM, VU	RENT SUBSIDY	1,054.00 *
W648464	PHAM, XUANNHA T	RENT SUBSIDY	1,041.00 *
W648464	PHAM, HAI MINH	RENT SUBSIDY	9,412.00 *
W648464	PHAM, HELEN	RENT SUBSIDY	921.00 *
W648465	PHAM, QUANG	RENT SUBSIDY	1,245.00 *
W648465	PHAN, OANH	RENT SUBSIDY	3,414.00 *
W648465	PHAN, TAMMY	RENT SUBSIDY	1,314.00 *
W648465	PHAN, THANH T	RENT SUBSIDY	513.00 *
W648465	PHAN, KATHY	RENT SUBSIDY	1,493.00 *
W648467	PHAN, DON	RENT SUBSIDY	1,342.00 *
W648467	PHAN, TOAN CONG	RENT SUBSIDY	893.00 *
W648467	PHARN, ART S	RENT SUBSIDY	2,086.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648468	PHUNG, JENNIFER	RENT SUBSIDY	1,173.00 *
W648468	PINE TREE PROPERTY, LLC	RENT SUBSIDY	1,275.00 *
W648468	PINCEK, DAVID	RENT SUBSIDY	809.00 *
W648469	PJP PROPERTIES, LLC	RENT SUBSIDY	1,833.00 *
W648469	PLANO HOUSING AUTHORITY	PORTABILITY ADMIN	106.78 *
W648469	PLANO HOUSING AUTHORITY	RENT SUBSIDY	1,388.00 *
W648469	PLAZA PATRIA COURT LTD	RENT SUBSIDY	930.00 *
W648470	PLYMOUTH HRA	PORTABILITY ADMIN	60.63 *
W648470	PLYMOUTH HRA	RENT SUBSIDY	487.00 *
W648470	PM-AM INVESTMENT LLC	RENT SUBSIDY	691.00 *
W648471	PORTILLO, OSCAR OR ANISA	RENT SUBSIDY	1,500.00 *
W648471	POKAL, SAILESH	RENT SUBSIDY	991.00 *
W648472	POWELL, LEO OR DEBORAH	RENT SUBSIDY	3,711.00 *
W648472	PRINCE NEW HORIZON VILLAGE	RENT SUBSIDY	4,338.00 *
W648472	PUGH, RONNIE	RENT SUBSIDY	938.00 *
W648472	QUACH, JAMIE	RENT SUBSIDY	1,057.00 *
W648472	QUACH, SAN T	RENT SUBSIDY	1,150.00 *
W648472	QUAN, DERRICK WILLIAM	RENT SUBSIDY	1,257.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648472	QUAN, JEANNIE	RENT SUBSIDY	1,203.00 *
W648472	QUAN, VAN-LAN	RENT SUBSIDY	2,160.00 *
W648474	RATANJEE, D M	RENT SUBSIDY	893.00 *
W648474	RAVART PACIFIC LP	RENT SUBSIDY	906.00 *
W648474	RAVENWOOD PROPERTIES, LLC	RENT SUBSIDY	1,140.00 *
W648475	REED, ROGER LEE	RENT SUBSIDY	1,983.00 *
W648475	REO INTERNATIONAL CORPORATION	RENT SUBSIDY	1,094.00 *
W648475	REYES, RAYMOND	RENT SUBSIDY	1,164.00 *
W648475	ROANOKE INC	RENT SUBSIDY	1,217.00 *
W648475	ROBERTA APTS LP	RENT SUBSIDY	1,963.00 *
W648475	ROCEL PROPERTIES MGMT INC	RENT SUBSIDY	1,110.00 *
W648475	RODRIGUEZ, ALBERT/PATRICIA	RENT SUBSIDY	1,057.00 *
W648475	ROMO, JULIETA	RENT SUBSIDY	541.00 *
W648475	ROSSIGNOL, CHARLENE	RENT SUBSIDY	705.00 *
W648475	RED BLOSSOM INVESTMENTS, LLC	RENT SUBSIDY	1,140.00 *
W648476	SABUNJIAN, MIHRAN	RENT SUBSIDY	8,317.00 *
W648477	SAN MARCO APTS	RENT SUBSIDY	1,145.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648477	SARGENT, PAT	RENT SUBSIDY	1,140.00 *
W648477	SCHLEIFER, JILL ANN	RENT SUBSIDY	2,425.00 *
W648477	SAN MARINO	RENT SUBSIDY	665.00 *
W648478	SCWJ, LLC	RENT SUBSIDY	1,134.00 *
W648478	SEO, LISA & BRYAN	RENT SUBSIDY	1,252.00 *
W648478	SERRANO WOODS, LP	RENT SUBSIDY	1,116.00 *
W648478	SHIH, MOLLY	RENT SUBSIDY	1,467.00 *
W648478	SHREEVES PROPERTIES, LLC	RENT SUBSIDY	5,127.00 *
W648478	SCOTT G JOE	RENT SUBSIDY	880.00 *
W648478	SCULLIN, ALFRED L	RENT SUBSIDY	1,324.00 *
W648478	SIGEL, IRV D	RENT SUBSIDY	1,173.00 *
W648478	SERNA, ALVINA	RENT SUBSIDY	711.00 *
W648478	SHERBOURNE PLUS, LLC	RENT SUBSIDY	771.00 *
W648479	SINGING TREE	RENT SUBSIDY	1,210.00 *
W648479	SIU, BAY	RENT SUBSIDY	1,301.00 *
W648479	SPEARS, JAMES	RENT SUBSIDY	1,085.00 *
W648479	SPRINGDALE STREET APARTMENTS	RENT SUBSIDY	2,128.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648479	SPRINGDALE VILLA APTS	RENT SUBSIDY	732.00 *
W648479	SPRINGSIDE, LLC	RENT SUBSIDY	6,518.00 *
W648479	STANTON GROUP THREE, LLC	RENT SUBSIDY	4,326.00 *
W648479	STANTON GROUP, LLC	RENT SUBSIDY	1,678.00 *
W648479	STERLING COURT SENIOR APTS	RENT SUBSIDY	1,112.00 *
W648479	STEWART PROPERTIES	RENT SUBSIDY	948.00 *
W648479	STIDHAM,ERICA	RENT SUBSIDY	4,032.00 *
W648479	STRUCTURE PROPERTY MGMT GROUP	RENT SUBSIDY	753.00 *
W648479	SILVERSTEIN, IRVIN	RENT SUBSIDY	1,204.00 *
W648479	STANLEY A SIROTT, TRUST	RENT SUBSIDY	911.00 *
W648479	SILVER COVE APARTMENTS, LP	RENT SUBSIDY	941.00 *
W648481	SU, UN	RENT SUBSIDY	1,742.00 *
W648481	SUMAC APARTMENT LLC	RENT SUBSIDY	453.00 *
W648481	SUNGROVE SENIOR APTS	RENT SUBSIDY	21,903.00 *
W648481	SUNNYGATE, LLC	RENT SUBSIDY	2,918.00 *
W648481	SUNRISE VILLAGE PROPERTIES, LLC	RENT SUBSIDY	6,878.00 *
W648481	SUNWISE PROPERTIES LLC	RENT SUBSIDY	729.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648481	SWEIDA, EMILE J	RENT SUBSIDY	1,169.00 *
W648481	SYCAMORE COURT APARTMENTS	RENT SUBSIDY	7,212.00 *
W648481	SYLVAN REALTY INC	RENT SUBSIDY	538.00 *
W648481	T AND G TRANG'S CREDIT TRUST UDT 5/1/02	RENT SUBSIDY	1,846.00 *
W648481	STUART DRIVE/ROSE GARDEN APTS	RENT SUBSIDY	82,351.00 *
W648482	TA, VINH	RENT SUBSIDY	1,993.00 *
W648482	TAHAMI, ALI	RENT SUBSIDY	1,520.00 *
W648482	TAMERLANE APARTMENTS	RENT SUBSIDY	1,468.00 *
W648482	TANG, ENLIANG T	RENT SUBSIDY	1,107.00 *
W648482	TDT WASHINGTON, LLC	RENT SUBSIDY	1,813.00 *
W648482	TAMERLANE ASSOCIATES LLC	RENT SUBSIDY	2,283.00 *
W648483	THACH, HENRY	RENT SUBSIDY	2,019.00 *
W648483	THE BERNTH FAMILY TRUST	RENT SUBSIDY	2,910.00 *
W648483	THE CORINTHIAN APARTMENTS	RENT SUBSIDY	815.00 *
W648483	THE FLORENTINE APTS	RENT SUBSIDY	860.00 *
W648483	THE GROVE SENIOR APARTMENTS	RENT SUBSIDY	36,944.00 *
W648483	THE HUNTINGTON WESTMINSTER	RENT SUBSIDY	7,884.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648483	TH 12622 MORNINGSIDE, LLC ATTN: NATALIE JULIEN	RENT SUBSIDY	924.00 *
W648484	THE MEDITERRANEAN APTS	RENT SUBSIDY	944.00 *
W648485	THE ROSE GARDEN APTS	RENT SUBSIDY	4,382.00 *
W648487	TLHA PALM LLC	RENT SUBSIDY	1,860.00 *
W648487	TN INVESTMENTS GROUP, LLC	RENT SUBSIDY	20,033.00 *
W648487	TN INVESTMENTS PROPERTIES, LLC	RENT SUBSIDY	16,124.00 *
W648487	TO, KIMTRUNG THI	RENT SUBSIDY	1,116.00 *
W648487	TO, VAN THU	RENT SUBSIDY	5,903.00 *
W648487	TON, TAP THAT	RENT SUBSIDY	1,701.00 *
W648487	THULSIRAJ, ANA MARIA	RENT SUBSIDY	2,721.00 *
W648487	TIC INVESTMENT COMPANY LLC	RENT SUBSIDY	3,892.00 *
W648487	TLHA DOTY, LLC	RENT SUBSIDY	3,105.00 *
W648487	TOC TOC, LLC	RENT SUBSIDY	3,251.00 *
W648487	THSW PARTNERS, LLC dba DALE APTS	RENT SUBSIDY	6,438.00 *
W648488	TON, KHANH	RENT SUBSIDY	2,199.00 *
W648488	TONNU, JOANNE C	RENT SUBSIDY	2,243.00 *
W648488	TOPADVANCED, LLC	RENT SUBSIDY	3,364.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648488	TRAN, ANDREW	RENT SUBSIDY	6,223.00 *
W648488	TRAN, ANH TUYET T	RENT SUBSIDY	1,057.00 *
W648488	TRAN, CATHY	RENT SUBSIDY	1,096.00 *
W648488	TRAN'S APARTMENTS	RENT SUBSIDY	4,354.00 *
W648488	TRAN, ANTON	RENT SUBSIDY	677.00 *
W648490	TRAN, FREDERICK M	RENT SUBSIDY	938.00 *
W648490	TRAN, HANG	RENT SUBSIDY	1,373.00 *
W648490	TRAN, HENRY	RENT SUBSIDY	1,309.00 *
W648490	TRAN, HIEP OR TRAN, JACLYN	RENT SUBSIDY	3,043.00 *
W648490	TRAN, HO VAN	RENT SUBSIDY	5,279.00 *
W648490	TRAN, HOA THU	RENT SUBSIDY	1,150.00 *
W648490	TRAN, HOANG N	RENT SUBSIDY	1,509.00 *
W648490	TRAN, HUNG QUOC	RENT SUBSIDY	969.00 *
W648490	TRAN, JANE	RENT SUBSIDY	1,205.00 *
W648490	TRAN, JIM DUC	RENT SUBSIDY	1,356.00 *
W648490	TRAN, HOA	RENT SUBSIDY	1,095.00 *
W648491	TRAN, JOSEPH QUANG	RENT SUBSIDY	779.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648491	TRAN, JOSEPHINE	RENT SUBSIDY	1,536.00 *
W648491	TRAN, KEVIN THANH	RENT SUBSIDY	1,036.00 *
W648491	TRAN, KIM	RENT SUBSIDY	1,996.00 *
W648491	TRAN, KIM VAN	RENT SUBSIDY	1,333.00 *
W648491	TRAN, LAY THI	RENT SUBSIDY	1,327.00 *
W648491	TRAN, LOC H	RENT SUBSIDY	971.00 *
W648491	TRAN, LUAN D.	RENT SUBSIDY	1,090.00 *
W648491	TRAN, LUCIA THUY	RENT SUBSIDY	890.00 *
W648491	TRAN, MAI	RENT SUBSIDY	1,617.00 *
W648491	TRAN, MARY	RENT SUBSIDY	351.00 *
W648491	TRAN, MY T	RENT SUBSIDY	817.00 *
W648491	TRAN, NGOC THI	RENT SUBSIDY	1,213.00 *
W648491	TRAN, NHUT NGUYEN	RENT SUBSIDY	2,285.00 *
W648491	TRAN, RYAN	RENT SUBSIDY	1,303.00 *
W648491	TRAN, SON THANH	RENT SUBSIDY	836.00 *
W648491	TRAN, SONNY	RENT SUBSIDY	938.00 *
W648491	TRAN, TAM ANH	RENT SUBSIDY	1,998.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648491	TRAN, TAM MINH	RENT SUBSIDY	1,367.00 *
W648491	TRAN, NGAN	RENT SUBSIDY	1,945.00 *
W648491	TRAN, KHOI NGOC	RENT SUBSIDY	1,522.00 *
W648492	TRAN, THERESA T	RENT SUBSIDY	1,000.00 *
W648492	TRAN, THONG	RENT SUBSIDY	1,275.00 *
W648492	TRAN, THU HUONG THI	RENT SUBSIDY	831.00 *
W648493	TRAN, TIM	RENT SUBSIDY	858.00 *
W648493	TRAN, TINA	RENT SUBSIDY	3,780.00 *
W648493	TRAN, TRUNG H.	RENT SUBSIDY	2,224.00 *
W648493	TRAN, TRUYEN & HELEN	RENT SUBSIDY	1,599.00 *
W648493	TRAN, TU	RENT SUBSIDY	1,308.00 *
W648493	TRAN, TYNE TUYEN	RENT SUBSIDY	1,954.00 *
W648493	TRAN, VAN	RENT SUBSIDY	767.00 *
W648493	TRAN, VICTORIA	RENT SUBSIDY	2,260.00 *
W648493	TRAN, BAU	RENT SUBSIDY	913.00 *
W648493	TRAN, HUY	RENT SUBSIDY	953.00 *
W648493	TRAN, PAUL TUAN DUC	RENT SUBSIDY	1,438.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648493	TRAN, THAO DUC	RENT SUBSIDY	1,334.00 *
W648493	TRAN, THU-HANG	RENT SUBSIDY	1,905.00 *
W648493	TRAN, TRI	RENT SUBSIDY	996.00 *
W648493	TRAN, TUAN HUY	RENT SUBSIDY	1,211.00 *
W648494	TRANG, TOM	RENT SUBSIDY	1,523.00 *
W648494	TRAVIS, BILLY V	RENT SUBSIDY	1,587.00 *
W648495	TRIEU, NANCY	RENT SUBSIDY	1,340.00 *
W648495	TRINH, EMMA	RENT SUBSIDY	993.00 *
W648495	TRINH, HAI	RENT SUBSIDY	1,609.00 *
W648495	TRINH, THANH-MAI	RENT SUBSIDY	1,030.00 *
W648495	TRIEU, HONG QUANG	RENT SUBSIDY	1,116.00 *
W648496	TRINH, TUAN	RENT SUBSIDY	1,311.00 *
W648496	TRINH, TUNG XUAN	RENT SUBSIDY	1,281.00 *
W648497	TRUONG, DUNG T	RENT SUBSIDY	350.00 *
W648497	TRUONG, HANH NGOC	RENT SUBSIDY	1,335.00 *
W648497	TRUONG, KHOA BUU	RENT SUBSIDY	1,166.00 *
W648497	TRUONG, STEVE OR HO, NATALIE	RENT SUBSIDY	1,181.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648500	TRUONG, QUYEN MY	RENT SUBSIDY	1,174.00 *
W648501	TSAI, CAROLINE	RENT SUBSIDY	1,988.00 *
W648501	TSAO, YUNGLIN & SHU-MEI	RENT SUBSIDY	1,134.00 *
W648501	TU BI THIEN TAM	RENT SUBSIDY	2,556.00 *
W648503	TUDOR GROVE	RENT SUBSIDY	68,872.00 *
W648504	TUSTIN AFFORDABLE HOUSING ATTN: OFFICE	RENT SUBSIDY	1,363.00 *
W648504	TUSTIN SOUTHERN APTS - OFFICE	RENT SUBSIDY	1,272.00 *
W648504	V W PROPERTY	RENT SUBSIDY	8,604.00 *
W648504	VAZQUEZ, ARTURO ENRIQUEZ	RENT SUBSIDY	2,935.00 *
W648504	VALLEY VIEW SENIOR APTS	RENT SUBSIDY	8,800.00 *
W648504	VAN, MINH XUONG	RENT SUBSIDY	406.00 *
W648504	VAN, RONALD	RENT SUBSIDY	1,190.00 *
W648504	VALDEZ, CONNIE	RENT SUBSIDY	1,089.00 *
W648505	VERSAILLES APTS	RENT SUBSIDY	3,807.00 *
W648505	VILLA BARCELONA APTS	RENT SUBSIDY	1,735.00 *
W648507	VINTAGE CANYON SR APTS	RENT SUBSIDY	1,043.00 *
W648507	VINTAGE FLAGSHIP, LLC	RENT SUBSIDY	2,192.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648507	VIRAMONTES, ARTHUR E	RENT SUBSIDY	1,076.00 *
W648509	VJ SURGICAL, LLC	RENT SUBSIDY	919.00 *
W648509	VLE RENTAL, LLC	RENT SUBSIDY	4,644.00 *
W648509	VO, JEFF	RENT SUBSIDY	1,076.00 *
W648509	VO, KHANH MAI	RENT SUBSIDY	3,608.00 *
W648510	VO, LOAN	RENT SUBSIDY	1,500.00 *
W648510	VO, LOC ANH	RENT SUBSIDY	1,072.00 *
W648512	VOLE, TINA NGA	RENT SUBSIDY	1,814.00 *
W648512	VORA, NIPA D	RENT SUBSIDY	2,826.00 *
W648513	VT CAPITAL HOLDINGS, LLC	RENT SUBSIDY	981.00 *
W648513	VU, ANN HUONG	RENT SUBSIDY	974.00 *
W648513	VU, ANNIE	RENT SUBSIDY	1,450.00 *
W648513	VU, ANTHONY HAI	RENT SUBSIDY	1,304.00 *
W648513	VU, DAT	RENT SUBSIDY	11,468.00 *
W648513	VU, DAVID	RENT SUBSIDY	615.00 *
W648513	VU, DEAN	RENT SUBSIDY	1,249.00 *
W648513	VU, HOA	RENT SUBSIDY	1,038.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648513	VU, HUAN	RENT SUBSIDY	950.00 *
W648513	VU, KATHY HUONG	RENT SUBSIDY	537.00 *
W648513	VU, LEO M	RENT SUBSIDY	1,861.00 *
W648513	VU, LINH DUY	RENT SUBSIDY	1,840.00 *
W648513	VU, MARY ANN	RENT SUBSIDY	723.00 *
W648513	VU, MINH	RENT SUBSIDY	824.00 *
W648513	VU, NAM H	RENT SUBSIDY	935.00 *
W648513	VU, PHAT D	RENT SUBSIDY	3,483.00 *
W648513	VU, PHUONG MINH	RENT SUBSIDY	1,526.00 *
W648513	VU, TAN DUY	RENT SUBSIDY	805.00 *
W648513	VU, DEANNA PHUONG	RENT SUBSIDY	1,333.00 *
W648513	VU, CHELSEA	RENT SUBSIDY	1,360.00 *
W648513	VU, QUANG DANG	RENT SUBSIDY	1,472.00 *
W648513	VU, KRYSTINA	RENT SUBSIDY	1,549.00 *
W648514	VU, THERESE	RENT SUBSIDY	1,523.00 *
W648514	VU, TRUNG QUOC	RENT SUBSIDY	2,550.00 *
W648514	VU, VIVIAN	RENT SUBSIDY	542.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648514	VU, VINCE HUNG	RENT SUBSIDY	52.00 *
W648515	VU, TRACY	RENT SUBSIDY	1,954.00 *
W648515	VUONG, HELEN DO	RENT SUBSIDY	1,090.00 *
W648515	WALDEN APTS	RENT SUBSIDY	4,202.00 *
W648515	WAN, HO PONG	RENT SUBSIDY	970.00 *
W648515	WANG, CHARLES	RENT SUBSIDY	3,996.00 *
W648515	WANG, SUZY	RENT SUBSIDY	3,385.00 *
W648515	WEGENER, STELLA	RENT SUBSIDY	945.00 *
W648515	WEISER, IRVING	RENT SUBSIDY	1,694.00 *
W648515	WEISSER INVESTMENTS	RENT SUBSIDY	6,229.00 *
W648515	WESLEY VILLAGE APARTMENTS	RENT SUBSIDY	4,565.00 *
W648515	WESSELN, HENRY B	RENT SUBSIDY	824.00 *
W648515	WALD, DAVID	RENT SUBSIDY	845.00 *
W648515	VUONG, PETER H.	RENT SUBSIDY	1,882.00 *
W648515	WASHINGTON COUNTY HRA	PORTABILITY ADMIN	62.37 *
W648515	WASHINGTON COUNTY HRA	RENT SUBSIDY	1,050.00 *
W648516	WESTCHESTER PARK LP	RENT SUBSIDY	1,406.00 *
W648516	WESTLAKE APARTMENTS LLC	RENT SUBSIDY	6,741.00 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648516	WESTMINSTER HOUSING PARTNER LP	RENT SUBSIDY	8,487.00 *
W648516	WESTPARK APTS	RENT SUBSIDY	1,194.00 *
W648516	WICK, CINDY OR ED	RENT SUBSIDY	932.00 *
W648516	WILSHIRE CREST	RENT SUBSIDY	993.00 *
W648516	WINDSOR TOWNE LP	RENT SUBSIDY	760.00 *
W648516	WINDMILL APARTMENTS	RENT SUBSIDY	5,512.00 *
W648516	WILLOWICK ROYAL	RENT SUBSIDY	426.00 *
W648517	WINDWOOD GLEN APTS	RENT SUBSIDY	675.00
W648518	WINSTON PLACE, LLC	RENT SUBSIDY	1,206.00
W648518	WONDERFUL IDEA, LLC	RENT SUBSIDY	1,242.00
W648518	WONG, GIN O	RENT SUBSIDY	7,059.00
W648518	WONG, PHILLIP	RENT SUBSIDY	1,437.00
W648518	WONG, THOMAS G.	RENT SUBSIDY	1,180.00
W648518	WINNIE INVESTMENT	RENT SUBSIDY	5,877.00
W648519	YAU, LEON SHU	RENT SUBSIDY	2,599.00
W648520	YOUNG, HENRY H	RENT SUBSIDY	1,048.00
W648520	ZARGARI, ROY	RENT SUBSIDY	1,084.00
W648520	ZHAO, GEORGE	RENT SUBSIDY	1,346.00

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/01/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W648520	ZASLAVSKY, EUGENIA	RENT SUBSIDY	3,809.00
FINAL TOTAL			2,674,585.58

DEMANDS #648314 - 648520 AND WIRES W648313 - W648520 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE GARDEN GROVE CITY COUNCIL MARCH 1, 2019, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE FOR PAYMENT THEREOF

  
 FINANCE DIRECTOR

DIRECT DEPOSITS \$2,310,017.88

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/12/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
618182	CSMFO	REV & VOID	-60.00 *
639779	ORANGE COUNTY PUBLIC WORKS	REV & VOID	-835.80 *
648204	GG CHAMBER COMMERCE	REV & VOID	-2,950.00 *
W2370	PUBLIC EMPLOYEES' RETIREMENT SYSTEM	REV & VOID	-1,400,566.00 *
W648443	NGUYEN, THANG XUAN (HOUSING DIRECT DEP VOID)	REV & VOID	-1,090.00 *
648521	CSMFO	TUITION/TRAINING	60.00 *
648522	LT PROPERTIES	LAND/BLDG/ROOM RENT	16,433.60 *
648523	GG CHAMBER COMMERCE	OTHER PROF SERV	2,500.00 *
648524	GG CHAMBER COMMERCE	LAUNDRY SERVICES	450.00 *
648525	*ALLISON, COURTNEY P	TRAVEL ADVANCE P.D.	273.00 *
648526	AMERICAN WELDING AND FABRICATION	OTHER MINOR TOOLS/EQ	300.00 *
648527	C.A.P.F. CALIF ASSOC PROF FIREFIGHTERS	DISABILITY INSURANCE	1,886.50 *
648528	STATE OF CALIF-FRANCHISE TAX BOARD	WAGE ATTACHMENT	1,173.56 *
648529	COMMUTE WITH ENTERPRISE	OTHER RENTALS	3,740.00 *
648530	*GILDEA, PATRICK	TRAVEL ADVANCE	160.00 *
648531	*LEE, GRACE	DEP CARE REIMB	192.30 *
648532	*LOERA JR, RAFAEL	MED TRUST REIMB	1,417.00 *
648533	HEIDY MUNOZ*	TUITION/TRAINING	92.20 *
648534	PETTY CASH-SPEC INVESTIGATIONS	OTHER	9,750.00 *
648535	RAO*, ANAND V.	MED TRUST REIMB	225.00 *

PAGE TOTAL FOR "\*" LINES = -1,366,848.64

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/12/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648536	SUPERIOR LLC	OTHER PROF SERV	3,150.00 *
648537	*TRAN, SPENCER	MED TRUST REIMB	2,649.92 *
648538	U.S. BEHAVIORAL HEALTH PLAN, CA	NON-SPEC CONTR SERV	4,771.20 *
648539	CSULB FOUNDATION	TUITION/TRAINING	397.00 *
648540	*MARTINEZ, MARIO	TRAVEL ADVANCE P.D.	73.56 *
648541	PMW ASSOCIATES	TUITION/TRAINING	428.00 *
648542	ORANGE COUNTY SHERIFF/ LEVYING OFFICER CENTRAL DIV	WAGE ATTACHMENT	346.76 *
648543	INTERNAL REVENUE SERVICE	WAGE ATTACHMENT	51.50 *
648544	STANDARD INSURANCE CO. RAS EXECUTIVE BENEFITS	DISABILITY INSURANCE	826.41 *
648545	OCSD FINANCIAL MNGNT DIV	SEWER FEES	543.22
		BLDGS/IMPROVEMENTS	18,331.62
			18,874.84 *
648546	*VICTORIA, ROD	DEP CARE REIMB	461.50 *
648547	STANDARD INSURANCE COMPANY	DISABILITY INSURANCE	19,694.69 *
648548	UNITED STATES TREASURY	WAGE ATTACHMENT	130.00 *
648549	ORANGE COUNTY CLERK RECORDER HALL OF FINANCE & RECORDS	FEE REFUND	50.00 *
648550	FUN EXPRESS	ADMN/ENTRANCE FEE	665.40 *
648551	*BERESFORD, EVAN	TRAVEL ADVANCE P.D.	142.59 *
648552	*ATIN RAMOS, MARISA	MED TRUST REIMB	364.00 *
648553	ADMINSURE	SELF-INS ADMN	16,692.00 *
648554	ANTHONY JORDAN FERNANDEZ	ADVERTISING	675.00 *
648555	APP-ORDER, LLC	OTHER PROF SERV	340.00 *
648556	A-1 PAINTING CONCEPTS INC	OTHER PROF SERV	5,000.00 *

PAGE TOTAL FOR "\*" LINES = 75,784.37

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/12/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648557	ADAMSON POLICE PRODUCTS	MOTOR VEH PARTS	984.73 *
648558	ALAN'S LAWN AND GARDEN CENTER INC.	MOTOR VEH PARTS	96.71 *
648559	ALL BRANDS SEWING & VACUUM	JANITORIAL SUPPLIES	46.64 *
648560	ANAHEIM HOUSING AUTHORITY COMMUNITY DEV./ATTN:FISCAL	MOBILITY INSP FEE	675.00 *
648561	BARR AND CLARK, INC.	OTHER PROF SERV	640.00 *
648562	BIG RON'S AUTO BODY & PAINT, INC.	REPAIRS-FURN/MACH/EQ	5,956.57 *
648563	ANTHONY BIRMINGHAM WINDOW CLEANING	MAINT--SERV CONTRACTS	1,207.00 *
648564	BLUEJACKET SIGN COMPANY	OTHER PROF SERV	950.00 *
648565	CDW-GOVERNMENT INC	SOFTWARE	1,209.38 *
648566	CAMERON WELDING SUPPLY	OTHER PROF SERV	47.99
		MOTOR VEH PARTS	184.61
		OTHER REC/CULT SUPP	44.12
			276.72 *
648567	SUPPLYWORKS	WHSE INVENTORY	2,006.01 *
648568	CLEANSTREET	STREET SWEEPING SERV	281.25 *
648569	COMLINK LASERCARE	REPRO SUPPLIES	52.41 *
648570	CORDOVA & SON, INC.	OTHER MAINT ITEMS	1,502.03 *
648571	DIAMOND ENVIRONMENTAL SERVICES	MAINT-SERV CONTRACTS	242.23 *
648572	EXCLUSIVE AUTO DETAIL	MOTOR VEHICLE MAINT	600.00 *
648573	FLEETPRIDE, INC.	MOTOR VEH PARTS	367.06 *
648574	THE SHERWIN-WILLIAMS CO DBA FRAZEE PAINTS	PIPES/APPURTENANCES	49.88 *
648575	REPUBLIC WASTE SERVICES OF SOUTHERN CALIFORNIA, LLC	AMT DUE GG DISPL	6,723.84
		REFUSE COLL SERV	9,823.33
			16,547.17 *

PAGE TOTAL FOR "\*" LINES = 33,690.79

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/12/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648576	GARDEN GROVE UNIFIED SCHOOL DIST	LAND/BLDG/ROOM RENT	518.92 *
648577	GOLDEN OFFICE TRAILERS INC	LAND/BLDG/ROOM RENT	862.00 *
648578	GRAFFITI PROTECTIVE COATINGS, INC.	TRAFFIC SIGNAL MAINT OTHER PROF SERV	162.26 8,929.73 9,091.99 *
648579	GREATER IRVINE CHAMBER OF COMMERCE	REGISTRATION FEES	750.00 *
648580	HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, INC.	MAINT-SERV CONTRACTS	2,556.12 *
648581	HARRINGTON INDUSTRIAL PLASTICS LLC	PIPES/APPURTENANCES	505.34 *
648582	HILLCO FASTENER WAREHOUSE	MOTOR VEH PARTS	59.58 *
648583	HINDERLITER, DE LLAMAS & ASSOCIATES	OTHER PROF SERV	4,500.00 *
648584	JAY'S CATERING	FOOD	253.21 *
648585	JOHNSTONE SUPPLY	AIR COND SUPPLIES	69.12 *
648586	KOA CORPORATION	PROJECT REAPPROP	5,085.00 *
648587	LIGHTER THAN AIR BALLOONS	CRAFT SUPPLIES	553.84 *
648588	SUPERCO SPECIALTY PRODUCTS	MOTOR VEH PARTS	87.89 *
648589	MR. D'S AUTOMOTIVE	MOTOR VEHICLE MAINT	199.95 *
648590	NATIONAL CONSTRUCTION RENTALS	OTHER RENTALS	20.80 *
648591	NIAGARA PLUMBING	PIPES/APPURTENANCES	49.25 *
648592	NICHOLS CONSULTING	OTHER PROF SERV	3,400.00 *
648593	ORANGE COUNTY FIRE PROTECTION	REPAIRS-FURN/MACH/EQ	43.50 *
648594	O.C. HOUSING AUTHORITY ACCTG DEPT.	MOBILITY INSP FEE	3,825.00 *
648595	OCN, IND, WHJ	ADVERTISING	2,723.00 *
648596	ORANGE COUNTY STRIPING SERV	MAINT-SERV CONTRACTS	395.30 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/12/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648597	PARKWOOD LANDSCAPE MAINTENANCE, INC.	MAINT-SERV CONTRACTS	19,230.86 *
648598	PACIFIC INDUSTRIAL WATER SYSTEMS	MOTOR VEH PARTS	55.00 *
648599	PACIFIC 4	WHSE INVENTORY	766.26 *
648600	PEST OPTIONS, INC.	MAINT-SERV CONTRACTS	917.25 *
648601	PETTY CASH-COMMUNITY SERV	OTHER RENTALS	1.89
		FACT:YTH ENRCH	6.00
		ADMN/ENTRANCE FEE	98.00
		FACT:PROGRAM EXP	171.95
		FACT:STGTH FTHRS	35.56
		FOOD	37.49
		OTHER FOOD ITEMS	104.81
		OFFICE SUPPLIES/EXP	26.28
		OTHER MINOR TOOLS/EQ	47.20
		OTHER REC/CULT SUPP	3.00
			532.18 *
648602	PETTY CASH - MUN SRVC CTR	REPAIRS-FURN/MACH/EQ	63.44
		TUITION/TRAINING	160.00
		FOOD	158.43
		UNIFORM/TOOL ALLOW	187.88
		BOOKS/SUBS/CASSETTES	33.94
		OFFICE SUPPLIES/EXP	133.08
			736.77 *
648603	POOL WATER PRODUCTS	OTHER MAINT ITEMS	80.49 *
648604	RADI'S CUSTOM UPHOLSTERY	MOTOR VEH PARTS	1,150.00 *
648605	RAMONA, INC.	WTR/SWR CONST CONTR	51,549.85 *
648606	REFRIGERATION SUPPLIES DISTRIBUTOR	AIR COND SUPPLIES	167.77 *
648607	NEWHOPE P & L, INC. DBA NEWHOPE PAINT & COATINGS	MOTOR VEHICLE MAINT	1,200.00 *
648608	FUEL SERV	FURN/MACH/EQUIP REPL	28,280.00 *
648609	SABP INC SABP REPROGRAPHICS	DUPLICATING	650.35 *
648610	SIEMENS INDUSTRY, INC. C/O CITIBANK (BLDG TECH)	ENRGY RETROFIT IMPRV	340,877.38 *

## WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/12/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648611	SIMPSON CHEVROLET OF GG	REPAIRS-FURN/MACH/EQ MOTOR VEH PARTS	679.67 332.00 1,011.67 *
648612	SMITH PIPE & SUPPLY COMPANY, INC	WHSE INVENTORY	185.06 *
648613	SOUTH COAST EMERGENCY VEHICLE SERVICES	MOTOR VEH PARTS	390.57 *
648614	SPARKLETTTS	BOTTLED WATER	137.49 *
648615	STRADLING, YOCCA, CARLSON & RAUTH	LEGAL FEES	42,151.03 *
648616	SWA GROUP INC	OTHER PROF SERV	517.40 *
648617	TIME WARNER CABLE	CABLE TV SERVICE	142.99 *
648618	TURBO DATA SYSTEMS, INC	OTHER PROF SERV	6,392.34 *
648619	HD SUPPLY FACILITIES MAINTENANCE LTD-USA BLUEBOOK	WHSE INVENTORY	42.55 *
648620	UNIFIRST CORP	LAUNDRY SERVICES	853.39 *
648621	UNITED RENTALS NORTHWEST, INC	AGGREGATES/MASONRY	181.56 *
648622	VISION MARKING DEVICES	OFFICE SUPPLIES/EXP	296.01 *
648623	VULCAN MATERIALS COMPANY WESTERN DIVISION	ASPHALT PRODUCTS	2,360.53 *
648624	GRAINGER	OTHER MAINT ITEMS HARDWARE	78.42 435.31 513.73 *
648625	WATERLINE TECHNOLOGIES, INC.	LABORATORY CHEMICALS	1,440.00 *
648626	WAXIE SANITARY SUPPLY	WHSE INVENTORY	1,797.70 *
648627	WEST COAST ARBORISTS INC	TREE TRIMMING SERV	4,688.90 *
648628	WESTERN OIL SPREADING SERVICES	ASPHALT PRODUCTS	147.48 *
648629	WILLIAMS & MAHER INC	MAINT-SERV CONTRACTS	479.36 *
648630	WOODRUFF, SPRADLIN & SMART A PROFESSIONAL CORP	LEGAL FEES	95,808.73 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/12/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648631	RODAS, JULIA	DEPOSIT REFUNDS ROOM FEE REFUND RECREATION REFUND	500.00 1,683.00 400.00 2,583.00 *
648632	GONZALEZ, ANA	DEPOSIT REFUNDS	450.00 *
648633	CHOW, CHRISTINE	DEPOSIT REFUNDS	250.00 *
648634	MACIAS, KUULEI	DEPOSIT REFUNDS	500.00 *
648635	CORNEJO, HIPOLITO	DEPOSIT REFUNDS	1,000.00 *
648636	STAN, JIMBO	CITATION DIST	51.00 *
648637	ED2GO	TUITION/TRAINING	1,595.00 *
648638	MORALES, HUGO	OTHER PROF SERV	360.00 *
648639	FACTORY MOTOR PARTS CO	MOTOR VEH PARTS	155.70 *
648640	HYATT REGENCY SACRAMENTO	TUITION/TRAINING	1,594.86 *
648641	ENTERPRISE SECURITY INC	OTHER BLD/EQ/ST SERV	187.50 *
648642	GENERAL DYNAMICS ITRONIX CO	ELECTRICAL SUPPLIES	6.98 *
648643	PERSONNEL TESTING COUNCIL-SC	DUES/MEMBERSHIPS	120.00 *
648644	*JENSEN, NICKOLAS	DEPOSIT REFUNDS	182.00 *
648645	O'REILLY AUTO PARTS	MOTOR VEH PARTS	1,532.46 *
648646	AARON HANSEN	TUITION REIMB	178.98 *
648647	VORTEX INDUSTRIES INC	MAINT-SERV CONTRACTS	741.36 *
648648	NATURE'S GROWERS NURSERY	SEEDS/PLANTS	30.39 *
648649	DIAMONDBACK FIRE & RESCUE	MOTOR VEH PARTS	88.46 *
648650	OLD GROVE AUTO	OTHER PROF SERV	953.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/12/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648651	JUAN A. ZAMBRANO	OTHER PROF SERV	275.00 *
648652	PACIFIC COAST BOLT CORP	WHSE INVENTORY	273.69 *
648653	JEANNE K. DUNHAM LCSW	FACT:CMT SUPVSR	4,970.00 *
648654	SECOND HARVEST FOOD BANK OF ORANGE COUNTY, INC.	FACT:EMRGY NEEDS	250.00 *
648655	TRISKELION EVENT SERVICES, INC.	OTHER PROF SERV	750.00 *
648656	SUPERCO SPECIALITY PRODUCTS	JANITORIAL SUPPLIES	1,299.50 *
648657	METROLINK TRAINS	WAGE ATTACHMENT	670.75
		L/S/A TRANSPORTATION	220.00
			890.75 *
648658	RANDY FERGUSON & MIKE MESSINA DBA GRAFIX SYSTEMS	OTHER PROF SUPPLIES	259.00
		MOTOR VEH PARTS	1,571.68
			1,830.68 *
648659	NAPA AUTO PARTS	MOTOR VEH PARTS	4,391.36 *
648660	FLEET SERVICES, INC.	MOTOR VEH PARTS	750.90 *
648661	BSN SPORTS, LLC	OTHER PROF SERV	999.06 *
648662	SEAVCO IVR SEAVER MOTORCYCLES	REPAIRS-FURN/MACH/EQ	398.61 *
648663	LINE GEAR FIRE & RESCUE EQUIPMENT	WILDLAND/SAFETY	300.62 *
648664	CORELOGIC SOLUTIONS, LLC	SOFTWARE	394.50 *
648665	AUTONATION FORD TUSTIN	REPAIRS-FURN/MACH/EQ	1,667.92
		MOTOR VEH PARTS	766.21
			2,434.13 *
648666	EXTRA PACKAGING LLC	WHSE INVENTORY	1,060.00 *
648667	JD FUTURE ENTERPRISES INC DBA: BLUEDOGINK	OFFICE SUPPLIES/EXP	1,145.32 *
648668	CPS HR CONSULTING	OTHER PROF SERV	2,401.51 *
648669	LIEBERT CASSIDY WHITMORE	LEGAL FEES	9,870.00 *

WARRANTS SUBMITTED TO CITY COUNCIL FOR APPROVAL 03/12/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
648670	LACEY CUSTOM LINENS, INC.	LAUNDRY SERVICES	183.91 *
648671	KIMLEY-HORN AND ASSOCIATES INC.	OTHER PROF SERV	2,952.50 *
648672	ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA INC.	ENGINEERING SERVICES	11,102.00 *
648673	HUGHES COMMUNICATION INC DBA: HUGHES NETWORK SYSTEMS LLC	OTHER MAINT ITEMS	184.68 *
648674	JTB SUPPLY CO INC	MAINT SUPP-TRAFF SIG	247.83 *
648675	FLEMING ENVIRONMENTAL INC.	MAINT-SERV CONTRACTS	420.00 *
648676	FIRE ETC	SAFETY EQ/SUPPLIES	416.06 *
W2419	CALIFORNIA STATE DISBURSEMENT UNIT	WAGE ATTACHMENT	3,223.36 *
W2420	CITY OF GARDEN GROVE-LIABILITY ACCT	LEGAL FEES	53,470.54
		MUN CLAIMS BD PMT	4,820.21
			58,290.75 *
W2421	MARYLAND CHILD SUPPORT ACCOUNT	WAGE ATTACHMENT	343.38 *
W2422	PUBLIC EMPLOYEES' RETIREMENT SYSTEM	HEALTH INSURANCE	681,603.93 *
W2423	CO. OF ORANGE	WAGE ATTACHMENT	461.54 *
W2424	CO. OF ORANGE	WAGE ATTACHMENT	553.85 *
W2425	MUNICIPAL WATER DISTRICT OF ORANGE COUNTY	IMPORT WTR-MWDOC	28,549.33 *
W2426	CITY OF GARDEN GROVE-LIABILITY ACCT	ACCRUED LIAB CLAIMS	16,297.50 *
W2427	PUBLIC EMPLOYEES' RETIREMENT SYSTEM	PENSION PAYMENT	1,401,690.12 *
W2428	PUBLIC EMPLOYEES' RETIREMENT SYSTEM	PENSION PAYMENT	486,525.60 *
W2431	UNION BANK-COMM CUSTOMER SERV UNIT, GOVT ACCOUNTS	BANK FEES	308.34 *

FINAL TOTAL 2,124,509.98 \*

DEMANDS #648521 - 648676 AND WIRES W2370 - W2431 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE GARDEN GROVE CITY COUNCIL MARCH 12, 2019, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE FOR PAYMENT THEREOF

*Sandra Leyva*  
FINANCE DIRECTOR *SM*



family residence to the east of the site's southern portion; two-story townhomes across 11th Street to the south; and a vacant site, which was recently approved by the City to develop a three-story apartment building, to the west.

The applicant, Melia Homes, has requested the City take various land use actions necessary for it to develop a residential townhome project with 31 dwelling units and associated site improvements on the subject site. On February 7, 2019, the Planning Commission held a public hearing to consider Planned Unit Development No. PUD-010-2019, Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019 for approval of the 31-unit residential townhome project and associated site improvements. There were no speakers from the public who came forward to speak in favor of or in opposition to the project. By a vote of 5-0 (with 1 commissioner absent), the Planning Commission adopted Resolutions (5945-19 and 5946-19) to approve SP-063-2019, V-022-2019 and TT-18169-2019, and to recommend that the City Council adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the project, and to approve PUD-010-2019. The approvals of SP-063-2019, V-022-2019 and TT-18169-2019, along with the related Conditions of Approval, are contingent upon City Council's adoption of the Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the project and approval of Planned Unit Development No. PUD-010-2019 to amend the City's official Zoning Map to change the zoning of the project site to residential Planned Unit Development zoning (PUD-010-2019) with R-3 (Multiple-Family Residential) base zoning.

## DISCUSSION

### Project Summary:

The General Plan Land Use designation for the subject property is Medium Density Residential, which allows for up to 32 dwelling units per acre. The subject property is currently zoned R-3, which allows for the development of multiple-family dwellings for up to 24 dwelling units per acre. The proposed Project will consist of 17.2 dwelling units per acre, which is well below the density allowed by the General Plan and the R-3 zone.

The project consists of 31 two- and three-story townhomes, ranging in size between 1,650 to 1,940 square feet in living area, each with attached enclosed two-car garages, along with 30 open guest parking stalls conveniently located throughout the development. The attached two-car garages for each unit are accessible from the private driveways, which circulate throughout the development. The private driveways have been designed in accordance with City Standards, and provides the required turnaround access for trash trucks and emergency vehicles. The common/active recreation area is centrally located and conveniently accessible to all units within the development.

The building elevations are designed to look like contemporary multi-family homes. Each unit's front building elevation incorporates projecting and recessed building masses, along with varied rooflines in order articulate the building's facade. The buildings' architectural detailing includes a variety of elements including wood

trellises, wood timber columns, iron railings, tile roofing, foam corbel detailing, and varied window shapes.

The Project provides a total of 9,453 square feet of recreation area dispersed among active, passive, and private recreation areas. The active recreation area is centrally located and provides a tot lot, various seating areas, and landscaping. The Project will also provide passive recreation areas, which are connected to the active recreation area, with additional seating areas, walkways, and landscaping. Each dwelling unit will provide a private patio, at ground level, while Plan A and Plan C floor plans provide 2nd floor decks for additional private recreation area. The project provides a total of 92 parking spaces, which meets the parking requirements of the Municipal Code. The breakdown of parking spaces includes 62 garaged parking spaces and 30 unassigned open guest parking spaces.

As part of the Initial Study report prepared for the Mitigated Negative Declaration for the Project, a technical memo was prepared by Translutions, a licensed traffic engineering firm, to determine the potential impacts relating to trip generation (the expected number of vehicle trips originating in or destined for a particular traffic analysis zone) and parking demand (the projected parking demand for the site). Based on the trip generation and project parking demand analyses conducted, Translutions concluded that the proposed Project is unlikely to have any significant impacts on nearby traffic circulation and that the number of parking spaces provided would be adequate to meet the parking demand for the Project. A traffic study would typically be required by the City if the trip generation for a project was projected to increase by more than 50 trips during peak times. The trip generation rates in the report were based on the nationally referenced rates from the Institute of Transportation Engineers' (ITE) Trip Generation (10th Edition) – commonly referred to as the "ITE Manual". The analyses of the report found that the projected new trip generation, resulting from the proposed residential project (197 daily trips), would actually be less (by -23 trips) than the current trip generation of the existing intermediate care facility (220 daily trips). The City's Traffic Engineering Division reviewed the report and concurred with the report's findings.

#### Planned Unit Development No. PUD-010-2019:

The applicant is requesting approval of Planned Unit Development No. PUD-010-2019 to establish a precise plan in order to facilitate and permit the development of the site with the proposed residential townhome project. A Planned Unit Development (PUD) is a precise plan, adopted by City Council ordinance that provides the means for the regulation of buildings, structures and uses of land in order to facilitate the implementation of the General Plan. The PUD zoning designation establishes development standards and uses that are specific to a particular project provided that the quality of the project achieved through the PUD zoning is greater than could be achieved with traditional zoning. The specific development standards applicable to a PUD are those set forth in the ordinance. Where a PUD is silent regarding operating conditions, maintenance or other standards regulating a particular use, the Land Use Code standards applicable to the base zone (in this case, R-3) apply.

Through the residential PUD, and the flexibility in site design it accommodates, the

proposed Project provides a greater quality development by utilizing certain modifications to traditional strict zoning standards, which include: a reduced separation between habitable portions of buildings in front-to-front orientations; a reduced separation between habitable portions of buildings to open guest parking stalls; encroachment of private open patios in the front yard setback; and allowing an additional powder room for a residential unit. Such minor deviations have been previously approved for other similar residential projects in the City.

Planned Unit Development No. PUD-010-2019 would permit development of the property in accordance with the approved Site Plan and Tentative Tract Map for the project and would accommodate the development of 31 two- and three-story residential townhome units as part of a multiple-family residential development that will be compatible with the existing neighborhood, which is comprised primarily of multiple-family residential developments.

#### Environmental Review:

In conjunction with the proposed Project, the City (through an environmental consultant) has prepared an Initial Study report and Mitigated Negative Declaration ("IS/MND") in accordance with the California Environmental Quality Act ("CEQA") analyzing the potential environmental impacts of the proposed residential townhome project. In accordance with CEQA Guidelines, the City made the IS/MND available for public review and comment prior to the meeting. The IS/MND concludes that the proposed Project will have no, or a less than significant, impact on all relevant environmental factors, provided specified mitigation measures are incorporated, as per the Mitigation Monitoring and Reporting Program ("MMRP"). The mitigation measures are included within the MMRP. The applicant will be required to coordinate with an environmental consultant to implement the mitigation measures in the MMRP, as identified in the Mitigated Negative Declaration, and shall provide updates about the implementation process to the Community and Economic Development Department until completion of the project. The Planning Commission has adopted a Resolution recommending that the Garden Grove City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project.

#### FINANCIAL IMPACT

None.

#### RECOMMENDATION

It is recommended that the City Council:

- Conduct a Public Hearing;
- Adopt the attached Resolution adopting a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project; and
- Introduce and conduct the first reading of the attached Ordinance approving Planned Unit Development No. PUD-010-2019 to amend the City's official

Zoning Map to change the zoning of the project site to residential Planned Unit Development zoning (PUD-010-2019) with R-3 (Multiple-Family Residential) base zoning.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Planning Commission Staff Report dated February 7, 2019	2/19/2019	Backup Material	Planning_Commission_Staff_Report_dated_February_7__2019.DOC
Planning Commission Resolution No. 5945-19	2/19/2019	Backup Material	Planning_Commission_Resolution_No._5945-19.DOC
PUD-010-2019 Exhibit B Standards of Development	2/19/2019	Backup Material	PUD-010-2019_Exhibit_B_Standards_of_Development.DOCX
Planning Commission Resolution No. 5946-19	2/19/2019	Backup Material	Planning_Commission_Resolution_No._5946-19.DOC
Exhibit A Conditions of Approval for Resolution No. 5946-19	2/19/2019	Backup Material	Exhibit_A_Conditions_of_Approval_for_Resolution_No._5946-19.DOC
Planning Commission Minute Excerpt of February 7, 2019	2/19/2019	Backup Material	Planning_Commission_Minute_Excerpt_of_February_7__2019.docx
CC Resolution MND MMRP	3/7/2019	Resolution	3-12-19_CC_final_PUD-010-2019MND.pdf
CC Ordinance PUD-010-2019	3/7/2019	Ordinance	3-12-19_final_PUD-010-2019PUDOrd_Rev.pdf
Exhibit for Amendment to City of Garden Grove Zoning Map	2/19/2019	Exhibit	PUD-010-2019_Zoning_Map_Exhibit.pdf
Draft Initial Study/Mitigated Negative Declaration	2/19/2019	Backup Material	Draft_IS_MND.pdf
Mitigation Monitoring and Reporting Program for the Project	2/19/2019	Backup Material	MMRP.pdf

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.2.	<b>SITE LOCATION:</b> North side of 11 <sup>th</sup> Street between Kerry Street and Brookhurst Street, at 9861 11 <sup>th</sup> Street
<b>HEARING DATE:</b> February 7, 2019	<b>GENERAL PLAN:</b> Medium Density Residential
<b>CASE NOS.:</b> Planned Unit Development No. PUD-010-2019, Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019	<b>EXISTING ZONE:</b> R-3 (Multiple-Family Residential) <b>PROPOSED ZONE:</b> Planned Unit Development No. PUD-010-2019
<b>APPLICANT:</b> Melia Homes, Inc. (Attn: Chad Brown)	<b>APN:</b> 098-120-18
<b>PROPERTY OWNER:</b> Consolidated Industries, Inc. (Attn: Michael F. Tatham)	<b>CEQA DETERMINATION:</b> Mitigated Negative Declaration

## **REQUEST:**

A request by Melia Homes to develop a 1.8-acre lot, located at 9861 11th Street (Assessor's Parcel No. 098-120-18), with a multiple-family residential project (the "Project") consisting of 31 two- and three-story townhomes. The specific land use entitlement approvals requested include the following: (i) Residential Planned Unit Development zoning to facilitate the development of the townhome project; (ii) Site Plan approval to construct the 31 two- and three-story townhomes along with associated site improvements; (iii) Tentative Tract Map approval to create the one-lot subdivision for the purpose of selling each townhome as a condominium; and (iv) Variance approval to deviate from the minimum lot size for a Residential Planned Unit Development.

## **BACKGROUND:**

The subject 1.8-acre lot is currently improved with a 33,200 square foot intermediate care facility for the developmentally disabled, which currently operates with 59 beds and is planned to operate on-site through May 2019. The facility was originally developed to accommodate 147 patients. However, due to state licensing constraints, the facility is now limited to 59 beds. The existing 33,200 square foot single-story structure is surrounded by asphalt parking areas with two (2) driveways providing vehicular access from 11<sup>th</sup> Street.

The subject property has a General Plan Land Use Designation of Medium Density Residential, which provides an allowable density of up to 32 dwelling units per acre,

and is zoned R-3 (Multiple-Family Residential), which allows up to 24 dwelling units per acre. The subject property is adjacent to R-3 zoned properties to the north, south, east, and across 11<sup>th</sup> Street to the south. The existing surrounding uses include: two-story apartment buildings to the north; a two-story apartment building to the east of the site's northern portion, and a single-family residence to the east of the site's southern portion; two-story townhomes across 11<sup>th</sup> Street to the south; and a vacant site, which was recently approved by the City to develop a three-story apartment building, to the west.

The applicant proposes to construct a multiple-family residential project consisting of 31 two- and three-story townhomes along with associated site improvements. Approval of a Planned Unit Development (PUD) is necessary to accommodate the proposed project, along with a Site Plan, Tentative Tract Map, and a Variance to deviate from the minimum three-acre lot size requirement for a residential Planned Unit Development. The Site Plan, Tentative Tract Map, and Variance approvals by the Planning Commission would be contingent upon the City Council's approval of the proposed Planned Unit Development zoning and adoption of a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program ("MMRP").

## **DISCUSSION:**

### **PLANNED UNIT DEVELOPMENT NO. PUD-010-2019:**

The General Plan Land Use designation for the subject property is Medium Density Residential, which allows for up to 32 dwelling units per acre. The subject property is currently zoned R-3, which allows for the development of multiple-family dwellings for up to 24 dwelling units per acre. The proposed Project will consist of 17.2 dwelling units per acre, which is well below the density allowed by the General Plan and the R-3 zone. The applicant is requesting approval of Planned Unit Development No. PUD-010-2019 to establish a precise plan in order to facilitate and permit the development of the site with the proposed residential townhome project. If PUD-010-2019 is approved, the site would have a zoning designation of Residential Planned Unit Development zoning (PUD-010-2019), with R-3 base zoning.

A Planned Unit Development (PUD) is a precise plan, adopted by City Council ordinance that provides the means for the regulation of buildings, structures and uses of land in order to facilitate the implementation of the General Plan. The Planned Unit Development (PUD) zoning designation establishes development standards and uses specific to a particular project provided that the quality of the project achieved through the PUD zoning is greater than could be achieved with traditional zoning. The specific development standards applicable to a Planned Unit Development are those set forth in the ordinance approving the PUD. Where a Planned Unit Development is silent regarding operating conditions, maintenance or other standards regulating a particular use, the Land Use Code standards applicable to the base zone (in this case, R-3) apply.

Through the residential Planned Unit Development, and the flexibility in site design it accommodates, the proposed Project provides a greater quality development by utilizing certain modifications to traditional strict zoning standards, which include: a reduced separation between habitable portions of buildings in front-to-front orientations; a reduced separation between habitable portions of buildings to open guest parking stalls; encroachment of private open patios in the front yard setback; and allowing an additional powder room for a residential unit. Such minor deviations have been previously approved for other similar residential projects in the City.

Planned Unit Development No. PUD-010-2019 would permit development of the property in accordance with the proposed Site Plan and Tentative Tract Map for the project and would accommodate the development of 31 two- and three-story residential townhome units as part of a multiple-family residential development that will be compatible with the existing neighborhood, which is comprised primarily of multiple-family residential developments.

#### SITE PLAN:

#### Project Statistics

	<b>Provided</b>	<b>Code Requirement</b>
<b>Lot Size</b>	1.8 acres	3 acres <sup>1</sup>
<b>Density</b>	17.2 units per acre	24 units per acre (max)
<b>Parking</b>		
Enclosed (Garaged)	62	62
Open Guest Spaces	30	30
Total Parking Spaces	<u>92</u>	<u>92</u>
<b>Recreation Area</b>	9,453 S.F.	9,300 S.F. (min)
<b>Building Height</b>	33'-6"	35'-0" (max)

<sup>1</sup> The code requires a minimum lot size of 3 acres for a residential Planned Unit Development (PUD). Therefore a Variance is required in order to implement the PUD zoning designation.

#### **Building Design**

	<b>Number of Bedrooms/Baths</b>	<b>Living Area<sup>2</sup></b>	<b>Total Number of Units</b>
<b>Plan A</b>	2 Bedrooms, 3 Baths	1,650 S.F.	12
<b>Plan B</b>	3 Bedrooms, 3 Baths	1,700 S.F.	15
<b>Plan C</b>	3 Bedrooms, 4 Baths	1,940 S.F.	4

<sup>2</sup> Garages are not included in total living area.

#### Site Design and Circulation

The project consists of 31 two- and three-story townhomes with attached enclosed two-car garages. The units are dispersed amongst three (3) main structures: Nine attached (9) units in a structure along the easterly property line; ten (10) attached units in a structure located toward the rear (northwest corner) of the property; and twelve (12) attached units in a structure located toward the front of the property.

The attached two-car garages for each unit are accessible from the private driveways, which circulate throughout the development. The width of the drive aisles have been designed to accommodate two-way traffic and ranges between 25'-0" to 28'-0" in width. The private driveways have been designed in accordance with City Standards, and provides the required turnaround access for trash trucks and emergency vehicles. A total of 30 open guest parking stalls will be conveniently located throughout the development. The remaining 62 parking spaces are comprised of 31 enclosed, attached two-car garages for the 31 townhomes.

Vehicular access to the site will be from 11<sup>th</sup> Street via an enhanced entry driveway that will include decorative paving and landscaping. No vehicular access gate is proposed. Various sidewalks will provide pedestrian access to the site from the 11<sup>th</sup> Street public right-of-way.

Unit Nos. 1-6 will have entries facing the 11<sup>th</sup> Street public right-of-way with private porch areas that are open to the sky. The remaining units will have entries facing, and accessible from, private walkways, which circulate throughout the development. The common/active recreation area is centrally located and conveniently accessible to all units within the development.

#### Perimeter Walls and Landscaping

A new, six-foot high, decorative masonry block wall will be constructed along the perimeter of the site on the northerly, westerly, and easterly property lines, as necessary. The private porch recreation areas, at ground level, will be enclosed by 3'-0" high fences to delineate the private open spaces.

The project will provide new landscape installations through the development, including all common areas such as the active and passive recreation areas, in addition to landscaping within the front setback area facing 11<sup>th</sup> Street. The applicant is required to provide a landscape and irrigation plan to the City, through a complete Landscape Documentation Package, that complies with the landscaping requirements, including the City's Landscape Water Efficiency Guidelines, of Title 9 of the Municipal Code. The Planning Division will review the type and location of all proposed plant materials. As part of the landscape plan, a variety of trees, shrubs, and flowers are required for all common and private areas.

#### Unit Design

The proposed Project consists of 31 two- and three-story townhomes with three (3) different floor plan designs (Plan A, B, and C), with an attached two-car garage provided for each unit.

Plan A (Units 2, 3, 10, 11, 13, 20, 21, 23, 25, 26, 29, and 30) is a three-story dwelling unit that consists of a total living area of 1,650 square feet, in addition to a 440 square foot attached two-car garage. The first floor consists of the two-car

garage, den, powder room (public 1/2 bathroom), and a 142.5 square foot private patio that is uncovered and open to the sky. The second floor consists of the kitchen, living room, dining room, and a 60 square foot deck. The third floor consists of two (2) bedrooms, two (2) bathrooms (1 private full bathroom and 1 public full bathroom), and washer and dryer closet.

Plan B (Units 1, 4, 5, 8, 9, 12, 14, 15, 18, 19, 22, 24, 27, 28, and 31) is a two-story dwelling unit that consists of a total living area of 1,700 square feet, in addition to a 480 square foot attached two-car garage. The first floor consists of the two-car garage, kitchen, dining room, living room, a powder room (public 1/2 bathroom), and a 144 square foot private patio that is uncovered and open to the sky. The second floor consists of the loft, three (3) bedrooms, two (2) bathrooms (1 private full bathroom and 1 public full bathroom) and a laundry room.

Plan C (Unit 6, 7, 16, and 17) is a three-story dwelling unit that consists of a total living area of 1,940 square feet, in addition to a 440 square foot attached two-car garage. The first floor consists of the two-car garage, den, powder room (public 1/2 bathroom), and a 142.5 square foot private patio that is uncovered and open to the sky. The second floor consists of the kitchen, living room, dining room, a bedroom, a bathroom (public full bathroom), and a 41 square foot deck. The third floor consists of two (2) bedrooms, two (2) bathrooms (1 private full bathroom and 1 public full bathroom), and a laundry room.

### Building Architecture

The building elevations are designed to look like contemporary multi-family homes. Each unit's front building elevation incorporates projecting and recessed building masses, along with varied rooflines in order to articulate the building's facade. The buildings' architectural detailing includes the use of wood trellises, wood timber columns, iron railings, tile roofing, foam corbel detailing, varied window shapes, multi-pane windows, and decorative trim around the windows and doors to enhance the building.

The exterior building materials for each unit consist of a stucco finish that will be painted a natural color scheme consisting of complimentary tones. The roofing material will consist of tile with a color palette that compliments the exterior finishes.

### Recreation Area

The project, as a whole, is required to provide a minimum 9,300 square feet (300 square feet per unit) of recreation space, which is split amongst active, passive, and private recreation areas. The Project provides a total of 9,453 square feet of recreation area.

The project is required to provide an active recreation area that is a minimum of 3,600 square feet of contiguous recreation space with amenities. The proposed

Project provides a 3,786.5 square foot active recreation area that is centrally located and conveniently accessible to all units within the development. Said active recreation area will provide a tot lot, various seating areas, and landscaping. The Project will also provide 2,453 square feet of passive recreation area, which is connected to the active recreation area, with additional seating areas, walkways, and landscaping.

Each dwelling unit will provide a private patio, at ground level, in the form of an enclosed front porch area, which ranges between 142.50 to 144 square feet, and is uncovered and open to the sky. The Plan A and Plan C floor plans will provide a 2nd floor deck for additional private recreation area.

Staff has reviewed the plans and finds that the proposed Project complies with all recreation requirements of the Municipal Code.

### Parking

The project provides a total of 92 parking spaces, which meets the minimum number of parking spaces required by the Municipal Code. The breakdown of parking spaces includes 62 garaged parking spaces and 30 unassigned open guest parking spaces.

As part of the Initial Study report prepared for the Mitigated Negative Declaration for the Project, a technical memo was prepared by Translutions, a licensed traffic engineering firm, to determine the potential impacts relating to trip generation (the expected number of vehicle trips originating in or destined for a particular traffic analysis zone) and parking demand (the projected parking demand for the site). Based on the trip generation and project parking demand analyses conducted, Translutions concluded that the proposed Project is unlikely to have any significant impacts on nearby traffic circulation and that the number of parking spaces provided would be adequate to meet the parking demand for the Project. A traffic study would typically be required by the City if the trip generation for a project was projected to increase by more than 50 trips during peak times. The trip generation rates in the report were based on the nationally referenced rates from the Institute of Transportation Engineers' (ITE) *Trip Generation* (10<sup>th</sup> Edition) – commonly referred to as the "ITE Manual". The analyses of the report found that the projected new trip generation, resulting from the proposed residential project (197 daily trips), would actually be less (by -23 trips) than the current trip generation of the existing intermediate care facility (220 daily trips). The City's Traffic Engineering Division reviewed the report and concurred with the report's findings.

### VARIANCE:

Section 9.12.030.020.C.2 of Title 9 of the Municipal Code requires all residential Planned Unit Developments to provide a minimum lot size of three (3) acres. The subject lot is 1.8 acres in area, which is less than the minimum required. The applicant is requesting a Variance from the minimum three-acre lot size

requirement to facilitate the approval of the proposed residential Planned Unit Development.

Pursuant to State law and Garden Grove Municipal Code Section 9.32.030.D.6, in order to grant a property owner's request for a Variance, the Planning Commission must make each of the following five (5) findings:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The City of Garden Grove is built-out with very few vacant sites available. Most current projects are in-fill, which is defined as the development of new housing or other buildings on scattered vacant or currently developed sites in a built-up area. The acquisition of additional land to meet the three-acre lot size requirement is not feasible as the property is bounded by existing residential developments to the north and east, an apartment development to the west that is expected to commence construction in the near future, and 11<sup>th</sup> Street to the south. The limited size of the site prevents the applicant from proposing a residential project that strictly meets all of the required development standards of the R-3 (Multiple-Family Residential) zone. The Planned Unit Development (PUD) zoning designation establishes development standards and uses specific to a particular project, and independent of certain aspects of the Municipal Code, provided that the quality of the project achieved through the PUD zoning is greater than could be achieved through traditional zoning. Changing the zoning of the property to a residential Planned Unit Development will ensure the property is consistent with the spirit and intent of the General Plan, which, in part, encourages the development of residential units to meet the city's regional housing needs and to further the goals of the City's Housing Element.

Additionally, the intent of Goal LU-3 of the General Plan is to add higher density residential development adjacent to major thoroughfares in the City. The subject site is in close proximity to Brookhurst Street, which is a major arterial street. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, particularly in regards to limited developable lot size and feasibility to acquire additional land, that do not apply generally to other similar properties in the immediate vicinity, within the same zone, or other similar zoned properties throughout the City. As mentioned prior, due to the location of the property, and the surrounding existing improvements, the applicant is unable to acquire additional land area to meet the three-acre size requirement of the PUD. The proposed lot area is sufficient in size to accommodate the proposed development, and the Project has been designed to comply with development standards of the zoning code, including setbacks, lot coverage, parking, recreation space, and building height.

2. That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the subject property.

The Variance is necessary for the property to be developed with the same property rights that exist for other similar residential developments located throughout the City that may not meet minimum lot size requirements. The proposed Variance will allow the Project to deviate from the three-acre lot size requirement for a residential Planned Unit Development. There are other similar residential projects in the immediate vicinity, within the same zone, or other similar zoned properties through the City that do not meet the minimum three-acre lot size requirement and therefore required the approval of the same Variance. The property is bounded by existing residential developments to the north and east, an apartment development to the west that is expected to commence construction in the near future, and 11<sup>th</sup> Street to the south. The location of the project site precludes the applicant from being able to acquire additional land area to meet the three-acre requirement. The approval of the requested Variance is necessary to ensure the preservation and enjoyment of a substantial property right possessed by other property in the immediate vicinity, within the same zone, or other similar zoned properties throughout the City.

3. That the granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The proposed Variance will allow the project to deviate from the three-acre lot size requirement for a residential Planned Unit Development. The subject site is located in an area improved with multiple-family and single-family homes. The existing surrounding uses include: two-story apartment buildings to the north; a two-story apartment building to the east of the site's northern portion and a single-family residence to the east of the site's southern portion; two-story townhomes across 11<sup>th</sup> Street to the south; and a vacant site, which was recently approved by the City to develop a three-story apartment building, to the west. Therefore, the proposed Project will be compatible with the existing residential developments in the area. The proposed lot area is sufficient in size to accommodate the proposed development, and the Project has been designed to comply with development standards of the zoning code, including setbacks, lot coverage, parking, recreation space, and building height. The project will be required to comply with all applicable building and safety codes and regulations to ensure that there is not an adverse impact on public health, safety, or welfare. Furthermore, the proposal has been reviewed by all City Departments in order to ensure compliance with all applicable code provisions.

4. That the granting of such Variance will not adversely affect the City's General Plan.

The proposed Variance will allow the project to deviate from the three-acre lot size requirement of the residential PUD zone. The proposed lot area is sufficient in size to accommodate the proposed development, and the Project has been designed to comply with development standards of the zoning code, including setbacks, lot coverage, parking, recreation space, and building height. The General Plan Land Use designation for the subject property is Medium Density Residential, which allows for up to 32 dwelling units per acre. The subject property is currently zoned R-3, which allows for the development of multiple-family dwellings for up to 24 dwelling units per acre. The proposed Project will consist of 17.2 dwelling units per acre, which is well below the density allowed by the General Plan and the R-3 zone. Furthermore, the Medium Density Residential land use designation is intended for a variety of types and densities of multiple-family residential dwellings as well as to promote housing opportunities in close proximity to employment and commercial centers.

The proposed Project meets the spirit and intent of the General Plan and furthers the following goals, policies, and implementation programs:

Goal LU-3, which intends to add higher density residential development adjacent to major thoroughfares in the City;

Policy LU-2.2, which strives to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life;

Policy LU-2.4, which intends to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood;

LU-IMP-2B, which intends for new development to be similar in scale to the adjoining residential neighborhood to preserve its character;

LU-IMP-3D, which intends for multi-family housing on local streets with appropriate setbacks to be consistent with neighborhood development patterns; and

Policy LU-4.1, which strives to locate higher density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

The proposed Project will be consistent with the spirit and intent of the General Plan and will help in meeting the City's regional housing needs. Therefore, the granting of the requested Variance will not adversely affect the City's General Plan.

5. That approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The Variance is necessary for the property to be developed with the same property rights that exist for other similar residential developments located throughout the City. The proposed Variance will allow the Project to deviate from the three-acre lot size requirement for a residential Planned Unit Development. There are other similar residential projects in the immediate vicinity, within the same zone, or other similar zoned properties through the City that do not meet the minimum three-acre lot size requirement and therefore required the approval of the same Variance. The property is bounded by existing residential developments to the north and east, an apartment development to the west that is expected to commence construction in the near future, and 11<sup>th</sup> Street to the south. The Project is subject to extensive Conditions of Approval that impose requirements and limitations similar to those placed on other multiple-family residential projects and properties in the immediate vicinity, within the same zone, or on other similarly zoned properties throughout the City, and which are intended to assure that the granting of a variance to allow PUD zoning will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

#### TENTATIVE TRACT MAP:

In accordance with the State Subdivision Map Act, the developer has filed a Tentative Tract Map for the project. The map creates a one-lot subdivision for the purpose of selling each townhome unit as a condominium. The proposed Tentative Tract Map is consistent with the City's General Plan, the City's Zoning Code, the City's Subdivision Ordinance, and the State Subdivision Map Act.

#### California Environmental Quality Act (CEQA):

In conjunction with the proposed Project, the City (through an environmental consultant) has prepared an Initial Study report and Mitigated Negative Declaration ("IS/MND") in accordance with the California Environmental Quality Act ("CEQA") analyzing the potential environmental impacts of the proposed residential townhome project. In accordance with CEQA Guidelines, the City made the IS/MND available for public review and comment prior to the meeting. The IS/MND concludes that the proposed Project will have no, or a less than significant, impact on all relevant environmental factors, provided specified mitigation measures are incorporated, as per the Mitigation Monitoring and Reporting Program ("MMRP"). The mitigation measures are included within the MMRP. The applicant will be required to coordinate with an environmental consultant to implement the mitigation measures in the MMRP, as identified in the Mitigated Negative

Declaration, and shall provide updates about the implementation process to the Community and Economic Development Department until completion of the project.

Neighborhood Meeting:

On November 7, 2018, the applicant voluntarily held a neighborhood meeting at the site of the Islamic Society of Orange County, which is in close proximity (just to the west) of the project site. The neighborhood meeting was held by applicant to present the Project details, to garner feedback from the community attendees, and to answer any questions about the proposed Project. Approximately forty (40) persons were in attendance for the meeting. Questions and concerns raised by the attendees included, but were not limited to, the following topics: existing traffic issues; if the residential project was a gated complex; potential exacerbating of existing on-street parking issues; potential overcrowding in the new residential units; if the project would include Section 8 housing tenants; construction time frame; if the environmental study is commissioned by the applicant or the City; if the project exceeds the maximum number of dwelling units allowed by the R-3 zone; and if the project had already been approved by the City. In response to the various inquiries, the applicant stated, in part: that the Project will not be gated; that the proposed Project would decrease the existing traffic (trip generation) compared to the existing use; that the Project proposes substantially less dwelling units than the maximum allowed by the zone; that the Project provides adequate parking on-site and complies with the City's parking requirements; that the Project has not yet been approved by the Planning Commission and City Council; and that the units will be market rate for-sale townhomes and will not be restricted as affordable housing.

**RECOMMENDATION:**

Staff recommends that the Planning Commission hold a public hearing and take the following actions:

1. Adopt the attached Resolution No. 5945-19 recommending that the Garden Grove City Council adopt a Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program, and approve Planned Unit Development No. PUD-010-2019; and
2. Adopt the attached Resolution No. 5946-19 approving Site Plan No. SP-063-2019, Variance No. V-022-2019, and Tentative Tract Map No. TT-18169-2019, subject to the recommended Conditions of Approval, and contingent upon Garden Grove City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project, and adoption and effectiveness of an Ordinance approving Planned Unit Development No. PUD-010-2019.

Lee Marino  
Planning Services Manager

By: Chris Chung  
Urban Planner

Attachment: Draft Initial Study/Mitigated Negative Declaration and  
Mitigation Monitoring and Reporting Program

RESOLUTION NO. 5945-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL: (I) ADOPT A MITIGATED NEGATIVE DECLARATION AND AN ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 11<sup>TH</sup> STREET TOWNHOME PROJECT; AND (II) APPROVE PLANNED UNIT DEVELOPMENT NO. PUD-010-2019 FOR A PROPERTY LOCATED AT 9861 11<sup>TH</sup> STREET, ASSESSOR'S PARCEL NO. 098-120-18.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on February 7, 2019, does hereby recommend that the City Council adopt a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program for the 11<sup>th</sup> Street Townhome Project and adopt an ordinance approving Planned Unit Development No. PUD-010-2019, for land located on the north side of 11<sup>th</sup> Street between Kerry Street and Brookhurst Street, at 9861 11<sup>th</sup> Street, Assessor's Parcel No. 098-120-18.

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. The Planning Commission recommends City Council adopt the Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program.
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 in the matter of Planned Unit Development No. PUD-010-2019, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Melia Homes, Inc., with the authorization of the property owner, Consolidated Industries, Inc.

2. The applicant requests (a) City Council adoption of Residential Planned Unit Development No. PUD-010-2019 for a 1.8-acre lot, located at 9861 11th Street (Assessor's Parcel No. 098-120-18), and currently zoned R-3 (Multiple-Family Residential) to allow and facilitate the development of a multiple-family residential project (consisting of 31 two- and three-story townhomes; (b) Planning Commission approval of Site Plan No. SP-063-2019 to construct the 31 two- and three-story townhomes along with associated site improvements; (c) Planning Commission approval of Tentative Tract Map No. TT-18169-2019 to create a one-lot subdivision for the purpose of selling each townhome as a condominium; and (d) Planning Commission approval of Variance No. V-022-2019 to deviate from the 3-acre minimum lot size for a Residential Planned Unit Development (collectively, the "Project").
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 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. 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. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.
4. The property has a General Plan Land Use designation of Medium Density Residential and is currently zoned R-3 (Multiple-Family Residential). The subject 1.8-acre lot is currently improved with a 33,200 square foot intermediate care facility for the developmentally disabled.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on February 7, 2019, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of February 7, 2019, and considered all oral and written testimony presented regarding the project, the initial study, and the Mitigated Negative Declaration.
9. Concurrently with its adoption of this Resolution (5945-19), the Planning Commission adopted Resolution No. 5946-19 approving Site Plan

No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019, for land located on the north side of 11<sup>th</sup> Street between Kerry Street and Brookhurst Street, Assessor's Parcel No. 098-120-18, subject to (i) the Conditions of Approval attached hereto as "Exhibit A"; (ii) Garden Grove City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project, and adoption and effectiveness of an Ordinance approving Planned Unit Development No. PUD-010-2019 with R-3 (Multiple-Family Residential) base zoning. The facts and findings set forth in Resolution No. 5946-19 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 Sections 9.12.030.020 and 9.32.030, are as follows:

FACTS:

The subject 1.8-acre lot is currently improved with a 33,200 square foot intermediate care facility for the developmentally disabled, which currently operates with 59 beds and is planned to operate on-site through May 2019. The facility was originally developed to accommodate 147 patients. However, due to state licensing constraints, the facility is now limited to 59 beds. The existing 33,200 square foot single-story structure is surrounded by asphalt parking areas with two (2) driveways providing vehicular access from 11<sup>th</sup> Street.

The subject property has a General Plan Land Use Designation of Medium Density Residential, which provides an allowable density of up to 32 dwelling units per acre, and is zoned R-3 (Multiple-Family Residential), which allows up to 24 dwelling units per acre. The subject property is adjacent to R-3 zoned properties to the north, south, east, and across 11<sup>th</sup> Street to the south. The existing surrounding uses include: two-story apartment buildings to the north; a two-story apartment building to the east of the site's northern portion and a single-family residence to the east of the site's southern portion; two-story townhomes across 11<sup>th</sup> Street to the south; and a vacant site, which was recently approved by the City to develop a three-story apartment building, to the west.

The applicant proposes to construct a multiple-family residential project consisting of 31 two- and three-story townhomes along with associated site improvements. Approval of a Planned Unit Development (PUD) is necessary to accommodate the proposed project, along with a Site Plan, Tentative Tract Map, and a Variance to deviate from the minimum three-acre lot size requirement for a residential Planned Unit Development. The Site Plan, Tentative Tract Map, and Variance approvals by the Planning Commission would be contingent upon the City Council's approval of the proposed Planned Unit Development zoning and adoption of a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program ("MMRP").

The application for the Residential Planned Unit Development zoning (PUD-010-2019) is being processed in conjunction with Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019. If approved by the City Council, Planned Unit Development No. PUD-010-2019 will create a precise plan and zoning for the property with implementation provisions corresponding to the project proposed pursuant to Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019.

#### FINDINGS AND REASONS:

##### Planned Unit Development:

1. The location of the buildings, architectural design, and proposed use are compatible with the character of existing residential development in the vicinity, and the project will be well-integrated into its setting.

The subject 1.8-acre lot is located in an area that is adjacent to R-3 zoned properties to the north, south, east, and across 11<sup>th</sup> Street to the south. The existing surrounding uses include: two-story apartment buildings to the north; a two-story apartment building to the east of the site's northern portion and a single-family residence to the east of the site's southern portion; two-story townhomes across 11<sup>th</sup> Street to the south; and a vacant site, which was recently approved by the City to develop a three-story apartment building, to the west. Planned Unit Development No. PUD-010-2019 would permit development of the property in accordance with the proposed Site Plan and Tentative Tract Map for the project and would accommodate the development of 31 two- and three-story residential townhome units as part of a multiple-family residential development that will be compatible with the existing neighborhood, which is comprised primarily of multiple-family residential developments and multi-story structures. The General Plan Land Use designation for the subject property is Medium Density Residential, which allows for up to 32 dwelling units per acre. The subject property is currently zoned R-3, which allows for the development of multiple-family dwellings for up to 24 dwelling units per acre. The proposed Project will consist of 17.2 dwelling units per acre, which is well below the density allowed by the General Plan and the R-3 zone. The proposed development will include parking spaces on-site to adequately serve the development, along with private and common recreation space. The proposed development will be an added value to the neighborhood, and will add additional housing units that will further the goals of the City's Housing Element.

2. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets.

The project consists of 31 two- and three-story townhomes with attached enclosed two-car garages. The units are dispersed amongst three (3) main structures: Nine attached (9) units in a structure along the easterly property line; ten (10) attached units in a structure located toward the rear (northwest corner) of the property; and twelve (12) attached units in a structure located toward the front of the property. The attached two-car garages for each unit are accessible from the private driveways, which circulate throughout the development. The width of the drive aisles have been designed to accommodate two-way traffic and ranges between 25'-0" to 28'-0" in width. The private driveways have been designed in accordance with City Standards, and provides the required turnaround access for trash trucks and emergency vehicles. A total of 30 open guest parking stalls will be conveniently located throughout the development. The remaining 62 parking spaces are comprised of 31 enclosed, attached two-car garages for the 31 townhomes. Vehicular access to the site will be from 11<sup>th</sup> Street via an enhanced entry driveway that will include decorative paving and landscaping. No vehicular access gate is proposed. Various sidewalks will provide pedestrian access to the site from the 11<sup>th</sup> Street public right-of-way. Unit Nos. 1-6 will have entries facing the 11<sup>th</sup> Street public right-of-way with private porch areas that are open to the sky. The remaining units will have entries facing, and accessible from, private walkways, which circulate throughout the development. The common/active recreation area is centrally located and conveniently accessible to all units within the development. No vehicular access gate is proposed.

The project provides a total of 92 parking spaces, which meets the minimum number of parking spaces required by the Municipal Code. The breakdown of parking spaces includes 62 garaged parking spaces and 30 unassigned open guest parking spaces.

As part of the Initial Study report prepared for the Mitigated Negative Declaration for the Project, a technical memo was prepared by Translutions, a licensed traffic engineering firm, to determine the potential impacts relating to trip generation (the expected number of vehicle trips originating in or destined for a particular traffic analysis zone) and parking demand (the projected parking demand for the site). Based on the trip generation and project parking demand analyses conducted, Translutions concluded that the proposed Project is unlikely to have any significant impacts on nearby traffic circulation and that the number of parking spaces provided would be adequate to meet the parking demand for the Project. A traffic study would typically be required by the City if the trip generation for a project was projected to increase by more than 50 trips during peak times. The trip generation rates in the report were based on the nationally referenced rates from the Institute of Transportation Engineers' (ITE) *Trip Generation* (10<sup>th</sup> Edition) – commonly referred to as the "ITE Manual". The analyses of the report found that the projected new trip generation, resulting from the

proposed residential project (197 daily trips), would actually be less (by -23 trips) than the current trip generation of the existing intermediate care facility (220 daily trips). The City's Traffic Engineering Division reviewed the report and concurred with the report's findings.

The Engineering Division has reviewed the plan and all appropriate conditions of approval and mitigation measures have been incorporated to minimize any adverse impacts on surrounding streets. Therefore, the design of the project complies with the spirit and intent of the Garden Grove Municipal Code for multiple-family residential uses and will provide for a stable and desirable environment.

3. Provision is made for both public and private open spaces.

The project, as a whole, is required to provide a minimum 9,300 square feet (300 square feet per unit) of recreation space, which is split amongst active, passive, and private recreation areas. The Project provides a total of 9,453 square feet of recreation area.

The project is required to provide an active recreation area that is a minimum of 3,600 square feet of contiguous recreation space with amenities. The proposed Project provides a 3,786.5 square foot active recreation area that is centrally located and conveniently accessible to all units within the development. Said active recreation area will provide a tot lot, various seating areas, and landscaping. The Project will also provide 2,453 square feet of passive recreation area, which is connected to the active recreation area, with additional seating areas, walkways, and landscaping.

Each dwelling unit will provide a private patio, at ground level, in the form of an enclosed front porch area, which ranges between 142.50 to 144 square feet, and is uncovered and open to the sky. The Plan A and Plan C floor plans will provide a 2nd floor deck for additional private recreation area.

The proposed Project complies with all recreation requirements of the Municipal Code.

4. Provision is made for the protection and maintenance of private areas reserved for common use.

Through the conditions of approval for the project, all necessary agreements for the protection and maintenance of private areas reserved for common use will be in place prior to the start of construction and will be required to be adhered to for the life of the project.

5. The quality of the project achieved through the proposed Planned Unit Development zoning is greater than could be achieved under the current zoning.

The City of Garden Grove is built-out with very few vacant sites available. Most current projects are in-fill, which is defined as the development of new housing or other buildings on scattered vacant or currently developed sites in a built-up area. The acquisition of additional land to meet the three-acre lot size requirement is not feasible as the property is bounded by existing residential developments to the north and east, an apartment development to the west that is expected to commence construction in the near future, and 11<sup>th</sup> Street to the south. The limited size of the site prevents the applicant from proposing a residential project that strictly meets all of the required development standards of the R-3 (Multiple-Family Residential) zone. A Planned Unit Development (PUD) is a precise plan that establishes development standards and uses specific to a particular project, and independent of certain aspects of the Municipal Code, provided that the quality of the project achieved through the PUD zoning is greater than could be achieved through traditional zoning. Adopting a residential Planned Unit Development for the site will ensure development of the property consistent with the spirit and intent of the General Plan, which, in part, encourages the development of residential units to meet the City's regional housing needs and to further the goals of the City's Housing Element. Additionally, the intent of Goal LU-3 of the General Plan is to add higher density residential development adjacent to major thoroughfares in the City. The subject site is in close proximity to Brookhurst Street, which is a major arterial street.

The proposed lot area is sufficient in size to accommodate the proposed development, and the Project has been designed to comply with most R-3 development standards of the zoning code, including setbacks, lot coverage, parking, recreation space, and building height. The project has been designed to create a residential community that is compatible with the surrounding multiple-family and single-family homes in the area. The Residential Planned Unit Development (PUD) zoning allows the project to have an overall quality that is greater than the current zoning as it allows a more integrated design of multiple-family residential buildings. The design creates a sense of neighborhood with walkways, landscaping frontages, and active, passive, and private open spaces, and shared open space amenities. The proposed development will be an added value to the neighborhood, and will add additional housing units that furthers the goals of the City's Housing Element.

6. The PUD is internally consistent with the goals, objectives, and elements of the General Plan.

The General Plan Land Use Designation of the subject site is Medium Density Residential, which is intended for a variety of types and densities of multiple-family residential dwellings as well as to: (i) provide an excellent environment for family life; preserve residential property values; (iii) provide access to schools, parks, and other community services; (iv) promote housing opportunities in close proximity to employment and commercial centers and; (v) provide a high-quality architectural design. The proposed project would create a neighborhood of 31 two- and three-story townhomes, with attached two-car garages, that satisfies each of these objectives and results in a density of 17.2 dwelling units per acre, which is well below the density allowed by the Medium Density Residential General Plan Land Use Designation (max 32 units per acre) and the R-3 zone (max 24 units per acre). Approval and effectiveness of the proposed Site Plan is contingent upon City Council approval of a Planned Unit Development that will establish zoning standards for the site consistent with the proposed Site Plan and Tentative Tract Map.

Furthermore, the Medium Density Residential land use designation is intended for a variety of types and densities of multiple-family residential dwellings as well as to promote housing opportunities in close proximity to employment and commercial centers.

The proposed Project meets the spirit and intent of the General Plan and furthers the following goals, policies, and implementation programs:

Goal LU-3, which intends to add higher density residential development adjacent to major thoroughfares in the City;

Policy LU-2.2, which strives to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life;

Policy LU-2.4, which intends to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood;

LU-IMP-2B, which intends for new development to be similar in scale to the adjoining residential neighborhood to preserve its character;

LU-IMP-3D, which intends for multi-family housing on local streets with appropriate setbacks to be consistent with neighborhood development patterns; and

Policy LU-4.1, which strives to locate higher density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

The proposed Project will be consistent with the spirit and intent of the General Plan and will help in meeting the City's regional housing needs.

7. The PUD will promote the public interest, health, and welfare.

The PUD will facilitate a new 31-unit multiple-family residential housing development, which will be an added value to the neighborhood and will add additional housing units that will further the goals of the City's Housing Element.

8. The subject parcel is physically suitable for the requested PUD designation, compatible with surrounding land uses, and consistent with the General Plan.

The subject 1.8-acre lot is located in an area that is adjacent to R-3 zoned properties to the north, south, east, and across 11th Street to the south. The existing surrounding uses include: two-story apartment buildings to the north; a two story apartment building to the east of the site's northern portion and a single family residence to the east of the site's southern portion; two-story townhomes across 11th Street to the south; and a vacant site, which was recently approved by the City to develop a three story apartment building, to the west. Planned Unit Development No. PUD 010 2019 would permit development of the property in accordance with the proposed Site Plan and Tentative Tract Map for the project and would accommodate the development of 31 two- and three-story residential townhome units as part of a multiple-family residential development that will be compatible with the existing neighborhood, which is comprised primarily of multiple family residential developments and multi-story structures. The General Plan Land Use designation for the subject property is Medium Density Residential, which allows for up to 32 dwelling units per acre. The subject property is currently zoned R-3, which allows for the development of multiple-family dwellings for up to 24 dwelling units per acre. The proposed Project will consist of 17.2 dwelling units per acre, which is well below the density allowed by the General Plan and the R-3 zone. The proposed development will include parking spaces on-site to adequately serve the development, along with private and common recreation space. The proposed development will be an added value to the neighborhood, and will add additional housing units that will further the goals of the City's Housing Element.



/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 February 28, 2019.

## **EXHIBIT "B"**

### **STANDARDS OF DEVELOPMENT FOR PLANNED UNIT DEVELOPMENT NO. PUD-010-2019**

ATTACHMENT TO PLANNING COMMISSION RESOLUTION NO. 5945-19

#### SECTION I. APPLICABILITY

The provisions contained in this Planned Unit Development (PUD) supplemental text shall apply, as specified, to the multiple-family residential uses permitted under PUD-010-2019, and pursuant to the implementation provisions for PUD-010-2019 as found under Planning Commission Resolution No. 5946-19 for Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019. Deviations from the Development Standards contained herein shall be approved by the Garden Grove Planning Commission. Except as otherwise stated in this text, the requirements of the City of Garden Grove Municipal Code development standards for the R-3 (Multiple-Family Residential) zone and applicable zoning ordinances shall apply.

#### SECTION II. GENERAL DEVELOPMENT STANDARDS

##### A. Purpose and Intent

Planned Unit Development No. PUD-010-2019 is comprised of a 31-unit multiple-family residential townhome project on a single-lot located at 9861 11<sup>th</sup> Street (Assessor's Parcel No. 098-120-18). The implementation provisions for PUD-010-2019 are found under Planning Commission Resolution No. 5946-19 for Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019. The project consists of 31 two- and three-story townhomes with attached enclosed two-car garages. The units are dispersed amongst three (3) main structures: Nine attached (9) units in a structure along the easterly property line; ten (10) attached units in a structure located towards the rear (northwest corner) of the property; and twelve (12) attached units in a structure located towards the front of the property. The attached two-car garages for each unit are accessible from the private driveways, which circulate throughout the development. A total of 30 open guest parking stalls are conveniently located throughout the development. The remaining 62 parking spaces are comprised of 31 enclosed, attached two-car garages for the 31 townhomes. All buildings shall be of high architectural quality, both individually as well as in the context of the total complex. The shape, scale, exterior design, and exterior finish of each building shall be consistent.

B. Permitted Uses

All uses permitted in the R-3 (Multiple-Family Residential) zone, pursuant to the Garden Grove Municipal Code and subject to applicable general limitations on uses, special operating conditions and development standards, and parking requirements, and also subject to any additional limitations as stated in the Covenants, Conditions, and Restrictions ("CC&R's") for the residential development.

C. Setbacks

1. Front (Street Side – Northerly Property Line) Setback

Buildings/structures shall provide a minimum setback of 20 feet.

Private open (recreation) patios shall provide a minimum setback of 12 feet and shall not cover more than 50% of its respective front setback area, which is defined as the width of the dwelling unit's front entry elevation. Private open (recreation) patios shall not contain any buildings/structures (including patio covers) or storage, and shall be uncovered and open to the sky.

2. Side Yard (Westerly and Easterly Property Lines)

Buildings/structures shall provide a minimum setback of 12.5 feet.

3. Rear Yard (Northerly Property Line)

Buildings/structures shall provide a minimum setback of 15 feet.

D. Separation of Main Buildings

Separation requirements shall apply to habitable portions only. Garages, projections, balconies, and other non-habitable areas, are not included in these separation requirements.

3-story to 3-story structures (front-to-front orientation) shall maintain a minimum separation of 40 feet.

3-story to 3-story structures (rear-to-rear orientation) shall maintain a minimum separation of 28 feet.

E. Separation of Parking Areas and Vehicular Accessways

Minimum distance between open, guest parking areas and habitable portions of residential units is 5 feet.

Minimum distance between vehicular accessways and habitable portions of residential units is 5 feet.

F. Bathrooms

Maximum Number of Bathrooms Per Number of Bedrooms.

Dwelling units shall provide no more bathrooms than as specified below:

Number of Sleeping Rooms:	1	2	3	4
Number of Bathrooms:	1	2	3	4

A dwelling unit may contain one (1) additional powder room (1/2 bathroom), one (1) above the maximum number of bathrooms permitted based on the total number of bedrooms in the unit (as specified in the table above), provided the design of the floor plan warrants the need for an additional powder room, and subject to review and approval by the Community and Economic Development Department, Planning Division.

At least 50% of the bathrooms provided within a residential unit shall be accessed solely from a public area such as a hallway, living room, family room, or a laundry room, and not directly from a sleeping room.

RESOLUTION NO. 5946-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING APPROVING SITE PLAN NO. SP-063-2019, VARIANCE NO. V-022-2019 AND TENTATIVE TRACT MAP NO. TT-18169-2019, FOR PROPERTY LOCATED AT 9861 11<sup>th</sup> STREET, ASSESSOR'S PARCEL NO. 098-120-18.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on February 7, 2019, does hereby approve Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019, for land located on the north side of 11<sup>th</sup> Street between Kerry Street and Brookhurst Street, Assessor's Parcel No. 098-120-18, subject to (i) the Conditions of Approval attached hereto as "Exhibit A"; (ii) Garden Grove City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project, and adoption and effectiveness of an Ordinance approving Planned Unit Development No. PUD-010-2019 with R-3 (Multiple-Family Residential) base zoning.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Melia Homes, Inc., with the authorization of the property owner, Consolidated Industries, Inc.
2. The applicant requests (a) City Council adoption of Residential Planned Unit Development No. PUD-010-2019 for a 1.8-acre lot, located at 9861 11th Street (Assessor's Parcel No. 098-120-18), and currently zoned R-3 (Multiple-Family Residential) to allow and facilitate the development of a multiple-family residential project (consisting of 31 two- and three-story townhomes; (b) Planning Commission approval of Site Plan No. SP-063-2019 to construct the 31 two- and three-story townhomes along with associated site improvements; (c) Planning Commission approval of Tentative Tract Map No. TT-18169-2019 to create a one-lot subdivision for the purpose of selling each townhome as a condominium; and (d) Planning Commission approval of Variance No. V-022-2019 to deviate from the 3-acre minimum lot size for a Residential Planned Unit Development (collectively, the "Project").
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 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. 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. The Mitigated

Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

4. Concurrently with its adoption of this Resolution (5946-19), the Planning Commission adopted Resolution No. 5945-19 recommending that the City Council: (i) adopt the Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the 11<sup>th</sup> Street Townhome Project; and (ii) approve Planned Unit Development No. PUD-010-2019. The facts and findings set forth in Resolution No. 5945-19 are hereby incorporated into this Resolution by reference.
5. The property has a General Plan Land Use designation of Medium Density Residential and is currently zoned R-3 (Multiple-Family Residential). The subject 1.8-acre lot is currently improved with a 33,200 square foot intermediate care facility for the developmentally disabled.
6. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
7. Report submitted by City staff was reviewed.
8. Pursuant to a legal notice, a public hearing was held on February 7, 2019, and all interested persons were given an opportunity to be heard.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of February 7, 2019, and considered all oral and written testimony presented regarding the project, the initial study, and the Mitigated Negative Declaration.

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 and 9.40.060, are as follows:

FACTS:

The subject 1.8-acre lot is currently improved with a 33,200 square foot intermediate care facility for the developmentally disabled, which currently operates with 59 beds and is planned to operate on-site through May 2019. The facility was originally developed to accommodate 147 patients. However, due to state licensing constraints, the facility is now limited to 59 beds. The existing 33,200 square foot single-story structure is surrounded by asphalt parking areas with two (2) driveways providing vehicular access from 11<sup>th</sup> Street.

The subject property has a General Plan Land Use Designation of Medium Density Residential, which provides an allowable density of up to 32 dwelling units per acre,

and is zoned R-3 (Multiple-Family Residential), which allows up to 24 dwelling units per acre. The subject property is adjacent to R-3 zoned properties to the north, south, east, and across 11<sup>th</sup> Street to the south. The existing surrounding uses include: two-story apartment buildings to the north; a two-story apartment building to the east of the site's northern portion and a single-family residence to the east of the site's southern portion; two-story townhomes across 11<sup>th</sup> Street to the south; and a vacant site, which was recently approved by the City to develop a three-story apartment building, to the west.

The applicant proposes to construct a multiple-family residential project consisting of 31 two- and three-story townhomes along with associated site improvements. Approval of a Planned Unit Development (PUD) is necessary to accommodate the proposed project, along with a Site Plan, Tentative Tract Map, and a Variance to deviate from the minimum three-acre lot size requirement for a residential Planned Unit Development. The Site Plan, Tentative Tract Map, and Variance approvals by the Planning Commission would be contingent upon the City Council's approval of the proposed Planned Unit Development zoning and adoption of a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program ("MMRP").

The application for Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019 is being processed in conjunction with an application for approval of Planned Unit Development No. PUD-010-2019. If approved by the City Council, Planned Unit Development No. PUD-010-2019 will create a precise plan and zoning for the property with implementation provisions corresponding to the project proposed pursuant to Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019.

#### FINDINGS AND REASONS:

##### Site Plan:

1. The Site Plan complies with the spirit and intent of the provisions, conditions and requirements of Title 9 and is consistent with the General Plan.

The General Plan Land Use Designation of the subject site is Medium Density Residential, which is intended for a variety of types and densities of multiple-family residential dwellings as well as to: (i) provide an excellent environment for family life; preserve residential property values; (iii) provide access to schools, parks, and other community services; (iv) promote housing opportunities in close proximity to employment and commercial centers and; (v) provide a high-quality architectural design. The proposed project would create a neighborhood of 31 two- and three-story townhomes, with attached two-car garages, that satisfies each of these objectives and results in a density of 17.2 dwelling units per acre, which is well below the density allowed by the Medium Density Residential General Plan Land Use

Designation (max 32 units per acre) and the R-3 zone (max 24 units per acre). Approval and effectiveness of the proposed Site Plan is contingent upon City Council approval of a Planned Unit Development that will establish zoning standards for the site consistent with the proposed Site Plan and Tentative Tract Map.

Furthermore, the Medium Density Residential land use designation is intended for a variety of types and densities of multiple-family residential dwellings as well as to promote housing opportunities in close proximity to employment and commercial centers.

The proposed Project meets the spirit and intent of the General Plan and furthers the following goals, policies, and implementation programs:

Goal LU-3, which intends to add higher density residential development adjacent to major thoroughfares in the City;

Policy LU-2.2, which strives to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life;

Policy LU-2.4, which intends to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood;

LU-IMP-2B, which intends for new development to be similar in scale to the adjoining residential neighborhood to preserve its character;

LU-IMP-3D, which intends for multi-family housing on local streets with appropriate setbacks to be consistent with neighborhood development patterns; and

Policy LU-4.1, which strives to locate higher density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

The proposed Project will be consistent with the spirit and intent of the General Plan and will help in meeting the City's regional housing needs.

2. The project 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 consists of 31 two- and three-story townhomes with attached enclosed two-car garages. The units are dispersed amongst three (3) main structures: Nine attached (9) units in a structure along the easterly property line; ten (10) attached units in a structure located towards the rear

(northwest corner) of the property; and twelve (12) attached units in a structure located towards the front of the property. The attached two-car garages for each unit are accessible from the private driveways, which circulate throughout the development. The width of the drive aisles have been designed to accommodate two-way traffic and range between 25'-0" to 28'-0" in width. The private driveways have been designed in accordance with City Standards, and provides the required turnaround access for trash trucks and emergency vehicles. A total of 30 open guest parking stalls will be conveniently located throughout the development. The remaining 62 parking spaces are comprised of 31 enclosed, attached two-car garages for the 31 townhomes. Vehicular access to the site will be from 11<sup>th</sup> Street via an enhanced entry driveway that will include decorative paving and landscaping. No vehicular access gate is proposed. Various sidewalks will provide pedestrian access to the site from the 11<sup>th</sup> Street public right-of-way. Unit Nos. 1-6 will have entries facing the 11<sup>th</sup> Street public right-of-way with private porch areas that are open to the sky. The remaining units will have entries facing, and accessible from, private walkways, which circulate throughout the development. The common/active recreation area is centrally located and conveniently accessible to all units within the development. No vehicular access gate is proposed.

The project provides a total of 92 parking spaces, which meets the minimum number of parking spaces required by the Municipal Code. The breakdown of parking spaces includes 62 garaged parking spaces and 30 unassigned open guest parking spaces.

As part of the Initial Study report prepared for the Mitigated Negative Declaration for the Project, a technical memo was prepared by Translutions, a licensed traffic engineering firm, to determine the potential impacts relating to trip generation (the expected number of vehicle trips originating in or destined for a particular traffic analysis zone) and parking demand (the projected parking demand for the site). Based on the trip generation and project parking demand analyses conducted, Translutions concluded that the proposed Project is unlikely to have any significant impacts on nearby traffic circulation and that the number of parking spaces provided would be adequate to meet the parking demand for the Project. A traffic study would typically be required by the City if the trip generation for a project was projected to increase by more than 50 trips during peak times. The trip generation rates in the report were based on the nationally referenced rates from the Institute of Transportation Engineers' (ITE) *Trip Generation* (10<sup>th</sup> Edition) – commonly referred to as the "ITE Manual". The analyses of the report found that the projected new trip generation, resulting from the proposed residential project (197 daily trips), would actually be less (by -23 trips) than the current trip generation of the existing intermediate care facility (220 daily trips). The City's Traffic Engineering Division reviewed the report and concurred with the report's findings.

The Engineering Division has reviewed the plan and all appropriate conditions of approval and mitigation measures have been incorporated to minimize any adverse impacts on surrounding streets. Therefore, the design of the project complies with the spirit and intent of the Garden Grove Municipal Code for multiple-family residential uses and will provide for a stable and desirable environment.

3. The project will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The Public Works Department has reviewed the plans and all appropriate conditions of approval have been incorporated. The proposed development will provide landscaping and proper grading of the site to provide adequate on-site drainage. All other appropriate conditions of approval and mitigation measures have been included, which will minimize any adverse impacts to surrounding streets.

4. The project will not adversely impact the Public Works Department's ability to perform its required function.

The Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval and mitigation measures to minimize any adverse impacts, and to ensure the project will not adversely impact the Public Works Department's ability to perform its required function(s).

5. The project is compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics.

The subject 1.8-acre lot is located in an area that is adjacent to R-3 zoned properties to the north, south, east, and across 11<sup>th</sup> Street to the south. The existing surrounding uses include: two-story apartment buildings to the north; a two-story apartment building to the east of the site's northern portion and a single-family residence to the east of the site's southern portion; two-story townhomes across 11<sup>th</sup> Street to the south; and a vacant site, which was recently approved by the City to develop a three-story apartment building, to the west. Planned Unit Development No. PUD-010-2019 would permit development of the property in accordance with the proposed Site Plan and Tentative Tract Map for the project and would accommodate the development of 31 two- and three-story residential townhome units as part of a multiple-family residential development that will be compatible with the existing neighborhood, which is comprised primarily of multiple-family residential developments and multi-story structures. The General Plan Land Use designation for the subject property is Medium Density Residential, which allows for up to 32 dwelling units per acre. The subject property is currently zoned R-3, which allows for the development of

multiple-family dwellings for up to 24 dwelling units per acre. The proposed Project will consist of 17.2 dwelling units per acre, which is well below the density allowed by the General Plan and the R-3 zone. The proposed development will include parking spaces on-site to adequately serve the development, along with private and common recreation space. The proposed development will be an added value to the neighborhood, and will add additional housing units that will further the goals of the City's Housing Element.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The proposed lot is sufficient in size and shape to accommodate the proposed development, and the Project has been designed to comply with development standards of the zoning code, including setbacks, lot coverage, parking, recreation space, and building height. The project has been designed to create a residential community that is compatible with the surrounding multiple-family and single-family homes in the area. The Residential Planned Unit Development (PUD) zoning allows the project to have an overall quality that is greater than the current zoning as it allows a more integrated design of multiple-family residential buildings. The design creates a sense of neighborhood with walkways, landscaping frontages, and active, passive, and private open spaces, and shared open space amenities. The proposed development will be an added value to the neighborhood, and will add additional housing units that furthers the goals of the City's Housing Element.

Variance:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The City of Garden Grove is built-out with very few vacant sites available. Most current projects are in-fill, which is defined as the development of new housing or other buildings on scattered vacant or currently developed sites in a built-up area. The acquisition of additional land to meet the three-acre lot size requirement is not feasible as the property is bounded by existing residential developments to the north and east, an apartment development to the west that is expected to commence construction in the near future, and 11<sup>th</sup> Street to the south. The limited size of the site prevents the applicant from proposing a residential project that strictly meets all of the required development standards of the R-3 (Multiple-Family Residential) zone. The Planned Unit Development (PUD) zoning designation establishes development standards and uses specific to a particular project, and

independent of certain aspects of the Municipal Code, provided that the quality of the project achieved through the PUD zoning is greater than could be achieved through traditional zoning. Changing the zoning of the property to a residential Planned Unit Development will ensure the property is consistent with the spirit and intent of the General Plan, which, in part, encourages the development of residential units to meet the city's regional housing needs and to further the goals of the City's Housing Element.

Additionally, the intent of Goal LU-3 of the General Plan is to add higher density residential development adjacent to major thoroughfares in the City. The subject site is in close proximity to Brookhurst Street, which is a major arterial street. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, particularly in regards to limited developable lot size and feasibility to acquire additional land, that do not apply generally to other similar properties in the immediate vicinity, within the same zone, or other similar zoned properties throughout the City. As mentioned prior, due to the location of the property, and the surrounding existing improvements, the applicant is unable to acquire additional land area to meet the three-acre size requirement of the PUD. The proposed lot area is sufficient in size to accommodate the proposed development, and the Project has been designed to comply with development standards of the zoning code, including setbacks, lot coverage, parking, recreation space, and building height.

2. That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the subject property.

The Variance is necessary for the property to be developed with the same property rights that exist for other similar residential developments located throughout the City that may not meet minimum lot size requirements. The proposed Variance will allow the Project to deviate from the three-acre lot size requirement for a residential Planned Unit Development. There are other similar residential projects in the immediate vicinity, within the same zone, or other similar zoned properties through the City that do not meet the minimum three-acre lot size requirement and therefore required the approval of the same Variance. The property is bounded by existing residential developments to the north and east, an apartment development to the west that is expected to commence construction in the near future, and 11<sup>th</sup> Street to the south. The location of the project site precludes the applicant from being able to acquire additional land area to meet the three-acre requirement. The approval of the requested Variance is necessary to ensure the preservation and enjoyment of a substantial property right possessed by other property in the immediate vicinity, within the same zone, or other similar zoned properties throughout the City.

3. That the granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The proposed Variance will allow the project to deviate from the three-acre lot size requirement for a residential Planned Unit Development. The subject site is located in an area improved with multiple-family and single-family homes. The existing surrounding uses include: two-story apartment buildings to the north; a two-story apartment building to the east of the site's northern portion and a single-family residence to the east of the site's southern portion; two-story townhomes across 11<sup>th</sup> Street to the south; and a vacant site, which was recently approved by the City to develop a three-story apartment building, to the west. Therefore, the proposed Project will be compatible with the existing residential developments in the area. The proposed lot area is sufficient in size to accommodate the proposed development, and the Project has been designed to comply with development standards of the zoning code, including setbacks, lot coverage, parking, recreation space, and building height. The project will be required to comply with all applicable building and safety codes and regulations to ensure that there is not an adverse impact on public health, safety, or welfare. Furthermore, the proposal has been reviewed by all City Departments in order to ensure compliance with all applicable code provisions.

4. That the granting of such Variance will not adversely affect the City's General Plan.

The proposed Variance will allow the project to deviate from the three-acre lot size requirement of the residential PUD zone. The proposed lot area is sufficient in size to accommodate the proposed development, and the Project has been designed to comply with development standards of the zoning code, including setbacks, lot coverage, parking, recreation space, and building height. The General Plan Land Use designation for the subject property is Medium Density Residential, which allows for up to 32 dwelling units per acre. The subject property is currently zoned R-3, which allows for the development of multiple-family dwellings for up to 24 dwelling units per acre. The proposed Project will consist of 17.2 dwelling units per acre, which is well below the density allowed by the General Plan and the R-3 zone. Furthermore, the Medium Density Residential land use designation is intended for a variety of types and densities of multiple-family residential dwellings as well as to promote housing opportunities in close proximity to employment and commercial centers.

The proposed Project meets the spirit and intent of the General Plan and furthers the following goals, policies, and implementation programs:

Goal LU-3, which intends to add higher density residential development adjacent to major thoroughfares in the City;

Policy LU-2.2, which strives to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life;

Policy LU-2.4, which intends to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood;

LU-IMP-2B, which intends for new development to be similar in scale to the adjoining residential neighborhood to preserve its character;

LU-IMP-3D, which intends for multi-family housing on local streets with appropriate setbacks to be consistent with neighborhood development patterns; and

Policy LU-4.1, which strives to locate higher density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

The proposed Project will be consistent with the spirit and intent of the General Plan and will help in meeting the City's regional housing needs. Therefore, the granting of the requested Variance will not adversely affect the City's General Plan.

5. That approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The Variance is necessary for the property to be developed with the same property rights that exist for other similar residential developments located throughout the City. The proposed Variance will allow the Project to deviate from the three-acre lot size requirement for a residential Planned Unit Development. There are other similar residential projects in the immediate vicinity, within the same zone, or other similar zoned properties through the City that do not meet the minimum three-acre lot size requirement and therefore required the approval of the same Variance. The property is bounded by existing residential developments to the north and east, an apartment development to the west that is expected to commence construction in the near future, and 11<sup>th</sup> Street to the south. The Project is subject to extensive Conditions of Approval that impose requirements and limitations similar to those placed on other multiple-family residential projects and properties in the immediate vicinity, within the same zone, or on other similarly zoned properties throughout the City, and which are intended to

assure that the granting of a variance to allow PUD zoning will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Tentative Tract Map:

1. The proposed map is consistent with the General Plan.

The proposed map is consistent with the provisions of the General Plan for the land use designation for Medium Density Residential, which allows for up to 32 dwelling units per acre. The subject property is currently zoned R-3, which allows for the development of multiple-family dwellings for up to 24 dwelling units per acre. The proposed Project will consist of 17.2 dwelling units per acre, which is well below the density allowed by the General Plan land use designation and the R-3 zone, and is therefore consistent with the General Plan.

2. The design and improvement of the proposed subdivision are consistent with the General Plan.

The design and improvements of the proposed subdivision meets the spirit and intent of the General Plan and furthers the following goals, policies, and implementation programs:

Goal LU-3, which intends to add higher density residential development adjacent to major thoroughfares in the City;

Policy LU-2.2, which strives to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life;

Policy LU-2.4, which intends to assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood;

LU-IMP-2B, which intends for new development to be similar in scale to the adjoining residential neighborhood to preserve its character;

LU-IMP-3D, which intends for multi-family housing on local streets with appropriate setbacks to be consistent with neighborhood development patterns; and

Policy LU-4.1, which strives to locate higher density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

3. The site is physically suitable for the proposed type of development.

The site has a net lot area of 1.8-acres. The project has been designed to comply with the development requirements of the R-3 (Multiple-Family Residential) zone, including setbacks, parking, landscaping, and recreation area. In addition, the proposed private driveway system throughout the development has been designed per the City's standard and provides adequate access for trash trucks and emergency vehicle access.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and the requirements of the California Environmental Quality Act have been satisfied.

Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 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 the proposed mitigation measures cannot, or will not, have a significant effect on the environment. The Mitigated Negative Declaration with mitigation measures was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

5. The site is physically suitable for the proposed density of the development.

The General Plan Land Use designation for the subject property is Medium Density Residential, which allows for up to 32 dwelling units per acre. The subject property is currently zoned R-3, which allows for the development of multiple-family dwellings for up to 24 dwelling units per acre. The proposed Project will consist of 17.2 dwelling units per acre, which is well below the density allowed by the General Plan and the R-3 zone.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard the public health. City Departments, including Traffic Division, Water Division, Engineering Division, Fire Department, and the Planning Division, have reviewed the proposed development and have applied conditions of approval as mitigating measures against any potential negative impacts that the project may have on the community.

7. The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the subdivision; or, if such easements exist, alternate easements for access

or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

The project has been designed to avoid development over existing easements.

8. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning requirements.

The proposed subdivision has been specifically designed to accommodate the proposed 31-unit residential townhome project on the property and is being processed in conjunction with a request for approval of Planned Unit Development zoning for the specific project proposed.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

The project has been designed in accordance with Government Code Section 66473.1, which encourages the orientation of the units to take advantage of shade and prevailing breezes.

10. The design, density, and configuration of the subdivision strike a balance between the effect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The proposed tentative tract map will create a one-lot subdivision for planned condominium development purposes. The individual townhome/condominium units will range in size from 1,650 square feet to 1,940 square feet, which is compatible with the size of other condominium units in the general area. The project has been reviewed in relation to the housing needs and goals of the City and is compatible with existing residential developments in the vicinity. The property is located in an area with the existing multiple-family and single-family residences. The proposal is to construct 31 new multiple-family residential townhomes that will increase the number of available housing in the area, and further the goals of the Housing Element of the General Plan. The project complies with the density requirements of the General Plan, as well as most of the R-3 (Multiple-Family Residential) zone development standards.

11. The subject property is not located within in a state responsibility area or a very high fire hazard severity zone, the proposed subdivision is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.

- 12. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE 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 Site Plan, Variance, and Tentative Tract Map possess characteristics that would justify the request in accordance with Municipal Code Sections No. 9.32.030.3 (Site Plan), 9.32.030.6 (Variance), and Section 9.40.060 (Tentative Maps).
- 2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019.
- 3. The effectiveness of approval of Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019 shall be contingent upon City Council adoption a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project and the adoption and effectiveness of an ordinance approving Planned Unit Development No. PUD-010-2019.

Adopted this 7th day of February 2019

ATTEST:

/s/ LALA TRUONG  
VICE 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 February 7, 2019, by the following vote:

AYES:	COMMISSIONERS:	(5)	LAZENBY, LEHMAN, NGUYEN, SALAZAR, TRUONG
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(1)	KANZLER

/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 February 28, 2019.

## **EXHIBIT "A"**

**Site Plan No. SP-063-2019  
Variance No. V-022-2019  
Tentative Tract Map No. TT-18169-2019**

9861 11<sup>th</sup> Street  
Assessor's Parcel No. 098-120-18

### **CONDITIONS OF APPROVAL**

#### **General Conditions**

1. The applicant and each owner of the property shall execute, and the applicant shall record against the property a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office. Proof of such recordation is required within 30 days of this approval. All Conditions of Approval set forth herein 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, Melia Homes, Inc., the developer of the project, the current owner of the Property, Consolidated Industries, Inc., the future 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. Any changes of the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019.
2. Approval of Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019 shall be contingent upon City Council adoption of a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project and an ordinance approving Planned Unit Development No. PUD-010-2019, and 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, Tentative Tract Map and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications, to the project 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. The approved site plan, floor plan, and use of the subject property, as represented by the Applicant, are an integral part of the decision approving this Site Plan. If major modifications are made to the approved floor plan, site plan, or other related changes that result in the intensification of the project or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

### **Public Works Engineering Division**

6. 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 the interior 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.
7. A separate street permit is required for work performed within the public right-of-way.
8. The applicant shall be subject to Traffic Mitigation Fees, In-Lieu Park 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.
9. The applicant shall submit an in-lieu fee of one-percent (1%) of the total estimated construction cost of the developer's project, in-lieu of under-grounding the existing off-site utilities which include the power poles, overhead wires, and associated structures used for the transmission of electrical energy, located primarily along the frontage of the project site facing 11th Street, as determined by the City Engineer. Unless otherwise specified, all other on-site and off-site utilities shall be under-grounded as necessary.
10. Grading and street improvement 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.

11. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
12. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer.
13. The new drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-121.
14. Provide additionally maneuvering area (minimum 5 feet) at the end of the private parking driveways on the west side of the property.
15. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, if any shall have wheel stops.
16. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within and frontage of the development in a manner meeting the approval of the City's Lighting Administrator. Location of lighting poles shall be shown on the precise grading and street improvement plans.
17. 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.
18. 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.
19. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
  - 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.

- Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
  - Incorporates structural and Treatment Control BMPs as defined in the DAMP.
  - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
  - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
  - Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
20. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- 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.
  - Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
  - Demonstrate that an adequate number of copies of the approved Project WQMP are available on site.
  - Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
21. 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 his 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 his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.

22. Prior to issuance of a grading permit, 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 for review and approval of the tract map.
23. 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.
24. 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.
25. 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.
26. 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.
27. Any required lane closures should occur outside of peak travel periods.
28. Construction vehicles should be parked off traveled roadways in a designated parking.
29. 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.

30. TIES TO HORIZONTAL CONTROL:

Prior to recordation of a final tract map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

31. DIGITAL MAP SUBMISSION:

Prior to recordation of a final tract map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

32. 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:

- 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.

33. 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:

- 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.
- Provide solid roof or awning to prevent direct precipitation.
- Connection of trash area drains to the municipal storm drain system is prohibited.
- Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control.
- See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
- The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures.
- 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.

34. The applicant shall remove substandard driveway approaches, curb, sidewalk and the existing landscape and trees (total 8 trees) within sidewalk area along 11<sup>th</sup> Street 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. A separate street improvement plans shall be prepared for 11<sup>th</sup> Street and submitted to the engineering department for improvements within the City right of way. Prior to final map approval, the applicant shall design and construct street frontage improvements as identified below:

11<sup>th</sup> Street

- Applicant shall remove the existing easterly and westerly substandard driveway approaches and existing landscaping on 11<sup>th</sup> Street and construct new curb, gutter and sidewalk.
- The new driveway approaches to the site on 11<sup>th</sup> Street shall be constructed in accordance with City of Garden Grove Standard Plan B-121. Standard Plan B-121 calls for a minimum width of 30-feet for commercial and multi residential projects.
- Applicant shall construct 6-inch curb and gutter replacing the westerly driveway approaches along the property frontage at 30' from centerline in accordance with City Standard Plan B-114.
- Applicant shall remove all trees within the landscaping area that are fronting the project on 11<sup>th</sup> Street and plant total of eight Western Redbuds (single trunk) trees.
- Applicant shall remove and replace 4-foot sidewalk fronting the project on 11<sup>th</sup> Street in accordance with City Standard B-105.
- Applicant shall remove and replace the pavement of the street from the edge of the northerly gutter to the edge of southerly gutter along the property frontage per City Standard Plan B-104 and the direction of the City Engineer.
- Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on 11<sup>th</sup> Street with Planning Division and Water Division.
- Any proposed new landscaping in public right of way shall be approved by Planning Division and maintained by the owner.

**Garden Grove Fire Department**

35. Fire sprinkler system is required throughout the entire project per the California Fire Code and adopted City standards (NFPA). NFPA 13D compliant system is required throughout with a density and configuration as required by that standard. Sprinkler systems shall meet further City water standards as determined by the fire and water departments (i.e., testable double check valves, fire flow water meters if required).
36. Smoke/CO alarm system shall be provided and interconnected; interconnectivity shall exist with fire sprinkler system also, as per NFPA 72.
37. Fire hydrants to be shown on submitted grading plan. Fire hydrants shall be provided on-site, and the number of hydrants and locations are subject to Fire Department and Water Services Department approval. Prior to any combustible material being delivered to the site, the fire hydrants shall be installed and fully operational and an all-weather road must be provided for fire truck access.
38. The final roadway layout and construction shall maintain a minimum width clearance of 20-feet and a minimum height clearance of 13'-6". All designated corners shall meet the Fire Department minimum turning radius. Applicant shall submit CAD drawing to the Fire Department for review showing fire engine accessibility and meeting the Fire Department minimum turning radius. The roadway shall be constructed to support 75,000 pounds (CFC 07102.1). During grading plan preparation, the applicant shall work with the Garden Grove Fire Department in determining the exact location of on-site curb returns, curb locations, and any other related matters pertaining to Fire Truck access and turning maneuvers throughout the entire site. Upon completion of the project, the Homeowner's Association shall become fully responsible for replacing any damaged curbs and gutters throughout the development. All fire related matters/issues referenced on construction plans and documents, and during construction, shall be referenced as "per the Garden Grove Fire Department."
39. All Fire related aspects of the proposed project shall comply with California Fire Codes and the California Building Codes 2010 Edition.
40. Where required, red curbing will be required in designated fire access lanes as directed by the Fire Department and such red curbing and any related Fire Lane signage shall be maintained at all times by the Homeowner's Association.

**Building and Safety Division**

41. Project shall comply with the 2016 CA Building Code (CBC), CA Residential Code, CA Mechanical Code (CMC), CA Plumbing Code (CPC), CA Electrical Code

(CEC), CA Green Building Standards Code (CGBSC) and the 2016 CA Building Energy Efficiency Standards.

42. All non-structural portions of the building(s) shall comply with the 2016 CA Residential Code (CRC).
43. Future electric vehicle (EV) charging shall be provided per CGBSC Sections 4.106.4.1 and 4.106.4.1.1.
44. Construction waste reduction, disposal and recycling shall comply with CGBSC Section 4.408 and City Construction Waste Management forms shall be completed and imprinted on plan.
45. Outdoor water usage in landscape shall comply with CGBSC and the City's Landscape Water Efficiency Guidelines. A worksheet showing compliance shall be included in landscaping plans for review.
46. Project shall comply with CBC Chapter 11A for exterior/interior accessibility requirements.
47. At least 10% (4 units) of the total units shall be made adoptable and shall comply with CBC Section 1102A.3 and CBC Chapter 11A, Division IV.
48. All common use areas shall comply with CBC Section 1127A.
49. All public use areas shall comply with CBC Chapter 11B.
50. Building(s) shall be solar ready and shall comply with Building Energy Efficiency Standards Section 110.10.
51. Common walls between units shall be fire resistance rating in accordance with CRC Section R302.2 and a minimum of 50 STC shall be provided.
52. Parapet is required between units and shall comply with CRC Sections R302.2.2 and R302.2.3.
53. Each individual unit shall be "structural independence" in accordance with CRC Section R302.2.4.
54. Penetrations in common walls and/or floor shall comply with CRC Section R302.4.

### **Public Work's Water Services Division**

Prior to final map approval, the applicant shall design and construct improvements as identified below:

55. The applicant shall install 1" water meter and service with residential fire service connections in the 11<sup>th</sup> Street right-of-way. Meter located within the complex to be located in the side walk. No water meters to be located within the drive aisle.
56. Existing fire service DCDA (Double Check Detector Assembly) to be removed and connection at the street to be abandoned per Water Services Inspectors instructions.
57. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall installed on the landscape system. 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. 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.
58. A composite utility site plan shall be part of the water plan approval.
59. Water system within private streets shall be constructed per City Standards by developer and dedicated to the City. Bonding will be required.
60. There shall be a minimum 15-foot clearance of building footings from water main. Clearances less than 15 feet shall be reviewed and approved by the Water Services Division.
61. There shall be no structures or utilities built on or crossing water or sewer main easements.
62. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.
63. There shall be a minimum clearance from sewer main and water main of 10 feet from outside of pipe to outside of pipe.
64. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
65. 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 owner's expense.
66. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) pass all bacteriological and pressure tests.

67. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.
68. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
69. 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. All on-site sewer to be per California Plumbing Code.
70. 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.

### **Planning Services Division**

71. The applicant shall submit a complete landscape plan governing the entire development. The plans shall be consistent with the plans submitted to the Planning Commission for review and approval, except as modified herein. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:
  - a. A complete, permanent, automatic remote control irrigation system shall be provided for all common area landscaping shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
  - b. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box, and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, Boston Ivy or other acceptable vines, shall be used.
  - c. The applicant shall be responsible for installing and maintaining the common area landscaping until such time as the project nears complete sell-out and the Homeowner's Association takes over maintenance responsibility.
  - d. Trees planted within ten feet (10') 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. The number of street trees to be planted along the 11<sup>th</sup> Street frontage shall be incorporated into the front landscape setback, no street trees will be planted in the sidewalk. The street right-of-way plans may be modified to have the sidewalk adjacent to the curb, meeting City Standards, in order to minimize tree overhanging in the street.

- e. The landscape treatment along the street frontages, including the area designated as public right-of-way, shall incorporate the landscape area between the sidewalk and the development wall with ground cover, shrubs and bushes, and trees that highlight the project's entrance as well as enhance the exterior appearance along 11<sup>th</sup> Street. The plant material for the entrances shall be the type to inhibit graffiti such as vines and dense growing shrubs and bushes, and shall be maintained.
  - f. All landscape areas, in common areas are the responsibility of the Homeowner's Association. Maintenance of this landscape area shall be included within the CC&R's for the project.
  - g. Final design and configuration of the enhanced landscaping along the 11<sup>th</sup> Street frontage shall be reviewed and approved by the Planning Division as part of the required landscape plans.
72. 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).
  - 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.
73. The applicant shall prepare Covenants, Conditions, and Restrictions (CC&R's) for review and approval by the City Attorney's office and Community and Economic Development Department prior to final map approval. The approved CC&R's shall be recorded at the same time that the subdivision map is recorded and two copies (a hard copy and an electronic copy) of the recorded CC&R's shall be provided to the Planning Division. The CC&R's shall include the following stipulations and/or provisions:
- a. All units shall maintain the ability to park two cars within the garages at all times. Garages shall not be converted to any other use.
  - b. There shall be no business activities, day care, or garage sales conducted within or from the garages.

- c. Parking spaces in the garages shall be made available to the occupants of the unit at all times.
- d. Residents shall not park or store vehicles anywhere on the site except within the designated parking spaces in the garages for their dwelling unit. However, the 30 unassigned open, on-street, guest parking spaces, located throughout the development, may be utilized by residents or guests for temporary parking. Any issues arising from the use, application, or restriction of such open parking spaces shall be at the resolve of the Homeowner's Association.
- e. All graffiti vandalism shall be abated within the premises. Best management practices shall be implemented 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 as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
- f. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.
- g. The CC&R's shall include provisions providing the owners or tenants a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters for a development of this type. This shall also include scheduling of maintenance of such items as the recreation area, landscape area maintenance, etc. This also includes ensuring tree overhangs do not block or hinder any vehicles such as street sweepers, trash trucks, fire trucks, etc., from maneuvering around the cul-de-sac.
- h. Storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited.
- i. The CC&R's shall include stipulations that maintenance of the private drive aisles, storm drain, sewer system, open space areas within the interior of the development, and the common landscaped areas, are the responsibility of the Homeowner's Association.
- j. Each unit shall have a minimum of 200 cubic feet of storage space, which may be provided in the garage parking areas, and typical closet space within the unit shall not count toward this requirement.
- k. Private open (recreation) patios shall provide a minimum setback of 12 ft. and shall not cover more than 50% of its respective front setback area,

which is defined as the width of the dwelling unit's front entry elevation. Private open (recreation) patios shall not contain any buildings/structures (including patio covers) or storage, and shall be uncovered and open to the sky.

- i. The Standards of Development and Conditions of Approval for Planned Unit Development No. PUD-010-2019, Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019, shall be incorporated into the CC&Rs, and provisions corresponding to any applicable Conditions of Approval shall be included in the CC&Rs.
- m. The following provisions shall be included within the CC&R's (in substantially the same form as below or as otherwise approved by the City Attorney):
  - i. Compliance with Stormwater Quality Regulations: The Homeowner's Association shall implement, and fund implementation of, the Operation and Maintenance ("O&M") Plan for the Property, which was approved by the City as part of the Water Quality Management Plan ("WQMP") required for development of the Property, and shall operate and maintain the Best Management Practices ("BMPs") described in the O&M Plan for the Property, which includes:
    - a. Description of all post-construction BMPs (non-structural and structural),
    - b. Description of the Property owner's(s') responsibilities and required training of persons performing BMP implementation, operation and maintenance,
    - c. Implementation frequency and operating schedule,
    - d. Inspection/maintenance frequency and schedule,
    - e. Specific maintenance activities,
    - f. Required permits from resource agencies, if any,
    - g. Forms to be used in documenting implementation, operation and maintenance activities,
    - h. Recordkeeping requirements.

A copy of the approved O&M Plan is described in the current WQMP for the Project, as it may be amended from time to time according to its terms, which is on file with the City of Garden Grove Community and Economic Development Department, and is incorporated herein by this reference. The Committee shall maintain a copy of the current WQMP at a location on the Property.

The Property shall be, and the Homeowner's Association shall ensure, that the Property is used and maintained in full compliance with the provisions of the O&M Plan and Chapter 6.40 (Stormwater Quality) of the Garden Grove Municipal Code, as it may be amended. The City shall

have the right to inspect the Property for the purpose of verifying compliance with this provision. The City of Garden Grove shall be an intended third-party beneficiary to this provision. The City shall have the right and authority, but not the obligation, to enforce this provision by any legal or equitable means, or by any method available to the Property owners as provided elsewhere in the Declaration, against the Declarant, Homeowner's Association, Owners, their successors and assigns, or other persons in possession of the Property. This provision shall not be amended or terminated without the written approval of the City of Garden Grove Community and Economic Development Department.

- ii. Enforcement: The City is hereby made a party to this Declaration solely for purposes of enforcing its provisions and the Standards of Development and Conditions of Approval of Planned Unit Development No. PUD-010-2019, Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019. The City, its agents, departments and employees shall have the unrestricted right and authority, but not the obligation, to enforce the provisions of this Declaration and the Standards of Development and Conditions of Approval of Planned Unit Development No. PUD-010-2019, Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019. In the enforcement of this Declaration, the City shall not be limited to the procedures or processes described in this Declaration and may use any remedy provided under law or equity, including the City's Municipal Code. The City, its agents, departments and employees may further refuse to issue any building, electrical or plumbing permit that may be in violation of these Declarations or Planned Unit Development No. PUD-010-2019, Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019 approvals. However, the City shall not be liable for failing or refusing to enforce the provisions of these Declarations or the Standards of Development and Conditions of Approval of Planned Unit Development No. PUD-010-2019, Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019. The alternative dispute resolution provisions set forth in Section / Article [SECTION] of this Declaration shall not apply to or legally bind the City.
- iii. Assessments: The City may levy special assessments against the properties in connection with its actions to enforce the conditions of this Declaration or Planned Unit Development No. PUD-010-2019, Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019 approvals, or to abate the violation thereof. The City shall have the same power as the Association to levy special assessments pursuant to the provisions of [SECTION] of this Declaration in the event that it incurs expenses in the enforcement of the conditions

of these Declarations or Planned Unit Development No. PUD-010-2019, Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019 approvals. Notice of intention to make such assessment shall be mailed by the City to the Owner of each affected [LOT/UNIT] affording the Owner thirty (30) days' notice to satisfy or reimburse the City's expenditure. In the event of the failure of any Owner of any affected [LOT/UNIT] to reimburse the City within thirty (30) days, notice of such assessment shall be mailed by the City to said Owner, and said assessment shall thereafter be due as a separate debt to the City within thirty (30) days following the mailing of such notice. Any such delinquent assessment may be and may become a lien upon the interest of the defaulting Owner in the Lot upon the execution by the City and the recording in the Orange County Recorder's office of a notice of delinquent assessment under the same conditions that the Association could record the same pursuant to the provisions of [SECTION]. The City may foreclose on such notice of delinquent assessment in the same manner and with the same power as the Association could foreclose on such notice pursuant to the provisions of [SECTION]. It is the intent of Declarant, which intent shall be binding upon all of Declarant's successors in interest in the Properties, that the City shall be deemed an interest holder pursuant to the provisions of these Declarations in order to enforce the rights which have been given to the City generally in these Declarations and specifically pursuant to this Section.

- iv. Attorney Fees: The City shall be entitled to recover its attorney's fees incurred in connection with its actions to enforce the conditions of these Declarations or Planned Unit Development No. PUD-010-2019, Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019 approvals, or to abate the violation thereof.
  - v. Public Safety Access: The Police and Fire Department personnel may enter upon any part of the common area for the purpose of enforcing State and Local laws.
  - vi. Modification/Termination: This Declaration shall not be terminated or substantially amended without the prior written approval of the City of Garden Grove Community and Economic Development Department.
74. The applicant shall comply with all provisions of the Community and Economic Development Department including, but not limited to, the following:
- a. The facades of the units shall be designed with sound attenuation features including the use of dual pane windows and limiting, when possible, the use of windows and vents. These features shall be approved by the Community

and Economic Development Department prior to the issuance of building permits.

- b. Prior to the finalization of working drawings for Planning Division, Engineering Division, and Building and Safety Division Plan Check, the applicant shall submit to the Community and Economic Development Department detailed and dimensioned plot plans, floor plans, exterior elevations, and landscape plans which reflect the above Conditions of Approval. The plans shall indicate cross-sections of all streets within the development, landscape materials, wall materials, and building materials proposed for the project. Each unit shall have phone jacks and cable-TV outlets in all rooms, except the laundry area, hallways, and bathrooms. Mechanical equipment, including air conditioning units, Jacuzzi spa equipment, sump pump, etc., shall not be located closer than 5-feet of any side or rear property line and shall not be located in the front landscape setback. Air conditioning units may be placed adjacent to or in front of the dwelling units provided the location does not obstruct, impede, or hinder any vehicle traffic or pedestrian access to any unit.
  - c. Should the applicant elect to build the project in more than one phase, then a phasing plan shall be submitted to the Community and Economic Development Department prior to releasing units for model purposes. The phasing plan shall include, but not be limited to, a site plan showing the phasing areas, protection of finished units, and protection for related safety issues concerning pedestrians and non-construction vehicles. The perimeter improvements including landscaping, walls, street improvements, and underground utilities, shall be completed in the first phase. The phasing plan shall be approved by the Community and Economic Development, Fire, and Public Works Departments prior to issuance of building permits. Notwithstanding if the applicant elects to construct the Project in phases, the applicant shall record a single final map, not multiple phased final maps, and the CC&Rs shall apply to the entire property covered by the Tentative Tract Map at the time of recordation.
75. Any new or required block walls and/or retaining wall(s) shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:
- a. Decorative masonry walls are required along the north, west, and east property lines and shall be constructed to a minimum height of 6'-0", as measured from highest point of finished grade. These walls shall use decorative masonry or stucco block with decorative caps, subject to the Community and Economic Development Department's approval.

- b. The applicant shall make good faith efforts to work with the existing property owners along the project perimeter in designing and constructing the required perimeter block walls. The purposes of this requirement is to avoid having double walls and minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the other property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to address this situation. The Community and Economic Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such wall.
76. 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, the use of solar or low-emission water heaters, and use of low-sodium parking lot lights, and to ensure compliance with Title 24.
77. The common recreation area improvements shall be reviewed and approved by the Community and Economic Development Department, Planning Division prior to issuance of building permits. The common recreation area shall be completed at the time that the applicant completes no more than 50 percent of the units (15 units). The improvements within the main open space shall include a children's playground (tot lot), open turf area, built-in bench seating, a hedge screen and landscaping around the area, and related equipment and improvements.
78. 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 except as specified in Condition No. 9.
  - b. Above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setbacks or any parking areas, and shall

be screened to the satisfaction of the Community and Economic Development Department.

- 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.
79. All ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
  80. Building color and material samples shall be submitted to the Planning Division for review and approval prior to issuance of building permits. The buildings shall include multi-toned stuccoed exteriors, window and door trim, decorative paneled front doors, multi-paned windows, window boxes, shutters, paneled roll-up garage doors, decorative entry, and varied roof lines with tile roofing material. All side and rear elevations that face a street or a common usable open space area shall maintain the same, or enhanced, level of detail as the fronts of the homes, including but not limited to, window trims, and multi-paned windows.
  81. The driveway entrance off 11<sup>th</sup> Street, located along the southerly property line, shall have enhanced concrete treatment subject to the Community and Economic Development Department's approval.
  82. All recreation areas, landscaping along the interior project street and entryway, any landscaping within the public right-of-ways fronting along the project site, shall be maintained for the life of the project and such maintenance provisions shall be included in the CC&R's.
  83. Decorative mailboxes shall be provided that include elements that are complimentary to the architectural style of the buildings. Final design of the mailboxes shall be reviewed and approved by the Planning Division prior to the issuance of building permits
  84. All on-site lighting shall be decorative. Final design of the street lighting shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
  85. 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 Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting

shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.

86. The applicant shall implement the Mitigation Monitoring and Reporting Program as identified in the adopted Mitigated Negative Declaration, and shall provide updates about the implementation process to the City of Garden Grove, Community Department until completion of the project.
87. 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 Planned Unit Development No. PUD-010-2019, Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019 (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 defend the City with legal counsel mutually selected by the applicant and the office of the City Attorney and shall further pay any adverse financial award, which may issue against the City, including but not limited to any award of attorney fees to a party challenging such project approval.
88. 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-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019, has begun.

GARDEN GROVE PLANNING COMMISSION  
Council Chamber, Community Meeting Center  
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes  
Thursday, February 7, 2019

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Vice Chair Truong  
Commissioner Kanzler  
Commissioner Lazenby  
Commissioner Lehman  
Commissioner Nguyen  
Commissioner Salazar

Absent: Kanzler

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, PLANNED UNIT DEVELOPMENT NO. PUD-010-2019, SITE PLAN NO. SP-063-2019, VARIANCE NO. V-022-2019, AND TENTATIVE TRACT MAP NO. TT-18169-2019 FOR PROPERTY LOCATED AT 9861 11<sup>TH</sup> STREET, NORTH SIDE OF 11<sup>TH</sup> STREET BETWEEN KERRY STREET AND BROOKHURST STREET.

Applicant: MELIA HOMES, INC. (CHAD BROWN)  
Date: February 7, 2019

Request: To develop a 1.8-acre lot, with a multiple family residential project consisting of 31 two- and three-story townhomes. The specific land use entitlement approvals requested include: (i) Residential Planned Unit Development zoning to facilitate the development of the townhome project; (ii) Site Plan to construct the 31 two- and three-story townhomes along with associated site improvements; (iii) Tentative Tract Map to subdivide the subject properties to facilitate the development of the townhome project; and (iv) Variance to deviate from the minimum lot size for a Residential Planned Unit Development. The site is in the R-3 (Multiple-Family Residential) zone. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: Public Hearing held. Speaker(s): Chad Brown

Action: Resolution Nos. 5945-19 (PUD/MND) and 5946-19 SP/V/TT) were approved with amendments to Conditions of Approval Nos. 37 (Fire Department) and 78 (Planning Services Division).

Motion: Lehman Second: Nguyen

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler

## GARDEN GROVE CITY COUNCIL

## RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ADOPTING A MITIGATED NEGATIVE DECLARATION AND AN ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE RESIDENTIAL TONWHOME PROJECT (PUD-010-2019, SP-063-2019, V-022-2019, TT-18169-2019)

WHEREAS, Melia Homes, Inc., the applicant, with the authorization of the property owner, Consolidated Industries, Inc., submitted a request to develop a 31-unit residential townhome project and associated site improvements on a 1.8-acre lot, located at 9861 11th Street, Assessor's Parcel No. 098-120-18 (the "Property"), which is owned by Consolidated Industries, Inc.;

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (a) City Council adoption of Residential Planned Unit Development No. PUD-010-2019 for a 1.8-acre lot, located at 9861 11th Street (Assessor's Parcel No. 098-120-18), and currently zoned R-3 (Multiple-Family Residential) to allow and facilitate the development of a multiple-family residential project (consisting of 31 two- and three-story townhomes; (b) Planning Commission approval of Site Plan No. SP-063-2019 to construct the 31 two- and three-story townhomes along with associated site improvements; (c) Planning Commission approval of Tentative Tract Map No. TT-18169-2019 to create a one-lot subdivision for the purpose of selling each townhome as a condominium; and (d) Planning Commission approval of Variance No. V-022-2019 to deviate from the 3-acre minimum lot size for a Residential Planned Unit Development (collectively, the "Project");

WHEREAS, proposed Planned Unit Development No. PUD-010-2019 would amend the City of Garden Grove Zoning Map to change the zoning of the Property to Residential Planned Unit Development zoning (PUD-010-2019) with R-3 (Multiple-Family Residential) base zoning, incorporating the associated Standards of Development for Planned Unit Development No. PUD-010-2019, per Exhibit "B" of Planning Commission Resolution No. 5945-19 and applicable development standards of the R-3 zone, set forth in the Garden Grove Municipal Code, as the applicable development standards for the Planned Unit Development; and the implementation provisions under Planning Commission Resolution No. 5946-19 for Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019, and their associated conditions of approval, as the development plan for the Planned Unit Development;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 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. 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. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, concurrent with its adoption of this Resolution, the Planning Commission adopted Resolution No. 5946-19 approving Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019, contingent upon Garden Grove City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project, and adoption and effectiveness of an Ordinance approving Planned Unit Development No. PUD-010-2019;

WHEREAS, the Planning Commission, at a Public Hearing held on February 7, 2019, recommended that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project. pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 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. 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. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on March 12, 2019, 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 March 12, 2019.

NOW, THEREFORE, the City Council of the City of Garden Grove does hereby resolve as follows:

1. The City Council of the City of Garden Grove has considered the proposed Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project along with comments received during the public review process. The record of proceedings on which the City Council of the City of Garden Grove 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 Development.

2. The City Council of the City of Garden Grove finds on the basis of the whole record before it, the conditions of approval and mitigation measures, including the initial study and comments received, that all project impacts are at a level of insignificance. The City Council further finds that the adoption of the Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project reflects the City Council's independent judgment and analysis.
3. Therefore, the City Council of the City of Garden Grove adopts the Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project.

## ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-010-2019 TO AMEND THE CITY'S OFFICIAL ZONING MAP TO CHANGE THE ZONING OF THE PROPERTY TO RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING (PUD-010-2019) WITH R-3 (MULTIPLE-FAMILY RESIDENTIAL) BASE ZONING

**CITY ATTORNEY SUMMARY**

***This Ordinance approves an amendment to the City's Official Zoning Map to change the zoning of the Property located at 9861 11<sup>th</sup> Street from R-3 (Multiple-Family Residential) to Residential Planned Unit Development zoning (PUD-010-2019) with R-3 (Multiple-Family Residential) base zoning.***

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

WHEREAS, Melia Homes, Inc., the applicant, with the authorization of the property owner, Consolidated Industries, Inc., submitted a request to develop a 31-unit residential townhome project and associated site improvements on a 1.8-acre lot, located at 9861 11th Street, Assessor's Parcel No. 098-120-18 (the "Property"), which is owned by Consolidated Industries, Inc.;

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (a) City Council adoption of Residential Planned Unit Development No. PUD-010-2019 for a 1.8-acre lot, located at 9861 11th Street (Assessor's Parcel No. 098-120-18), and currently zoned R-3 (Multiple-Family Residential) to allow and facilitate the development of a multiple-family residential project (consisting of 31 two- and three-story townhomes; (b) Planning Commission approval of Site Plan No. SP-063-2019 to construct the 31 two- and three-story townhomes along with associated site improvements; (c) Planning Commission approval of Tentative Tract Map No. TT-18169-2019 to create a one-lot subdivision for the purpose of selling each townhome as a condominium; and (d) Planning Commission approval of Variance No. V-022-2019 to deviate from the 3-acre minimum lot size for a Residential Planned Unit Development (collectively, the "Project");

WHEREAS, proposed Planned Unit Development No. PUD-010-2019 would amend the City of Garden Grove Zoning Map to change the zoning of the Property to Residential Planned Unit Development zoning (PUD-010-2019) with R-3 (Multiple-Family Residential) base zoning, incorporating the associated Standards of Development for Planned Unit Development No. PUD-010-2019, per Exhibit "B" of Planning Commission Resolution No. 5945-19 and applicable development standards of the R-3 zone, set forth in the Garden Grove Municipal Code, as the applicable development standards for the Planned Unit Development; and the implementation provisions under Planning Commission Resolution No. 5946-19 for Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-

2019, and their associated conditions of approval, as the development plan for the Planned Unit Development;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 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. 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. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, the Planning Commission adopted Resolution No. 5946-19 approving Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019, contingent upon Garden Grove City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project, and adoption and effectiveness of this Ordinance approving Planned Unit Development No. PUD-010-2019;

WHEREAS, the Planning Commission, at a Public Hearing held on February 7, 2019, recommended that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 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. 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. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on March 12, 2019, 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 March 12, 2019; and

WHEREAS, the City Council of the City of Garden Grove hereby makes the following findings regarding Planned Unit Development No. PUD-010-2019:

A. The location of the buildings, architectural design, and proposed use are compatible with the character of existing residential development in the vicinity, and the Project will be well-integrated into its setting. The Project is designed to be an attractive, modern townhome residential community that is within the allowable density for the Medium Density Residential General Plan Land Use Designation. The proposed development includes active, passive, and private recreation areas. The main entry into the development is from 11<sup>th</sup> Street and includes decorative paving and enhanced landscaping. The new development will improve the site and is in keeping with well-designed modern multi-family residences. The site's proposed multi-family residential type housing is similar and compatible with the surrounding properties, which is comprised primarily of multiple-family residential developments.

B. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets. The design of the Project complies with the spirit and intent of the Garden Grove Municipal Code for residential development. The City's Traffic Engineering Division has reviewed the plan and all appropriate conditions of approval have been incorporated to minimize any adverse impacts on surrounding streets. In addition, as part of the Initial Study report prepared for the Mitigated Negative Declaration for the Project, a technical memo was prepared by Translutions, a licensed traffic engineering firm, to determine the potential impacts relating to trip generation (the expected number of vehicle trips originating in or destined for a particular traffic analysis zone) and parking demand (the projected parking demand for the site). Based on the trip generation and project parking demand analyses conducted, Translutions concluded that the proposed Project is unlikely to have any significant impacts on nearby traffic circulation and that the number of parking spaces provided would be adequate to meet the parking demand for the Project. A traffic study would typically be required by the City if the trip generation for a project was projected to increase by more than 50 trips during peak times. The trip generation rates in the report were based on the nationally referenced rates from the Institute of Transportation Engineers' (ITE) *Trip Generation* (10<sup>th</sup> Edition) – commonly referred to as the "ITE Manual". The analyses of the report found that the projected new trip generation, resulting from the proposed residential project (197 daily trips), would actually be less (by -23 trips) than the current trip generation of the existing intermediate care facility (220 daily trips). The City's Traffic Engineering Division reviewed the report and concurred with the report's findings.

C. Provision is made for both public (communal – active and passive recreation spaces) and private open spaces. The Project has been designed in accordance with City Code provisions for providing an adequate amount of public and private open spaces as required by the multiple-family residential development standards for the R-3 (Multiple-Family Residential) zone. The site provides active, passive, and private open space/recreation areas for the prospective residents.

D. Provision is made for the protection and maintenance of areas reserved for common use. The conditions of approval for the Project require the formation of a Homeowners Association (HOA) and recordation of CC&Rs (Covenants, Conditions, and Restrictions) providing for long-term maintenance of common areas by the Homeowners' Association, which will be enforceable by the City. Through the conditions of approval for the Project, all necessary agreements for the protection

and maintenance of private areas reserved for common use will be in place prior to the start of construction and will be required to be adhered to for the life of the Project.

E. The quality of the Project achieved through the proposed Planned Unit Development zoning is greater than could be achieved under the current zoning. The Project was designed to create a residential community with a combination of active, passive, and private open space areas, landscaping, and on-street guest parking spaces on the site. The PUD zoning allows the project to be designed as an integrated community on a network of driveways. The Project meets City Code standards for parking, vehicle (including emergency) access and circulation, and landscaping. Through the residential Planned Unit Development, and the flexibility in site design it accommodates, the proposed Project provides a greater quality development by utilizing certain modifications to traditional strict zoning standards, which include: a reduced separation between habitable portions of buildings in front-to-front orientations; a reduced separation between habitable portions of buildings to open guest parking stalls; encroachment of private open patios in the front yard setback; and allowing an additional powder room for a residential unit. The PUD zoning allows the Project to have an overall quality that is greater than the current zoning as it allows a more integrated design of multi-family buildings. The design creates a sense of neighborhood with sidewalks, a variety of landscaping throughout the development, and shared open space amenities.

F. Proposed Planned Unit Development No. PUD-010-2019 is consistent with the General Plan. As part of the Project, the City's official Zoning Map would be amended to adopt Residential Planned Unit Development zoning (PUD-010-2019) with R-3 (Multiple-Family Residential) base zoning for project site. The zoning of the site is consistent with the General Plan Land Use designation of Medium Density Residential. The Medium Density Residential (MDR) Land Use Designation is intended for the development of mainly multi-family residential neighborhoods. The General Plan Land Use designation for the subject property is Medium Density Residential, which allows for up to 32 dwelling units per acre. The subject property is currently zoned R-3, which allows for the development of multiple-family dwellings for up to 24 dwelling units per acre. The proposed Project will consist of 17.2 dwelling units per acre, which is well below the density allowed by the General Plan and the R-3 zone.

G. Proposed adoption of Planned Unit Development No. PUD-010-2019, with R-3 (Multiple-Family Residential) base zoning, will promote the public interest, health, safety and welfare. In conjunction with the proposed adoption of Planned Unit Development No. PUD-010-2019, with R-3 (Multiple-Family Residential) base zoning, the proposed 31-unit residential townhome development will ensure that the future use and development of the property will be consistent with the use and development permitted on nearby properties within the City of Garden Grove.

H. The parcels covered by the proposed amendment to the Zone Map are physically suitable for the Planned Unit Development No. PUD-010-2019, with R-3 (Multiple-Family Residential) base zoning. The adoption of Planned Unit Development No. PUD-010-2019, with R-3 (Multiple-Family Residential) base zoning, for the Property

would allow for the subject site to be redeveloped with a 31-unit residential townhome development and related site improvements. The site is a large contiguous site with access to all necessary public infrastructure to adequately serve the proposed residential development. The subject site, and proposed development, is large enough to accommodate the required parking on-site. The General Plan Land Use designation for the subject property is Medium Density Residential, which allows for up to 32 dwelling units per acre. The subject property is currently zoned R-3, which allows for the development of multiple-family dwellings for up to 24 dwelling units per acre. The proposed Project will consist of 17.2 dwelling units per acre, which is well below the density allowed by the General Plan and the R-3 zone.

I. The parcels covered by the proposed amendment to the Zone Map are compatible with surrounding land uses, and the proposed zoning of the site to Residential Planned Unit Development zoning (PUD-010-2019), with R-3 (Multiple-Family Residential) base zoning, will ensure a degree of compatibility with the surrounding properties and uses. Surrounding properties contain single-family and multi-family residential housing. Adoption of Planned Unit Development zoning (PUD-010-2019), with R-3 (Multiple-Family Residential) base zoning, for the Property would allow for the subject site to be redeveloped with a 31-unit residential townhome development and related site improvements, converting the use of the Property to a use similar to the use of the surrounding properties. A Planned Unit Development (PUD) is a precise plan, adopted by ordinance that provides the means for the regulation of buildings, structures and uses of land in order to facilitate the implementation of the General Plan. Pursuant to Garden Grove Municipal Code Section 9.16.030, the regulations of the planned unit development are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with, and meeting the intent of, the provisions of the Municipal Code. The zoning of the site to Residential Planned Unit Development zoning (PUD-010-2019) with R-3 (Multiple-Family Residential) base zoning is consistent with the General Plan Land Use designation of Medium Density Residential, and the proposed multi-family residential type housing will be similar and compatible with the surrounding properties and uses.

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 facts and reasons stated in Planning Commission Resolution No. 5945-19 recommending approval of Planned Unit Development No. PUD-010-2019, a copy of which is on file in the Office of the City Clerk, are hereby incorporated herein by reference with the same force and effect as if set forth in full.

Section 3. Planned Unit Development No. PUD-010-2019 is hereby approved.

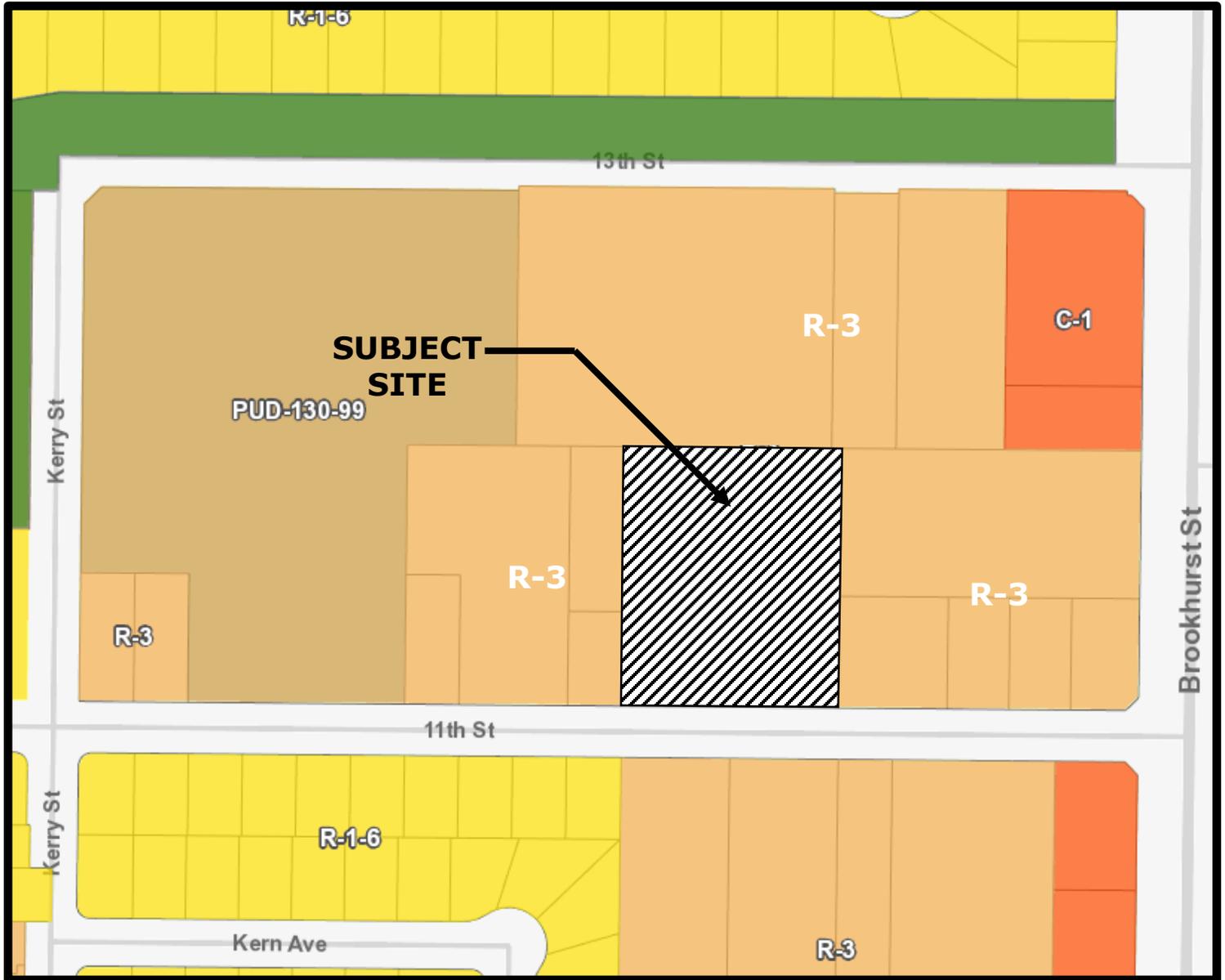
Section 4. The zoning of the Project site is re-zoned to Residential Planned Unit Development zoning (PUD-010-2019) with R-3 (Multiple-Family Residential) base zoning, as shown on the attached map. Zone Map part N-18 is amended accordingly.

Section 5. Severability. 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 on the date that is thirty (30) days after adoption.



# PLANNED UNIT DEVELOPMENT NO. PUD-010-2019



**LEGEND**

 RE-ZONE FROM R-3 TO PUD-010-2019 WITH R-3 BASE ZONE

**NOTES**

SITE ADDRESS - 9861 11<sup>TH</sup> STREET  
(APN: 098-120-18)

**11TH STREET TOWNHOME PROJECT**  
**DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION.**

**Lead Agency:**

City of Garden Grove  
Community and Economic Development Department  
11222 Acacia Parkway  
Garden Grove, CA 92840

**Project Contact:**

Chris Chung, Urban Planner  
chrisc@ggcity.org  
714-741-5314

**CEQA Consultant:**



**RE Consulting**  
renee@renvconsulting.com

January 2019

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## Acronym List

ADT	Average Daily Trips
AQMP	Air Quality Management Plan
AB	Assembly Bill
AFY	Acre-Feet Yearly
APN	Assessor Parcel Number
BMPs	Best Management Practices
CAA	Clean Air Act
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of Garden Grove
CNPS	California Native Plant Society
CMA	Congestion Management Agency
CMP	Congestion Management Program
CO	Carbon Monoxide
CY	Cubic Yards
DAMP	Drainage Area Management Plan
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps
FTA	Federal Transit Administration
GGMC	Garden Grove Municipal Code
GPCD	Gallons per day per capita
GHG	Greenhouse Gas

HRA	Health Risk Assessment
IS/MND	Initial Study/ Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
LCFS	Low Carbon Fuel Standard
LID	Low Impact Development
LST	Local Significance Thresholds
MBTA	Migratory Bird Treaty Act
MG	Million Gallons
mgd	million gallons per day
MMRP	Mitigation Monitoring and Reporting Program
MTCO <sub>2e</sub>	metric tons carbon dioxide equivalent
NPDES	National Pollutant Discharge Elimination System
NAHC	Native American Heritage Commission
NO <sub>x</sub>	Nitrous Oxides
OCSD	Orange County Sanitation District
OCTA	Orange County Transportation Authority
OCWD	Orange County Water District
PM	Particulate Matter
PUD	Planned Unit Development
ROG	Reactive Organic Gases
RWQCB	Regional Water Quality Control Board
GGUSD	Garden Grove Unified School District
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SLF	Sacred Lands File
SO <sub>x</sub>	Oxides of Sulfur
SR	State Route
SRA	Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
TAC	Toxic Air Contaminant
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geologic Survey
UWMP	Urban Water Management Plan
WDRs	Waste Discharge Requirements
WQMP	Water Quality Management Plan

# 1 INTRODUCTION

## 1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.);
- California Code of Regulations, Title 14, Division 6, Chapter 3 (CEQA Guidelines, Sections 15000 et seq.); and

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed townhome development. As required by CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Garden Grove (City), in consultation with other jurisdictional agencies, to determine if a Mitigated Negative Declaration (MND) or an Environmental Impact Report is required for the project.

This Initial Study informs City decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A “significant effect” or “significant impact” on the environment means *“a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project”* (CEQA Guidelines Section 15382).

Given the project's scope and level of detail, combined with technical analyses and current information about the site and environs, the City's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Public Resources Code Section 21003.1).
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (CEQA Guidelines Section 15004[b][3]).
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit the City and applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (CEQA Guidelines Section 15126.4).

### **Existing Regulations that Reduce Potential Impacts**

Throughout the impact analysis in this Initial Study, reference is made to requirements that are applied to all development on the basis of federal, state, or local law, which effectively reduce the potential for environmental impacts to occur. Where applicable, these existing regulations are listed to show their effect in reducing potential environmental impacts. Where the application of these measures does not reduce an impact to below a level of significance, a project-specific mitigation measure is introduced.

## 1.2 DOCUMENT ORGANIZATION

This Initial Study includes the following sections:

### **Section 1.0 Introduction**

Provides information about CEQA and its requirements for environmental review and explains that an Initial Study was prepared by the City to evaluate the project's potential to impact the physical environment, and to determine if mitigation is required to reduce potential impacts to a less than significant level.

### **Section 2.0 Project Setting**

Provides information about the project's location, a description of existing site uses, and identifies the existing General Plan and zoning designations.

### **Section 3.0 Project Description**

Includes a description of the project's physical features, along with construction and operational activities.

### **Section 4.0 Environmental Checklist**

Includes the Environmental Checklist and evaluates the project's potential to result in significant adverse effects to the physical environment and identifies if mitigation is required to reduce potential impacts to a less than significant level.

### **Section 5.0 Document Preparers**

Includes a list of persons that prepared this IS/MND.

## 2 PROJECT SETTING

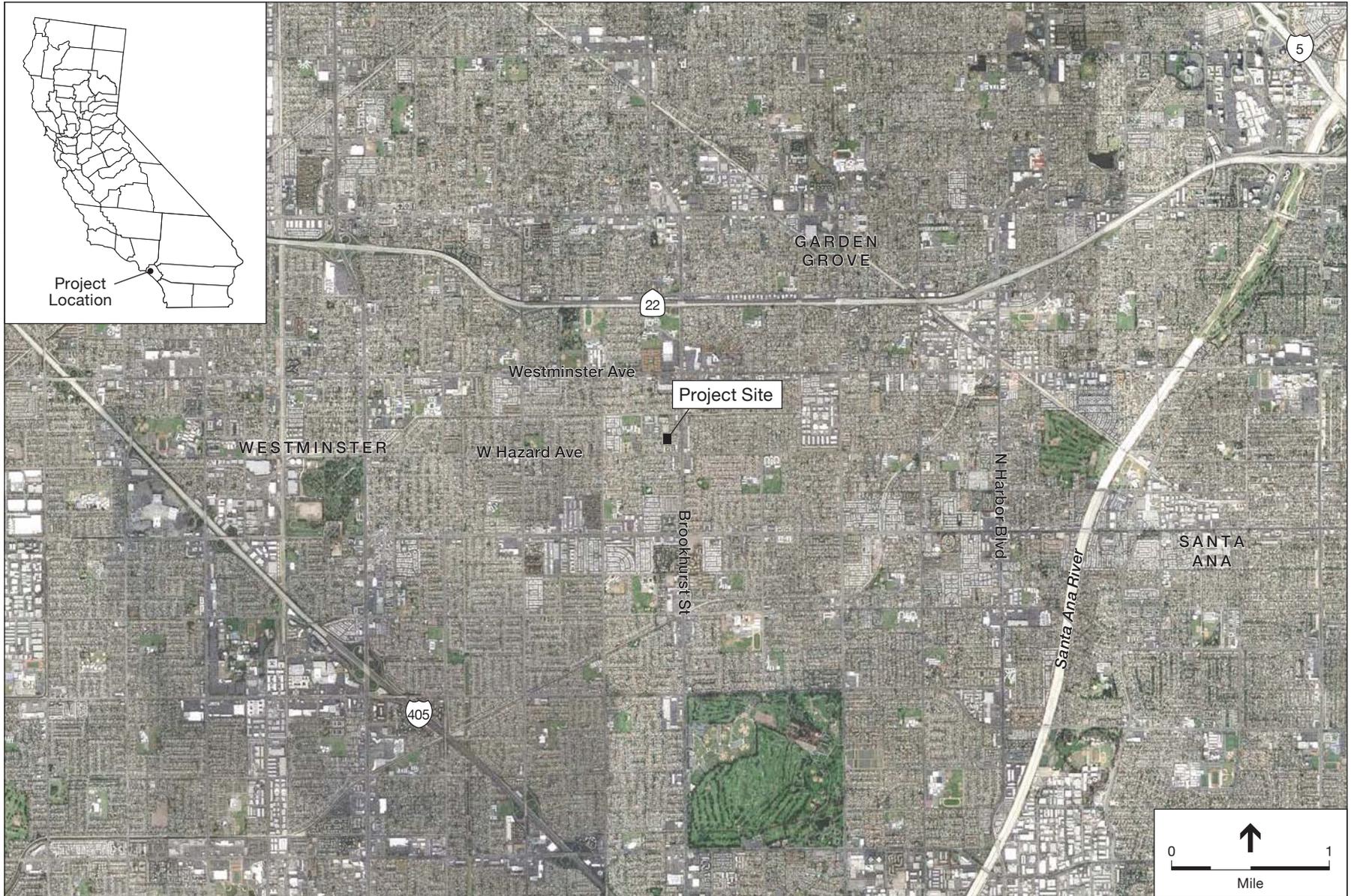
### 2.1 PROJECT LOCATION

The project is located at 9861 11th Street, in the southern portion of the City of Garden Grove. The site is approximately 0.8 miles south of State Route 22 (SR-22), as shown on Figure 1. The project is located to the north of West Hazard Avenue and west of Brookhurst Street, both of which provide access to 11th Street, as shown on Figure 2.

The project site consists of Lots 59, 60, 61, & 62 of Tract 643; which is identified as Assessor Parcel Number (APN): 098-120-18 and is located within the U.S. Geologic Survey (USGS) Anaheim 7.5 Minute Series Topographic Quadrangle.

### 2.2 EXISTING PROJECT SITE LAND USES

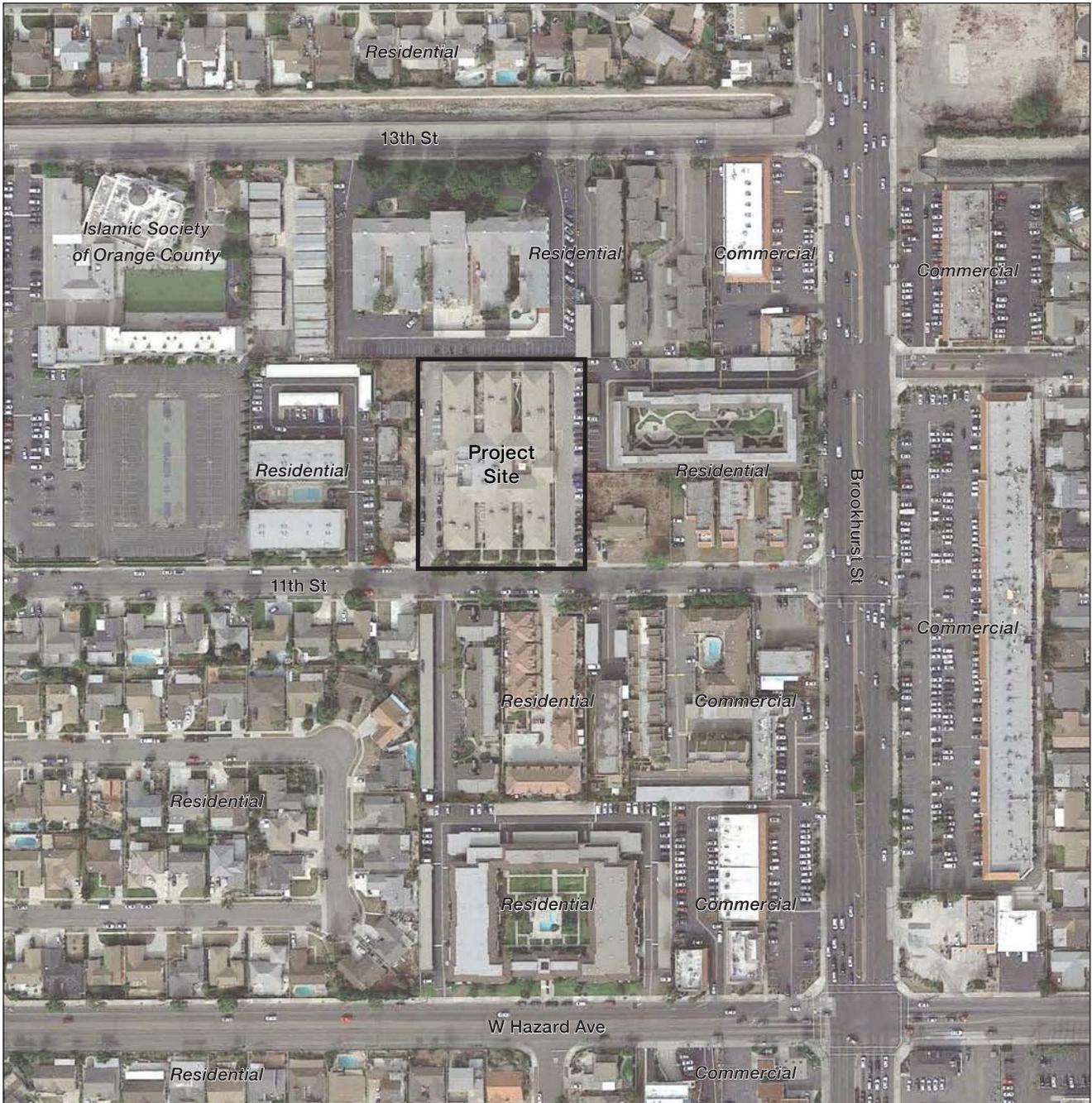
The 1.76-acre project site is currently developed with a 33,200 square foot Intermediate Care Facility for the developmentally disabled. As described by the State Department of Developmental Services, this type of facility (licensing category ICF/DD) provides 24-hour personal care, habilitation, developmental, and



9861 11TH STREET GARDEN GROVE

SOURCE: Google Earth Pro, 2018

**Figure 1: Regional Location**



9861 11TH STREET GARDEN GROVE

**Figure 2:** Aerial of Project Site

SOURCE: Google Earth Pro, 2018

supportive health services to developmentally disabled clients whose primary need is for developmental services and who have a recurring but intermittent need for skilled nursing services<sup>1</sup>.

The facility currently operates with 59-beds and is planned to operate onsite through May 2019. The facility was originally developed to accommodate 147 patients; however, due to changing state licensing constraints it is now only allowed to accommodate 59 patients. Thus, the Intermediate Care Facility is planned to move to a different location that is more appropriately sized to accommodate the allowable number of patients. Based on the existing 59 beds and the required staffing ratios for ICF/DD facilities, it is estimated that between 9-18 employees are onsite 24-hours per day, depending on the shift and patient needs.

The existing Intermediate Care Facility is a 33,200 square foot single-story structure that has large HVAC ventilation units on the roof and is surrounded by an asphalt parking areas that are accessed by two driveways along 11th Street. The building has one central area and 6 wings; 3 of which end and face toward 11th street. The wings have pitched roofs and are separated by paved courtyards. Small courtyard areas adjacent to patient rooms along the driveways are bound by brick walls.

Small areas of ornamental landscaping exist onsite that are separated by sidewalks. The existing landscaping includes grass, shrubs, and a total of 4 small trees, as shown on Figure 3. The project site is bound on the north, east, and west sides a by 6-foot high cement block wall. Exterior lighting onsite is provided by security lighting by the building entrances and the street lights along 11th Street.

The project site has a General Plan Land Use designation of Medium Density Residential (MDR) uses that provides for a residential density of 18.1 through 32 dwelling units per acre. In addition, the site is zoned R-3 (Multiple-Family Residential) that allows up to 24 dwelling units per acre.

## 2.3 SURROUNDING LAND USES

The project site is located within a developed and urban area and is adjacent to roadways and residential uses as described below:

- **North:** Two-story apartment buildings and the associated surface parking lot is located to the north of the site and religious uses are located to the northwest of the site on 13th Street.
- **East:** A 2-story apartment building is located east of the site's northern portion and a single-family dwelling is located east of the site's southern portion (Figure 2).
- **South:** 11th Street, which is a 2-lane roadway, is located to the south of the site. Two story townhomes are located across 11th Street from the project site.
- **West:** The west side of the site is adjacent to a narrow undeveloped vacant site that has been approved for development of a 3-story, 10-unit apartment building (Garden Green Apartment Project). In addition, 2-story apartment buildings exist to the west of the vacant site.

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<sup>1</sup> <https://www.dds.ca.gov/LivingArrang/ICF.cfm>



9861 11TH STREET GARDEN GROVE

SOURCE: Google Earth, 2018

**Figure 3:** Views of Existing Project Site

### 3 PROJECT DESCRIPTION

#### 3.1 PROJECT FEATURES

The project would redevelop the 1.76-acre project site to provide 31 residential townhomes, as shown in Figure 4, Conceptual Site Plan. The residences would be provided within 2 and 3-story buildings that would have a maximum height of 33 feet 6 inches. The project would result in a density of 17.6 dwelling units per acre. The project proposes 3 different floor plans that range in size from 1,650 square foot 2-bedroom units to 1,940 square foot 3-bedroom units, as shown in Table 1.

**Table 1: Residential Unit Summary**

<b>Unit Type</b>	<b>Number of Units</b>	<b>Number of Stories</b>	<b>Number of Bedrooms</b>	<b>Number of Bathrooms</b>	<b>Square Footage</b>
Plan 1	12	3	2	2.5	1,650
Plan 2	15	2	3	2.5	1,700
Plan 3	4	3	3	3.5	1,940

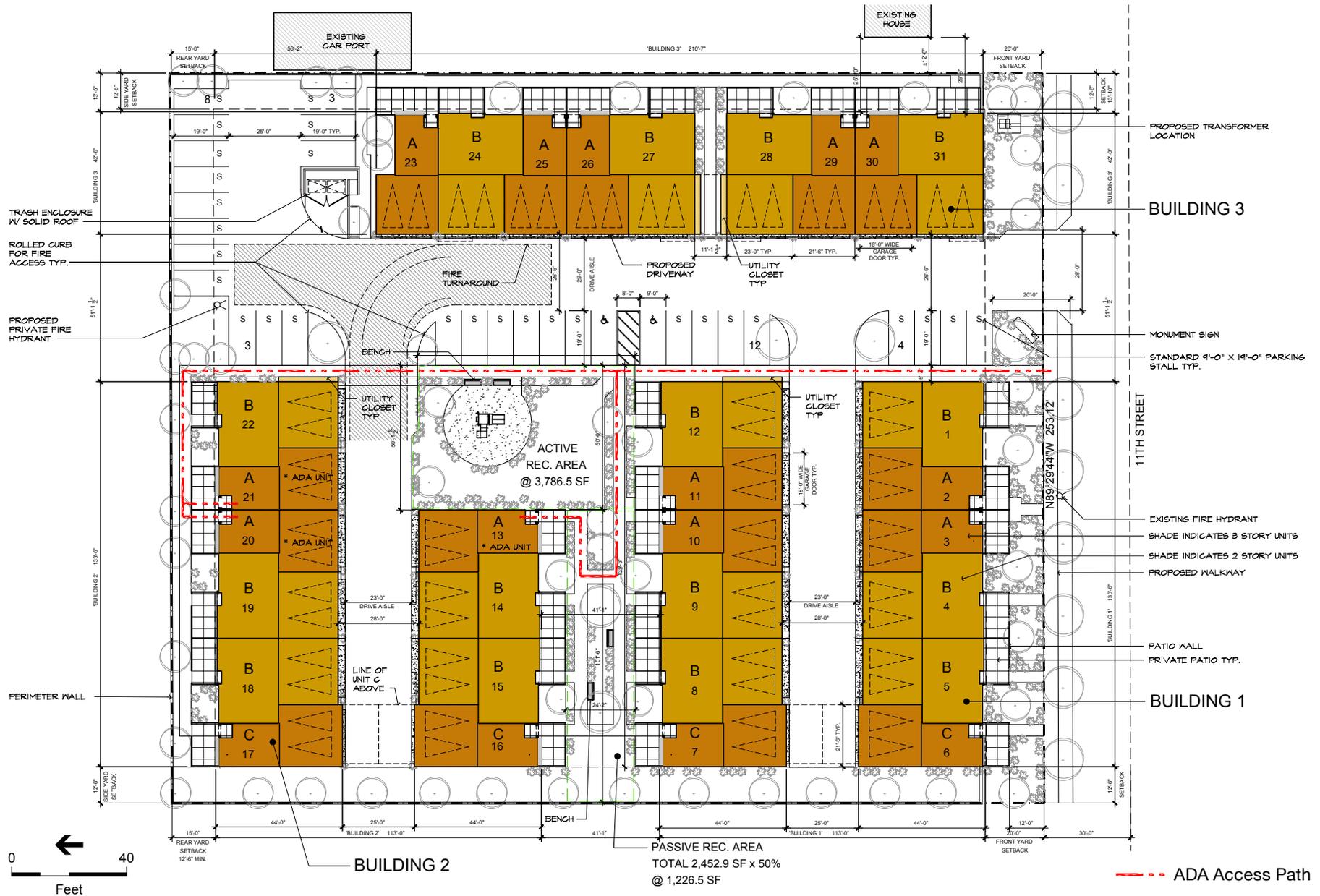
Each of the townhomes would have a 2-car garage, and 30 additional parking spaces would be provided along the driveway area and in between the proposed buildings, for 92 total onsite parking spaces.

The townhome structures would be setback a minimum of 20 feet from 11th Street to provide private patios, open space areas, and walkways that would connect to the existing sidewalk along 11th Street. Each unit would have an approximately 142 square foot private open space patio area. In addition, the project includes a 3,786 square foot central active open space recreation area, 2,453 square feet of passive open space, and approximately 12,000 square feet of landscape areas.

The townhomes would have a Spanish contemporary style (shown in Figures 5 and 6) that would utilize tile roofs, deep brown painted facias and rafter tails, wood trellis, recessed dual glazed windows, white stucco plaster, iron planters and railings, foam corbels, deep brown decorative entry and garage doors, and paseos between buildings.

The project would landscape the site with new ornamental trees, shrubs, and ground covers. New exterior lighting onsite would be provided to accent the landscaping, project signage, light walkways, driveways, and to provide for security. The new lighting would be focused on the project site, shielded from offsite areas, and would be compliant with the City's lighting regulations (GGMC Section 9.12.040.210).

The project would connect to the existing water, sewer, and drainage infrastructure in the 11th Street right-of-way. All storm water runoff from the site would be conveyed to infiltrating vegetated swales and bioretention planters that would drain into the site soils or to a parkway culvert adjacent to 11th Street that would convey flows to the City's existing storm drain system.



9861 11TH STREET GARDEN GROVE

SOURCE: Withee Malcolm Architects, LLP, 2018

**Figure 4: Conceptual Site Plan**



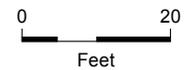
Building 1 South Elevation



Building 2 South Elevation



Building 3 South Elevation





9861 11TH STREET GARDEN GROVE

SOURCE: Withee Malcolm Architects, LLP, 2018

**Figure 6:** Conceptual Massing Model View from 11th Street

### 3.2 PROJECT CONSTRUCTION

Construction activities for the project would occur over 12-13 months in the following stages: (1) demolition and removal of existing structures/asphalt/pavement; (2) grading and excavation; (3) site preparation; which includes clearing any remaining infrastructure, utilities, and trenching for the new utilities/services; (4) building construction; and (5) landscape installation, paving, and application of architectural coatings. Construction activities would be limited to the hours between 7:00 a.m. to 10:00 p.m. pursuant to the GGMC Section 8.47.060.

Over excavation is anticipated to extend to a depth of approximately 5 feet below the existing ground surface. The excavated soils would be compacted pursuant to California Building Code (CBC) requirements. Approximately 2,266 cubic yards (cy) of cut material and approximately 500 cy of fill material would be required for project grading. In addition, over excavation and compaction of soils to a depth of 5 feet involves grading approximately 13,888 cy of soil. After applying a shrinkage factor of 7.5 percent and anticipated subsidence of 0.08 feet, the total export quantity is expected to be approximately 333 cy. Approximately 33 truck trips are anticipated to be required to export the excess earthwork material.

### 3.3 GENERAL PLAN LAND USE AND ZONING

The project site is designated for Medium Density Residential (MDR) uses that allows a maximum residential density of 32 dwelling units per acre. In addition, the site is zoned R-3 (Multiple-Family Residential) that allows up to 24 dwelling units per acre. The project would not require a General Plan Amendment or zoning change. City approval of a Planned Unit Development (PUD) would be required with a variance to allow less than the 3-acre minimum lot size that is typically required for residential projects. In addition, the project includes a land subdivision through a Tentative Tract Map (TTM 18169) to subdivide the project site for sale purposes for the proposed 31 townhomes.

### 3.4 DISCRETIONARY APPROVALS

The following discretionary approvals by the City, as Lead Agency, are anticipated to be necessary for implementation of the project:

- Adoption of a Mitigated Negative Declaration (MND)
- Approval of the Planned Unit Development (PUD)
- Approval of a Tentative Tract Map (TTM 18169)
- Approval of the project

## 4 ENVIRONMENTAL CHECKLIST FORM

This section includes the completed environmental checklist form. The checklist form is used to assist in evaluating the potential environmental impacts of the project. The checklist form identifies potential project effects as follows: 1) Potentially Significant Impact; 2) Less Than Significant with Mitigation Incorporation; 3) Less Than Significant Impact; and, 4) No Impact. Substantiation and clarification for each checklist response is provided in Section 5 (Environmental Evaluation). Included in the discussion for each topic are standard condition/regulations and mitigation measures, if necessary, that are recommended for implementation as part of the project.

### 4.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) 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.

#### Environmental Factors Potentially Affected

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agricultural Resources	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards and 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/Service Systems
		<input checked="" type="checkbox"/>	Mandatory Findings of Significance		

### 4.2 DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the 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.
<input type="checkbox"/>	I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the 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.
<input type="checkbox"/>	I find that although the 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 Chris Chung Date 1-7-19

Printed Name Chris Chung

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(d). In this case, a brief discussion should identify the following:
  - (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify:
  - (a) the significance criteria or threshold used to evaluate each question; and
  - (b) the mitigation measure identified, if any, to reduce the impact to less than significant.

### 4.3 ENVIRONMENTAL CHECKLIST QUESTIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS.</b> 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 which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Have a substantial adverse effect on a scenic vista?**

**No Impact.** Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. A scenic vista can be impacted in 2 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 any scenic vistas within the City, and the project site and surrounding areas are urbanized, have generally flat topography, and do not contain any sensitive scenic vistas. There are also no public parks located on, or adjacent to, the project site. Due to the limited topography and developed land uses in the project area, views are limited to roadway corridors, which generally shows parked cars, sidewalks, landscaping surrounding residential land uses, and utility poles with powerlines.

Development of the 2 and 3-story townhomes on the project site, would be consistent with the height of the Garden Green Apartment Project that will be a 3-story building with a height of 34 feet 9 inches and will be developed adjacent to the west of the side of the project; however, the 3rd story portions of the project would be one story taller than the one and 2-story buildings that are adjacent to the site and along 11th Street. The proposed residential buildings that have a maximum height of 33 feet 6 inches would be setback 20 feet from 11th Street, and views along the road corridor would continue to be of parked cars, landscaped development, and surrounding land uses. The proposed buildings would not project into the street corridor, and corridor

views would not be hindered. Although the buildings would be 2-stories higher than the existing onsite building, and one story taller than some of the surrounding buildings, there are no scenic vistas that would be blocked by the proposed structures. As there are no identified scenic vistas within the vicinity of the site and views of the development around the project site would remain the same, the project would not result in an adverse effect on a scenic vista. No mitigation measures are required.

**b) Substantially damage scenic resources, including, 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. There are no officially designated state scenic highways in the vicinity of the project (Caltrans 2018). The closest State-designated scenic highway is a portion of State Route 91 (SR-91), which is located approximately 13.2 miles from the project site. Therefore, the proposed project does not have the potential to damage resources within a State-designated scenic highway. No mitigation measures are required.

**c) Substantially degrade the existing visual character or quality of the site and its surroundings?**

**Less than Significant Impact.** The project site is surrounded by developed areas that consist of roadways and residential development that includes 2-story townhomes and apartment buildings. As shown on Figure 3, the project site contains one (33,200 square foot) single-story pitched roof structure that has large HVAC ventilation units on the roof, asphalt parking areas, and landscaping. The building has one central area and 6 wings; 3 of which end and face toward 11th street. The wings are separated by paved and landscaped courtyards. There are no significant visual features or scenic resources within the project site or surrounding area.

As described in the previous response, the site is located adjacent to a single-story residential building to the east, 3-story apartments to be developed to the west, and 2-story residences directly across 11th Street. The visual character of the surrounding residential areas is mixed with older and newer construction and a variety of architectural styles that include an older single-family ranch, modern townhome and apartments, and contemporary/Spanish townhomes.

**Construction.** Construction of the project could impact the visual quality of the project area with construction activities and equipment, but this would be temporary (12-13 months). During construction, the appearance of the project site would be altered by the removal of existing structure, equipment, paving, and landscaping. Construction activities (i.e. site preparation, grading, and the staging of construction equipment and materials) would be publicly visible to pedestrians and motorists on 11th Street. However, the site is bound on 3 sides by 6-foot high walls that screen views of the site and 11th Street is a cul-de-sac that only provides access to Brookhurst Street and Kerry Street. Thus, the number of pedestrians and motorists are limited. In addition, to the extent possible, construction-related activities, materials, waste, and staging would be obscured from public view by installing temporary construction fencing along the 11th Street frontage of the project site. Given the temporary nature of construction activities and the use of construction fencing to reduce potential impacts, visual impacts resulting from construction activities would be less than significant. No mitigation measures are required.

**Operation.** The project would alter the existing views of the site by redeveloping it to provide 2 and 3-story townhomes, driveways, landscaping and open space areas. As described in the Project Description and

shown in Figures 5 and 6, the residential structures would have a Spanish contemporary style. This style includes utilizing tile roofs, deep brown painted facias and rafter tails, wood trellis, recessed dual glazed windows, white stucco plaster, iron planters and railings, foam corbels, deep brown decorative entry and garage doors, and paseos between buildings. The project would provide a consistent landscaping theme throughout the site that includes ornamental trees, shrubs, and ground covers.

Although the 3-story portions of the proposed townhomes would be taller than the adjacent one and 2-story apartment buildings, the project's structures would have varying roof heights, slanted roofs with decorative tile, building and window recesses and projections, and other architectural features that would reduce the visual scale of the proposed structures. Additionally, the proposed structures would be located at a 20-foot minimum setback that would provide foreground views of landscaping, open space, and patio areas from 11th street. The setback would provide a visual buffer between the street and the 2 and 3-story townhomes.

Given the existing visual character of the project site and the proposed decorative architecture, development of the project would alter, but not degrade the existing visual character or quality of the project site and its surroundings. As a result, impacts would be less than significant. No mitigation measures are required.

**d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

**Less than Significant Impact.** The project site is located within a developed urban area. Existing sources of light in the vicinity of the project site includes: street lights, parking lot lighting, building illumination, security lighting, landscape lighting, and lighting from building interiors that pass-through windows. The exterior lighting on the project site includes exterior building mounted lighting and lighting at building entrances.

**Construction.** Although construction activities would occur primarily during daylight hours, construction activities could extend into the evening hours, as permitted by the City's Municipal Code Chapter 8.47, Noise Control. Lighting required during construction of the project would be shielded and directed toward work activity areas and to prevent light encroachment into adjacent residential areas. In addition, construction may include nighttime security lighting; however, this would be similar to the existing security lighting on adjacent uses and street lights. Furthermore, the construction related lighting would be temporary (12-13 months). Therefore, construction of the project would not create a new source of substantial light that would adversely affect day or nighttime views in the area, and light impacts associated with construction would be less than significant. No mitigation measures are required.

**Operation.** The project would include the provision of nighttime lighting for security purposes around all of the residential buildings. Implementation of the project could contribute additional sources to the overall ambient nighttime lighting conditions. However, the project is located within an urban area that includes various sources of nighttime lighting and all outdoor lighting would be hooded or appropriately angled away from adjacent land uses and would comply with GGMC Section 9.12.040.210 that provides specifications for directing lighting away from adjacent uses and intensity of security lighting. Because the project area is within an already developed area with various sources of existing nighttime lighting, and the project would be required to comply with the City's lighting regulations that would be verified by the City's Building and Safety Division during the permitting process, the lighting increase that would be generated by the project would not adversely affect day or nighttime views in the area. Overall, lighting impacts would be less than significant. No mitigation measures are required.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Generally, darker or mirrored glass would have a higher visible light reflectance than clear glass. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the project would not use highly reflective surfaces, or glass sided buildings. Although the residential buildings would contain windows, portions of the windows would be covered by metal awnings, shutters, railings, the windows would be separated by stucco and shutters, which would limit the potential of glare. In addition, as described previously, onsite lighting would be angled down and shielded, which would avoid the potential on onsite lighting to generate glare. In addition, the majority of vehicle parking would be located within garages and areas adjacent to the buildings. The project would not contain large surface parking lots that could generate glare from numerous windshields aligned in one area. Therefore, the project would not generate substantial sources of glare, and impacts would be less than significant. No mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

The following existing regulation would reduce impacts related to aesthetics.

**Lighting:** As required by the GGMC Section 9.12.040.210, lights provided to illuminate any parking facility or paved area shall be designed with automatic timers (photovoltaic cells), shall be maintained, and shall be operated during all hours of darkness. Exterior lighting shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.

### **Mitigation Measures**

No mitigation measures related to aesthetics are required.

### **References**

California Scenic Highway Mapping System (Caltrans, 2018). Accessed at:  
[http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)

City of Garden Grove General Plan. Accessed at: <https://ggcity.org/planning/general-plan>

City of Garden Grove Municipal Code. Accessed at: <https://www.qcode.us/codes/gardengrove/>

<p><b>Potentially Significant Impact</b></p>	<p><b>Less Than Significant with Mitigation Incorporated</b></p>	<p><b>Less Than Significant Impact</b></p>	<p><b>No Impact</b></p>
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**2. AGRICULTURE AND FORESTRY**

**RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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?</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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?</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, 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.** The project site is developed for urban uses and located in an area that is completely developed for urban uses. The project site and vicinity is void of agricultural uses. The California Department of Conservation Important Farmland mapping identifies the project site as Urban and Built-Up land (CDC 2018). No areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would be affected by the project or converted to a non-agricultural use. Thus, no impact would occur, and no mitigation measures are required.

**b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No Impact.** As described in the previous response, the project area is void of any agricultural uses. The project site is zoned for Medium Density Residential (MDR) uses and is surrounded by areas zoned for residential uses. No agricultural zoning is located in the vicinity of the project area and no parcels within the project vicinity have Williamson Act contracts (DLRP 2018). Therefore, implementation of the project would not conflict with existing zoning for agricultural use or a Williamson Act contract. Thus, no impact would occur, and no mitigation measures are required.

**c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** The project site is developed for urban uses and located in an area that is completely developed for urban uses. The project site and vicinity is void of forest land or timberland. In addition, the project site is zoned for medium density residential uses and surrounded by areas zoned for residential uses. Therefore, the project would not conflict with existing forest land, timberland, or zoning for forest or timberland uses. Thus, no impact would occur, and no mitigation measures are required.

**d) Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** As described in the previous response, the project area is void of any forest land or land zoned for forest uses. Thus, the project would not result in the loss of forest land or conversion of forest land to non-forest uses. No impact would occur, and no mitigation measures are required.

**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?**

**No Impact.** As described in the previous responses, the project area does not include and is not near any farmland or forest land or land zoned for either farm or forest uses. No other changes to the existing environment would occur from implementation of the project that could result in conversion of farmland to nonagricultural use or forest land to non-forest use. Thus, no impact would occur, and no mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

There are no existing regulations related to agriculture and forestry that are applicable to the project.

### **Mitigation Measures**

No mitigation measures related to agriculture and forestry are required.

### **References**

California Department of Conservation Important Farmland Finder (DCD 2018). Accessed at: <https://maps.conservation.ca.gov/dlrp/ciff/>

California Department of Conservation Division of Land Resource Protection Williamson Act Maps (DLRP 2018). Accessed at: [http://www.conservation.ca.gov/dlrp/Pages/qh\\_maps.aspx](http://www.conservation.ca.gov/dlrp/Pages/qh_maps.aspx)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**3. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<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"/>

The discussion below is based on the Focused Air Quality and Greenhouse Memorandum prepared by Urban Crossroads, 2018 (AQ/GHG 2018), which is included as Appendix A.

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

**Less than Significant Impact.** The City is located in the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) that monitors the Basin for pollutants and is responsible for regulating and controlling emissions. The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG uses regional growth projections to forecast, inventory, and allocate regional emissions from land use and development-related sources. The most recent AQMP (the 2016 AQMP) was adopted by the SCAQMD Governing Board in March 2017, and includes scientific and technological data, planning assumptions, and updated emission inventory methodologies.

Projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, because

SCAG’s regional growth forecasts are based upon, among other things, land uses designated in general plans, a project that is consistent with the land use designated in a general plan would also be consistent with the SCAG’s regional forecast projections, and thus also with the AQMP growth projections. The project would construct 31 residential townhomes in consistency with the existing General Plan Land Use designation of Medium Density Residential (MDR). The MDR designation allows a density of up to 32 dwelling units per acre. The project would result in 17.6 units per acre, which is below the maximum of 32 units per acre that the SCAG growth projections are based upon. As a result, the project would not exceed SCAG’s growth projections, and therefore, is consistent with the AQMP.

In addition, emissions generated by construction and operation of the project would not exceed thresholds, as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the project does not exceed any of the emissions thresholds it would not conflict with SCAQMD’s goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the project would be less than significant. No mitigation measures are required.

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Less than Significant Impact.** The analysis methodologies from the SCAQMD *CEQA Air Quality Handbook* are used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

**Table AQ-1: SCAQMD Regional Air Quality Significance Thresholds**

Pollutant	Mass Daily Thresholds (lbs/day)	
	Construction	Operations
Oxides of Nitrogen (NO <sub>x</sub> )	100	55
Reactive Organic Gases (ROG)	75	55
Respirable Particulate Matter (PM <sub>10</sub> )	150	150
Fine Particulate Matter (PM <sub>2.5</sub> )	55	55
Oxides of Sulfur (SO <sub>x</sub> )	150	150
Carbon Monoxide (CO)	550	550
Lead <sup>a</sup>	3	3
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	

Source: AQ/GHG 2018.

**Less than Significant Impact.**

**Construction.** Project construction activities would generate pollutant emissions from: (1) demolition and removal of existing structures/asphalt/pavement; (2) site preparation, grading, and excavation; (3) construction workers traveling to and from the site; (4) delivery and hauling of construction supplies to, and debris from, the site; (5) fuel combustion by onsite construction equipment; (6) building construction; application of architectural coatings; and paving.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 requirements that include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches. In addition, implementation of SCAQMD Rule 1113 governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring and was determined by the Air Quality and Greenhouse Gas Memorandum, which is included as Appendix A, based upon CalEEMod v2016.3.2 modeling. Table AQ-2 shows that construction emissions generated by the project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact. No mitigation measures are required.

**Table AQ-2: Peak-Day Regional Construction Emissions (lbs/day)**

Construction Phase	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2019 Construction	2.61	25.74	16.08	0.03	3.63	2.24
2020 Construction	14.75	29.15	28.21	0.05	2.04	1.63
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
Exceed thresholds?	No	No	No	No	No	No

Source: AQ/GHG 2018.

**Operation.** The project site is currently developed with an Intermediate Care Facility that generates long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational vehicle emissions.

The project would redevelop the site with 31 residential townhomes, which would generate similar types of long-term stationary source emissions from mechanical equipment such as HVAC systems. The existing building onsite was developed in 1969 and the building systems, such as insulation, window and door construction, and HVAC operations, are aged. The project would install CALGreen/Title 24 compliant insulation, windows, doors, appliances, HVAC systems, and other such infrastructure that would be ensured to meet current state requirements through the City's building permitting processes, which would provide for energy efficient infrastructure, and limited air quality emissions.

In addition, a majority of emissions from both the existing Intermediate Care Facility and the proposed townhomes is generated from vehicular emissions. The Trip Generation and Parking Analysis (Appendix G) prepared for the project details that operation of the 31 townhomes would reduce vehicular trips by 5 trips during both the a.m. and p.m. peak hours, and by 23 daily trips in comparison to the existing Intermediate Care Facility. Therefore, the project would result in reduced vehicular air quality emissions as compared to the existing land use; and would not result in an exceedance of the emissions thresholds. Therefore, the project's operational emissions would be less than significant. No mitigation measures are required.

**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)?**

**Less than Significant Impact.** The SCAB is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. SCAQMD's cumulative air quality impact methodology states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub>) that exceed the SCAQMD's daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (SCAQMD 2003).

As shown, in Table AQ-2 and described, construction and operation of the project would not exceed SCAQMD's applicable thresholds. Therefore, impacts related to a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment would be less than significant. No mitigation measures are required.

**d) Expose sensitive receptors to substantial pollutant concentrations?**

**Less than Significant Impact.**

**Local Significance Thresholds.** According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, and similar facilities. SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 17, Garden Grove.

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5-acres daily. The project site is 1.7 acres, and thus would have a disturbance of less than 5-acres daily. SCAQMD only provides LSTs at receptor distances of 82, 164, 328, 656, and 1,640 feet from the emissions source. The closest sensitive receptor is single-family residence that is located within 82 feet of the project site. Thus, LSTs for a 5-acre site in SRA 17, Garden Grove, at a distance of 82 feet from a sensitive receptor identify the project's localized air quality impacts. As shown in Table AQ-3, project construction would not generate emissions in excess of the SCAQMD's localized significance thresholds. Thus, local impacts from criteria pollutants generated during construction would be less than significant. No mitigation measures are required.

**Table AQ-3: Maximum Daily Localized Construction Emissions (lbs/day)**

<b>Onsite Demolition Emissions</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Maximum Daily Emissions	22.68	14.89	2.14	1.33
<b>SCAQMD Localized Threshold</b>	<b>81</b>	<b>647</b>	<b>4</b>	<b>3</b>
Threshold Exceeded?	No	No	No	No
<b>Onsite Grading Emissions</b>				
Maximum Daily Emissions	20.99	8.42	3.46	2.19
<b>SCAQMD Localized Threshold</b>	<b>81</b>	<b>647</b>	<b>4</b>	<b>3</b>
Threshold Exceeded?	No	No	No	No
<b>Onsite Site Preparation Emissions<sup>1</sup></b>				
Maximum Daily Emissions	20.99	8.42	3.51	2.19
<b>SCAQMD Localized Threshold</b>	<b>81</b>	<b>647</b>	<b>4</b>	<b>3</b>
Threshold Exceeded?	No	No	No	No

Source: AQ/GHG 2018.

<sup>1</sup> Site preparation is a CalEEMod identified separate phase of construction and includes clearing any remaining infrastructure, utilities, and trenching for the new utilities/services.

**CO Hotspots.** A CO hot spot is a localized concentration of CO that generated by vehicular traffic at an intersection that is above the state or national 1-hour or 8-hour CO ambient air standards. As described previously and by the Trip Generation and Parking Analysis (Appendix G) that was prepared for the project, the project would reduce vehicular trips related to the project site by 5 trips during both the a.m. and p.m. peak hours, and by 23 daily trips in comparison to the existing Intermediate Care Facility. Therefore, the project would result in reduced vehicular air quality emissions than the existing land use and would not generate an impact related to CO concentrations that could result in a hotspot. Thus, impacts would be less than significant. No mitigation measures are required.

**Toxic Air Contaminants.** Construction activities would result in short-term (12-13 months) emissions of diesel exhaust from off-road, heavy-duty diesel equipment, which is identified by CARB as a Toxic Air Contaminant (TAC). According to the Office of Environmental Health Hazard Assessment, Health Risk Assessments (HRAs), which determine the exposure of sensitive receptors to TAC emissions, should be based on a 70-year exposure. Because construction of the project would be temporary, and the use of heavy-duty diesel equipment during construction would be intermittent, construction-related emissions from the project would not expose sensitive receptors to substantial emissions of TACs. As described in the previous responses, the emissions related to construction of the project would be less than significant.

Typical operational sources of TACs involve land uses such as: chrome platers, refineries, warehouses, rail yards, high volume roadways and freeways, ports, gasoline dispensing facilities, and dry-cleaning facilities using perchloroethylene. The residential project would not include any of these TAC sources; and minimal emissions may result from the use of some types of residentially used consumer products (e.g. solvents). Therefore, the project's residential uses would not generate substantial sources of TACs and impacts would be less than significant. No mitigation measures are required.

**e) Create objectionable odors affecting a substantial number of people?**

**Less than Significant Impact.** According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The

project would implement residential development within the project area. Residential uses do not involve the types of activities that would emit objectionable odors affecting a substantial number of people.

In addition, odors generated by new and existing non-residential land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

*A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

During construction, emissions from diesel equipment, use of volatile organic compounds from architectural coatings, and paving activities may generate some nuisance odors. However, these odors would be temporary (12-13 months) and are not expected to affect a substantial number of people. Therefore, impacts relating to both operational and construction activity odors would be less than significant. No mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

The following existing regulations are incorporated into the project and would reduce impacts related to air quality.

**SCAQMD Rule 403 – Fugitive Dust:** All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered at least 3 times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least 3 times a day, preferably in the mid-morning, afternoon, and after work is done for the day. The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

**SCAQMD Rule 1113 – Architectural Coatings:** No person shall apply or solicit the application of any architectural coating within the SCAQMD with VOC content in excess of the values specified in a table incorporated in the Rule.

**SCAQMD Rule 402 – Nuisance:** A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

### **Mitigation Measures**

No mitigation measures related to air quality are required.

## **References**

AQMD Attainment Status for South Coast Air Basin. Accessed at: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caoqs-feb2016.pdf>

AQMD Rule 402. Nuisance. Accessed at: [www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf](http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf)

Focused Air Quality and Greenhouse Memorandum (AQ/GHG 2018), prepared by Urban Crossroads, 2018.

South Coast AQMD Final 2016 AQMP. Accessed at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp>

South Coast AQMD White Paper on Regulatory Options for addressing Cumulative impacts from Air Pollution Emissions, Appendix D. page D-3. (SCAQMD 2003). Accessed at: <http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper-appendix.pdf>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**4. BIOLOGICAL RESOURCES:** 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 or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 pool, coastal, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 Game or U.S. Fish and Wildlife Service?**

**No Impact.** The City’s General Plan Conservation Element describes on page 10-3 that biological resources are almost nonexistent in the City due to the urban nature of the City and surrounding areas. Consistent with this, the project site is developed with a large building that is surrounded by paved surfaces and small areas of ornamental landscaping that include grass lawn, 4 small trees, and shrubs. In addition, the project site is

located within an urbanized area that is surrounded by residential buildings, parking lots, and roadways. No endangered, rare, threatened, or special status plant species (or associated habitats) or wildlife species designated by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), or California Native Plant Society (CNPS) are known to occur on the site or adjacent area.

The project would redevelop the project site and provide new landscaping that would include a variety of ornamental trees, shrubs, and groundcover. As no sensitive species or habitats are located within the site or surrounding areas, implementation of the project would not result in an adverse effect, either directly or through habitat modifications, on any sensitive species, and impacts would not occur. No mitigation measures are required.

**b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?**

**No Impact.** Riparian habitats occur along the banks of rivers, streams, or wetland areas. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies or are known to provide habitat for sensitive animal or plant species. As described in the previous response, the project site is within an urban area, developed, and does not contain any natural habitats, including riparian habitat or sensitive natural community. Additionally, the project site is bound by developed areas that include buildings, pavement, roadways, and interspersed areas of ornamental landscaping that do not contain sensitive natural habitat areas. Thus, no impacts related to riparian habitat or other sensitive natural communities identified in local or regional plans would result from project implementation, and no mitigation would be required.

**c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?**

**No Impact.** Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. The project site and adjacent areas are located within a developed urban area and do not contain natural wetlands. Therefore, the project would not result in impacts to wetlands. No mitigation measures are required.

**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?**

**Less than Significant with Mitigation Incorporated.** Wildlife corridors are areas where wildlife movement is concentrated due to natural or anthropogenic constraints and corridors provide access to resources such as food, water, and shelter. Animals use these corridors to move between different habitats, provide avenues for wildlife dispersal, migration, and contact between other populations. The project site is not located within a designated wildlife corridor or linkage. The project site is completely developed and does not provide function for wildlife movement. Additionally, the surrounding area is developed and urban. There are no rivers, creeks, or open drainages near the site that could function as a wildlife corridor. Thus, implementation of the project would not result in impacts related to wildlife movement or wildlife corridors.

However, the project area contains 4 small ornamental trees that could be used for nesting by common bird species that are protected by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503.5, 3511, and 3515 during the avian nesting and breeding season that occurs between February 1 and September 15. The provisions of the MBTA prohibits disturbing or destroying active nests. Therefore, Mitigation Measure BIO-1 has been included to require that if commencement of demolition, construction, or vegetation clearing occurs between February 1 and September 15, a qualified biologist shall conduct a nesting bird survey no more than 3 days prior to commencement of activities to confirm the absence of nesting birds. With implementation of Mitigation Measure BIO-1, potential impacts to nesting birds would be less than significant.

**e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**No Impact.** There are no local biological related policies or ordinances, such as a tree preservation policy or ordinance that is applicable to the project. Trees in the public right-of-way in the City are protected under Chapter 11.32 of the GGMC, which regulates the planting, maintenance, and removal of trees in public locations in the City. The project site contains 4 existing ornamental trees that are on private property and not subject to the City ordinance. Therefore, implementation of the project would not conflict with local policies or ordinances protecting trees and no impact would occur. No mitigation measures are required.

**f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**No Impact.** The project site is developed and in an urban area. The project site does not contain any natural lands that are subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the project would not result in impacts to biological habitat plans. No mitigation measures are required.

**Existing Regulations that Reduce Potential Impacts**

The MBTA and the California Fish and Game Code Sections 3503.5, 3511, and 3515 as implemented through Mitigation Measure BIO-1.

**Mitigation Measure**

**Mitigation Measure BIO-1: Migratory Bird Treaty Act.** In the event that vegetation and tree removal activities occur within the active breeding season for birds (February 1–September 15), the project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities.

The nesting survey shall include the project site and areas immediately adjacent to the site that could potentially be affected by project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet (ft) of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as

much as 500 ft for raptors and 300 ft for non-raptors [subject to the recommendations of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

Prior to commencement of grading activities and issuance of any building permits, the City Community and Economic Development Director, or designee, shall verify that all project grading and construction plans are consistent with the requirements stated above, that pre-construction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field with orange snow fencing.

## **References**

City of Garden Grove General Plan. Accessed at: <https://ggcity.org/planning/general-plan>

City of Garden Grove Municipal Code. Accessed at: <https://www.qcode.us/codes/gardengrove/>

U.S. Fish and Wildlife Service Migratory Bird Treaty Act. Accessed at: <https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**5. CULTURAL RESOURCES.** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<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 to §15064.5?	<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 formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

**No Impact.** The project site does not contain any historical resources. CEQA defines a historical resource as something 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 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.

There are no documented historic resources on or within the vicinity of the project site. As described in the Phase I Environmental Site Assessment that was prepared for the project site (Phase I 2018), the project site was used for residential and agricultural uses between 1938 and 1967. Then in 1967 the existing building was developed. Although the existing building was constructed 51 years ago, which is of historic era (50 years of age or greater), the building has been modified with a new composite shingled roof and large HVAC ventilation systems that exist both on the roof and adjacent to the building. The interior of the building has

been modified to meet the changing needs of the medical facility and regulations related to ADA access. The project site is not listed in any register of resources and does not meet the CEQA criteria related to a historic resource. Additionally, the site is not associated with events, persons, or architecture that would meet the California Register criteria of a historic resource. Therefore, the project would not result in impacts to historic resources, and no mitigation is required.

**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

**Less than Significant with Mitigation Incorporated.**

**Construction.** The project site has been disturbed by previous agricultural and development activities that includes excavation to depths for installation and removal of the utility lines from previous structures in the southwestern portion of the site, and the development of the existing Intermediate Care Facility. In addition, the Geotechnical and Infiltration Evaluation describes that fill soil was encountered in all of the borings to 3 to 4 feet below grade. The fill consisted of brown to gray, moist, loose silty sand with lesser amounts of sandy silt. It is likely that the fill soils are native soils that were excavated and recompacted because the younger alluvium that lies under the fill consists of similar silty sand, poorly graded sand, sandy silt, and clayey silt which were brown to grayish brown in color (Geo 2018). As a result of the previous onsite soils disturbance, there is reduced potential for the project to impact prehistoric resources. However, the project would excavate and recompact soils up to 5-feet below grade into one foot of previously undisturbed soils and undiscovered resources could exist in the previously excavated and compacted fill soils.

Therefore, Mitigation Measure CUL-1 has been included to provide procedures to be followed in the unlikely event that potential archaeological resources are discovered during grading, excavation, or construction activities. Mitigation Measure CUL-1 requires that work in the vicinity of a find 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)). Mitigation Measure CUL-1 would reduce potential impacts to undiscovered archaeological resources to a less than significant level.

**Operation.** At the completion of project construction, the project would not result in further disturbance of native soils on the project site. Therefore, operation of the project would not result in a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5 of the CEQA Guidelines. No mitigation would be required.

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Less than Significant Impact with Mitigation Incorporated.**

**Construction.** As described in the previous response, soils beneath the project site consist of 3 to 4 feet of fill over younger alluvium (Geo 2018). Young alluvial soils have a low paleontological sensitivity rating due to their relatively recent age (Eisentraut and Cooper 2002). The project involves grading and excavation to depths of approximately 5 feet below the ground surface. Because the soils that would be excavated and recompacted as part of project construction have a low paleontological sensitivity rating, no resources are anticipated to be unearthed.

However, Mitigation Measure CUL-2 has been included to provide procedures to be followed in the unlikely

event that potential paleontological resources are discovered during grading or excavation activities. Mitigation Measure CUL-2 requires that work shall cease within 50 feet of a find until a qualified paleontologist has evaluated the find in accordance with federal and state regulations. Mitigation Measure CUL-2 would reduce potential impacts to undiscovered archaeological resources to a less than significant level.

**Operation.** At the completion of project construction, the project would not result in further disturbance of native soils on the project site. Therefore, operation of the project would not result in a substantial adverse change in the significance of a unique paleontological resource or site or unique geologic feature. No mitigation would be required.

**d) Disturb any human remains, including those interred outside of formal cemeteries?**

**Less than Significant Impact.** The project site has been extensively disturbed, as described above, and has not been previously used as a cemetery. Thus, impacts related to human remains are less than significant. However, in the unanticipated event that human remains are found during project construction activities compliance with California Health and Safety Code Section 7050.5. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site, the County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will make a determination as to the Most Likely Descendent. Compliance with the existing California Health and Safety Code regulations, will ensure impacts related to potential disturbance of human remains are less than significant. No mitigation would be required.

**Existing Regulations that Reduce Potential Impacts**

The following existing regulation would reduce impacts related to cultural resources.

**Human Remains:** Should human remains be discovered during project construction, the project will be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.

**Mitigation Measures**

**Mitigation Measure CUL-1:** Construction plans and specifications shall state that in the event that potential 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 to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). Prior to

commencement of grading activities, the Director of 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 Public Resources Code Section 21083.2(g) and the treatment of archaeological resources as specified above.

**Mitigation Measure CUL-2:** Construction plans and specifications shall state that in the event that potential paleontological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet 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 and state regulations. Construction personnel shall not collect or move any paleontological materials and associated materials. If any fossil remains are discovered, the paleontologist shall make a recommendation if monitoring shall be required for the continuance of earth moving activities. 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.

### **References**

Eisentraut, P. and J. Cooper 2002. (Eisentraut and Cooper 2002). Development of a Model Curation Program for Orange County's Archaeological and Paleontological Collections. Prepared by California State University, Fullerton and submitted to the County of Orange Public Facilities and Resources Department/Harbors, Parks and Beaches (PFRD/HPB).

Geotechnical and Infiltration Evaluation, prepared by Geotek (Geo 2018).

Phase I Environmental Site Assessment, prepared by Black Rock Geosciences, 2018 (Phase I 2018).

United States Department of the Interior, National Register of Historic Places. Accessed: <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

Office of Historic Preservation, California Historical Resources. Accessed: <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=30>

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**6. GEOLOGY AND SOILS.** 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 fault? Refer to Division of Mines and Geology Special Publication 42?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on the Geotechnical and Infiltration Evaluation prepared by Geotek, 2018 (Geo 2018), which is included as Appendix B.

**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 fault?**

**No Impact.** The project site is not located within a designated Alquist-Priolo Earthquake Fault Zone. As described by the Geotechnical and Infiltration Evaluation prepared for the project, there are no known active faults traversing the site. The closest active fault is the Newport-Inglewood Fault that is located 5.8 miles to the southwest (Geo 2018). Thus, the project would not expose people or structures to potential substantial adverse effects from rupture of a known earthquake fault that is delineated on an Alquist-Priolo Earthquake Fault Zoning Map, and impacts would not occur. No mitigation measures are required.

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- ii. **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 principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. As described in the previous response, the closest active fault is the Newport-Inglewood Fault Zone that is approximately 5.8 miles to the southwest of the project site (Geo 2018). Movement along this fault, or other regional faults could result in seismic ground shaking on the project site. The amount of motion expected at the project site can vary from none to forceful depending upon the distance to the fault and the magnitude of the earthquake. Greater movement can be expected at sites located closer to an earthquake epicenter.

However, structures built in the City are required to be built in compliance with the California Building Code (CBC [California Code of Regulations, Title 24, Part 2]), as included in the GGMC in Title 18 Building Codes and Regulations, which regulates all building and construction projects within the City and implements a minimum standard for building design and construction that includes specific requirements for seismic safety, excavation, foundations, retaining walls and site demolition. The Geotechnical and Infiltration Evaluation (Geo 2018) prepared for the project site provides CBC seismic structural design criteria that are specific to the onsite soils and potential seismic ground shaking that includes: excavation, re-compaction, and foundation systems.

Because the project would be required to be constructed in compliance with the CBC and the GGMC, which would be verified through the City's plan check and permitting process, the project would result in a less than significant impact related to strong seismic ground shaking. No mitigation measures are required.

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- iii. **Seismic-related ground failure, including liquefaction?**

**Less than Significant Impact.** Soil liquefaction is a phenomenon in which saturated, cohesionless soils layers, located within approximately 50 feet of the ground surface, lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loading. During the loss of stress, the soil acquires "mobility" sufficient to permit both horizontal and vertical movements. Soil properties and soil conditions such as type, age, texture, color, and consistency, along with historical depths to ground water

are used to identify, characterize, and correlate liquefaction susceptible soils.

Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

The onsite borings identified groundwater at 12.5 feet below the ground surface and the Geotechnical and Infiltration Evaluation describes that USGS mapping shows groundwater to be about 5 feet below ground surface and identifies that the site is within an area with potential for liquefaction (Geo 2018).

The Geotechnical and Infiltration Evaluation included an analysis of the potential effects related to liquefaction, which identified that the presence of various layers of loose to medium dense sands, silty sands, and silts that are onsite would be prone to liquefaction and onsite settlement of soils that could affect the proposed structures. In order to reduce the potential liquefaction related settlement, the Geotechnical and Infiltration Evaluation requires that project construction include removal and re-compaction of the upper 5 feet of the site soils and utilization of post-tensioned slabs or equivalent foundation systems in compliance with the CBC, which would reduce the potential of liquefaction related settlement to a less than significant level. As described in the previous response, the project would be required to be constructed in compliance with the CBC and the GGMC, which would be verified through the City's plan check and permitting process. Thus, the project would be required to implement re-compaction of soils and foundation systems in compliance with the CBC, and potential impacts related to liquefaction would be reduced to a less than significant level. No mitigation measures are required.

**a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

**iv. Landslides?**

**No Impact.** Landslides and other slope failures are secondary seismic effects that are common during or soon after earthquakes. Areas that are most susceptible to earthquake induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits. As described above, the project site is located in a seismically active region subject to strong ground shaking. However, the project site is located in a flat developed urban area that does not contain or is adjacent to large slopes, and the project would not generate large slopes. Furthermore, the Geotechnical and Infiltration Evaluation (Geo 2018) prepared for the project site state that the project site is not at risk for earthquake induced landslides. As a result, implementation of the project would not expose people or structures to substantial adverse effects involving landslides, and impacts related to landslides would not occur. No mitigation measures are required.

**b) Result in soil erosion or the loss of topsoil?**

**Less than Significant Impact.** The project site is largely impervious, as it is generally covered by pavement or the building structure. However, small areas of landscaping exist within the parking area, along the site boundary, and adjacent to the existing building. During construction, the project would redevelop the site for multi-family residential uses, which would include areas of landscaping that would surround the proposed structures and be located along the site boundary, similar to the areas of landscaping that currently exist. The new paved areas and landscaping from the project would not result in soil erosion or the loss of topsoil.

In addition, Section 6.40.050 of the GGMC states that all new development and significant reconstruction within the City, such as the project, shall be undertaken in accordance with the County Drainage Area Management Plan (DAMP). The DAMP requires construction sites implement control practices that address

erosion and sedimentation (DAMP Section 8.0). Additionally, the Statewide National Pollutant Discharge Elimination System (NPDES) Permit for General Construction Activity requires implementation of a Storm Water Pollution Prevention Plan (SWPPP), by a Qualified SWPPP Developer. The SWPPP is required to be consistent with the County DAMP, address site-specific conditions related to sources of sediment, and implement erosion control and sediment control BMPs to reduce or eliminate sediment during construction. Adherence to a City approved SWPPP, which would be verified prior to the issuance of a demolition or grading permit would ensure that potential erosion associated with construction activities would be minimized, and impacts would be less than significant. No mitigation measures are required.

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?**

**Less than Significant Impact.** Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. As described in Response a) iv., the project site is located in a flat developed urban area that does not contain or adjacent to large slopes, and the project would not generate large slopes. Therefore, impacts related to landslides would not occur. In addition, the Geotechnical and Infiltration Evaluation states that due to the flat topography of the site and surrounding areas, the potential for lateral spreads is considered nil (Geo 2018).

Also, as described in Response a) iii., the Geotechnical and Infiltration Evaluation identified that the site is within a potential liquefaction area and that settlement of soils and subsidence of up to 0.1-foot could occur. Therefore, construction would include removal and re-compaction of the upper 5 feet of the site soils and utilization of post-tensioned slabs or equivalent foundation systems in compliance with the CBC, which would reduce the potential of liquefaction, settlement, and subsidence to a less than significant level. As described previously, the project would be required to be constructed in compliance with the CBC and the City's Municipal Code, which would be verified through the City's plan check and permitting process. Thus, the project would be required to implement re-compaction of soils and foundation systems in compliance with the CBC, and potential impacts related to liquefaction, settlement, and subsidence would be reduced to a less than significant level. No mitigation measures are required.

**d) Be located on expansive soil, as defined in in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

**Less than Significant Impact.** Expansive soils contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experience, such as southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture. As described above, the project site soils consist of 3 to 4 feet of artificial fill over alluvium soils. The alluvium consists of alternating layers of silty sand, poorly graded sand, sandy silt, and clayey silt which were brown to grayish brown in color, moist to wet and medium dense/stiff, which were determined to have a very low expansion potential (Geo 2018).

In addition, as described in the previous response, the project would be required to be constructed in compliance with the CBC and the City's Municipal Code, that require appropriate back fill, compaction of soils, and foundation design to ensure stable soils, which would be verified through the City's permitting process. Thus, impacts related to expansive soils would be less than significant. No mitigation measures are

required.

**e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**No Impact.** The project does not include construction of septic tanks or connections to septic systems or alternative wastewater disposal systems. The project site is currently connected to the City's sewer system, and the project would also connect to existing sewers and would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative waste water disposal systems would not occur from implementation of the project. No mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

The following existing regulations would reduce impacts related to geology and soils.

**California Building Code:** The project is required to comply with the California Building Code as included in the City's Municipal Code Section 9.12.040.210 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the project are required to be incorporated into grading plans and specifications as a condition of project approval.

**SWPPP:** Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) in accordance with the County Drainage Area Management Plan (DAMP). The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other DAMP requirements to comply with the National Pollutant Discharge Elimination System (NPDES) regulations to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Garden Grove staff or its designee to confirm compliance.

### **Mitigation Measures**

No mitigation measures related to geology and soils are required.

### **References**

California Geological Survey Seismic Hazard Zones Orange Quadrangle map (USGS 2015). Accessed: [https://prd-tnm.s3.amazonaws.com/StagedProducts/Maps/USTopo/PDF/CA/CA\\_Anaheim\\_20150310\\_TM\\_geo.pdf](https://prd-tnm.s3.amazonaws.com/StagedProducts/Maps/USTopo/PDF/CA/CA_Anaheim_20150310_TM_geo.pdf)

City of Garden Grove Municipal Code. Accessed: <https://www.qcode.us/codes/gardengrove/>

Orange County Drainage Area Management Plan. Accessed: <http://www.ocwatersheds.com/documents/damp>

Geotechnical and Infiltration Evaluation, prepared by Geotek (Geo 2018).

Phase I Environmental Site Assessment, prepared by Black Rock Geosciences, 2018 (Phase I 2018).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**7. GREENHOUSE GAS EMISSIONS.**

Would the project:

a) Generate greenhouse gas 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 an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on the Focused Air Quality and Greenhouse Memorandum prepared by Urban Crossroads, 2018 (AQ/GHG 2018), which is included as Appendix A.

**a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Less than Significant Impact.** 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. GCC is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact.

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>). GHGs are produced by both direct and indirect emissions sources. Direct emissions include consumption of natural gas, heating and cooling of buildings, landscaping activities and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal. The large majority of GHG emissions generated from residential projects are related to vehicle trips.

The City has not established local CEQA significance thresholds for GHG emissions; however, the SCAQMD has proposed interim numeric GHG significance thresholds that are based on capture of approximately 90 percent of emissions from residential or commercial development, which is 3,000 metric tons carbon dioxide equivalent (MTCO<sub>2e</sub>) per year (SCAQMD 2008). This approach is widely used by cities in the South Coast Air Basin, including the City of Garden Grove. As such, this threshold is utilized herein to determine if GHG emissions from this project would be significant.

**Construction.** During construction, temporary sources of GHG emissions include construction equipment and workers' commutes to and from the site. The combustion of fossil-based fuels creates GHGs such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. As shown on Table GHG-1, the project has the potential to generate a total of

approximately 13.94 MTCO<sub>2</sub>e per year from construction emissions amortized over 30 years per SCAQMD methodology. As such, construction of the project would not exceed the threshold of 3,000 MTCO<sub>2</sub>e and would result in a less than significant impact related to GHG emissions. No mitigation measures are required.

**Table GHG-1: Construction Greenhouse Gas Emissions (metric tons per year)**

Annual construction-related emissions amortized over 30 years	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> e
	13.87	0.00	0.00	13.94
Total CO <sub>2</sub> E (All Sources)				13.94
<b>SCAQMD Threshold</b>				<b>3,000</b>
Threshold Exceeded?				No

Source: AQ/GHG 2018.

**Operation.** During operations, the project would generate long-term GHG emissions from vehicular trips; water, natural gas, and electricity consumption; and solid waste generation. Natural gas use results in the emission of 2 GHGs: CH<sub>4</sub> (the major component of natural gas) and CO<sub>2</sub> (from the combustion of natural gas). Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel.

The large majority of GHG emissions generated from the project would be from vehicle trips. However, the Trip Generation and Parking Analysis (Appendix G) prepared for the project details that operation of the 31 townhomes would reduce traffic by 23 daily trips in comparison to the existing Intermediate Care Facility. Therefore, the project would result in reduced vehicular GHG emissions in comparison to the existing land use.

In addition, the existing building onsite was developed in 1969 and the building systems, such as insulation, window and door construction, and HVAC operations, are aged and operate continuously due to the 24-hour medical uses onsite. The project would install CALGreen/Title 24 compliant insulation, appliances, HVAC systems, and other such infrastructure that would be ensured to meet state requirements through the City's building permitting processes, which would provide for energy efficient infrastructure and limited GHG emissions. In addition, the energy needs of the townhomes would vary, and be reduced when residents are not at home using more power, in comparison to the existing facility that requires constant energy for medical needs. Overall, the project's operational emissions would be reduced in comparison to the existing land uses, would not exceed the SCAQMD threshold, and would be less than significant. No mitigation measures are required.

**b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**No Impact.** The project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As described in the previous response, the project would not exceed thresholds related to GHG emissions. In addition, the project would comply with regulations imposed by the state and the SCAQMD that reduce GHG emissions, as described below:

- Global Warming Solutions Act of 2006 (AB 32) is applicable to the project because many of the GHG reduction measures outlined in AB 32 (e.g., low carbon fuel standard, advanced clean car standards, and cap-and-trade) have been adopted over the last 5 years and implementation activities are ongoing. The project would develop residential uses that would not conflict with fuel and car standards or cap-and-trade.

- Pavley Fuel Efficiency Standards (AB 1493) establishes fuel efficiency ratings for new (model year 2009-2016) passenger cars and light trucks. The project would develop residential uses that would not conflict with fuel efficiency standards for vehicles.
- Title 24 California Code of Regulations (Title 24) establishes energy efficiency requirements for new construction that address the energy efficiency of new (and altered) residences and commercial buildings. The project is required to comply with Title 24, which would be verified by the City during the project permitting process.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard [LCFS]) requires carbon content of fuel sold in California to be 10 percent less by 2020. Because the LCFS applies to any transportation fuel that is sold or supplied in California, all vehicles trips generated by the project would comply with LCFS.
- California Water Conservation in Landscaping Act of 2006 (AB 1881) provides requirements to ensure water efficient landscapes in new development and reduced water waste in existing landscapes. The project is required to comply with AB 1881 landscaping requirements, which would be verified by the City during the project permitting process.
- Emissions from vehicles, which are a main source of operational GHG emissions, would be reduced through implementation of federal and state fuel and air quality emissions requirements that are implemented by CARB. In addition, as described in the previous response, the project would reduce traffic by 23 daily trips in comparison to the existing Intermediate Care Facility.

The City currently does not have an adopted Climate Action Plan to reduce GHG emissions within its jurisdictional boundaries, and as described in the previous response, emissions would not exceed the thresholds. Therefore, implementation of the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Thus, impacts would not occur, and no mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

See (b) above for applicable regulations.

### **Mitigation Measures**

No mitigation measures related to greenhouse gas emissions are required.

### **References**

Focused Air Quality and Greenhouse Gas Memorandum (AQ/GHG 2018), prepared by Urban Crossroads, 2018.

South Coast Air Quality Management District Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Thresholds (SCAQMD 2008). Accessed: [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgattachmente.pdf](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgattachmente.pdf)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**8. HAZARDS AND HAZARDOUS**

**MATERIALS.** Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, 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 into the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |

The discussion below is based on the Phase I Environmental Site Assessment, prepared by Black Rock GeoSciences, 2018 (Phase I 2018), which is included as Appendix C.

**a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

**Less than Significant Impact.** A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that regulatory agencies have a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the home, workplace, or environment. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment.

**Construction.** The proposed construction activities would involve the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be needed for fueling and servicing construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements, which the project construction activities are required to strictly adhere to. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, the routine transport, use or disposal of hazardous materials during construction activities of the project would be less than significant. No mitigation measures are required.

**Operation.** Operation of the project includes activities related to the residential uses, which involve use hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. These types of materials are not acutely hazardous and would only be used and stored in limited quantities within the project area. The normal routine use of these hazardous materials products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the project. Therefore, the project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste, and impacts would be less than significant. No mitigation measures are required.

**b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Less than Significant Impact.**

**Asbestos-Containing Materials**

The use of asbestos-containing materials (a known carcinogen) and lead paint (a known toxin) was common in building construction prior to 1978 (the use of asbestos-containing materials in concrete products was common through the 1950s). Asbestos is a carcinogen and is categorized as a hazardous air pollutant by the federal Environmental Protection Agency (EPA). Federal asbestos requirements are found in the Code of Federal Regulations (CFR) Title 40, Part 61, Subpart M, and are enforced in the project area by the SCAQMD. SCAQMD Rule 1403 establishes survey requirements, notification, and work practice requirements to prevent asbestos emissions from emanating during building renovation and demolition activities.

Based on the age of the onsite structure, it is possible that asbestos-containing building materials are present in the existing structures on the project site. As a result, asbestos surveys and abatement would be required prior to demolition or renovation of the existing building pursuant to the existing SCAQMD, Cal/OSHA, and Section 19827.5 of the California Health and Safety Code requirements.

SCAQMD Rule 1403 requires notification of the SCAQMD prior to commencing any demolition or renovation activities that involve asbestos containing materials. Rule 1403 also sets forth specific procedures for the removal of asbestos and requires that an onsite representative trained in the requirements of Rule 1403 be present during the stripping, removing, handling, or disturbing of asbestos-containing materials. Mandatory compliance with the provisions of Rule 1403 would ensure that construction-related grading, clearing and demolition activities do not expose construction workers or nearby sensitive receptors to significant health risks associated with asbestos-containing materials. With compliance with AQMD Rule 1403, potential impacts related to asbestos being released into the environment would be less than significant. No mitigation measures are required.

### **Lead Based Paint**

Based on the age of the onsite structure, it is possible that lead-based paint may be present in the existing structures on the project site. Pursuant to existing regulations, a lead-based paint survey shall be completed prior to any activities with the potential to disturb suspected lead based painted surfaces. The regulations specify actions to manage and control exposure to lead-based paint (per the Code of Federal Regulations Title 29, Section 1926.62 and California Code of Regulations Title 8 Section 1532.1) that cover the demolition, removal, cleanup, transportation, and disposal of lead-containing material. The regulations outline the permissible exposure limit, protective measures, monitoring and compliance to ensure the safety of construction workers exposed to lead-based materials. In addition, Cal/OSHA's Lead in Construction Standard requires the project to develop and implement a lead compliance plan when lead-based paint would be disturbed during construction. The plan must describe activities that could emit lead, methods for complying with the standard, safe work practices, and a plan to protect workers from exposure to lead during construction activities. Cal/OSHA requires 24-hour notification if more than 100 square feet of lead-based paint would be disturbed. With compliance to the Cal/OSHA requirements, potential impacts related to lead-based paint being released into the environment would be less than significant. No mitigation measures are required.

### **c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Less than Significant Impact.** The closest existing school to the project site is the Hill Elementary School, which is located approximately 0.15 mile away from the project site at 9681 11th Street. As described in response a), construction and operation of the project would involve the use, storage and disposal of small amounts of hazardous materials on the project site. These hazardous materials would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential for accidental release into the environment near the school. In addition, the proposed residential uses would not involve the use or handling of acutely hazardous materials.

Furthermore, the emissions that would be generated from construction and operation of the project were evaluated in the air quality analysis presented in Section 3, and the emissions generated from the project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the project would not emit hazardous or handle acutely hazardous materials, substances, or waste near the school, and impacts would be less than significant. No mitigation measures are required.

**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?**

**No Impact.** The Phase I Environmental Site Assessment did not identify the project site or any properties in the nearby area as included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Phase I 2018). In addition, a search of the California Department of Toxic Substances Control EnviroStor database did not identify the project site or any area within the project vicinity as a hazardous materials site. Thus, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the project. No mitigation measures are required.

**e) For a project 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 project site is not located within an airport land use plan or within 2 miles of an airport. The closest air facility to the project is the Los Alamitos Joint Forces Training Base, located approximately 5.25 miles northwest of the project site. The closest public airport to the project site is John Wayne Airport, which is located over 7 miles to the southeast of the project site. In addition, the Fullerton Municipal Airport is located approximately 8 miles to the north of the site. Therefore, the project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur. No mitigation measures are required.

**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?**

**No Impact.** There are no private airstrips or airports in the vicinity of the project site. As a result, the project would not affect or be affected by aviation activities associated with private airstrips or airports. No mitigation measures are required.

**g) Impair implementation of an adopted emergency response plan or emergency evacuation plan?**

**Less than Significant Impact.** The project would not physically interfere with an adopted emergency response plan or emergency evacuation plan.

**Construction.** Short-term construction activities would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. In addition, travel along surrounding roadways would remain open and would not interfere with emergency access in the site vicinity. Any temporary lane closures needed for utility connections to 11th Street or driveway access construction would be implemented consistent with the recommendations of the California Joint Utility Traffic Control Manual (Caltrans 2014), as incorporated into a Traffic Management Plan for the project that is required for receipt of

construction permits. The required Traffic Management Plan would ensure that substantial traffic queuing along 11th Street would not occur and that all construction equipment would be staged on site. Among other things, the manual recommends early coordination with affected agencies to ensure that emergency vehicle access is maintained.

**Operation.** Direct access to the project site is would be provided from 11th Street by a 25-foot wide driveway. In addition, a fire engine turn-around area is to be provided in the northeastern portion of the project site. The project is required to provide internal access, and size and location of fire suppression facilities (e.g., hydrants and sprinklers) to conform to the Garden Grove Fire Department standards. The Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9) and the Fire Code included as Municipal Code Chapter 18.32. As such, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

**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?**

**No 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 is located within an urban developed area and is not located near vegetated open space or within an identified wildland fire hazard area per CalFire Fire hazard mapping and is not an area where residences are intermixed with wildlands. In addition, implementation of the project would be required to adhere to the following chapters of the City's Municipal Code to reduce potential fire hazards: Chapter 18.12 Building Code, Chapter 18.20 California Mechanical Code, and Chapter 18.32 Fire Code. Additionally, the project would comply with guidelines from the Garden Grove Fire Department related to fire prevention and is subject to approval by the City's Building Division. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death from wildfires. No mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

The following existing regulations would reduce impacts related to hazards and hazardous materials.

**Asbestos Containing Materials:** Prior to issuance of demolition permits, the project applicant shall submit verification to the City Building and Safety Department that an asbestos survey has been conducted pursuant to SCAQMD Rule 1403. If asbestos is found, the project applicant shall follow all procedural requirements and regulations of SCAQMD Rule 1403. Rule 1403 regulations require that the following actions be taken: notification of SCAQMD prior to construction activity, asbestos removal in accordance with prescribed procedures, placement of collected asbestos in leak-tight containers or wrapping, and proper disposal.

**Lead Based Paint:** Prior to issuance of demolition permits, the project applicant shall submit verification to the City Building and Safety Department that a lead-based paint survey has been conducted. If lead-based paint is found, the project applicant shall follow all procedural requirements and regulations for proper removal and disposal of the lead-based paint. Cal-OSHA has established limits of exposure to lead contained in dusts

and fumes. Specifically, CCR Title 8, Section 1532.1 provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead.

### **Mitigation Measures**

No mitigation measures related to hazards and hazardous materials are required.

### **References**

California Department of Toxic Substances Control EnviroStor database (EnviroStor 2018). Accessed: <https://www.envirostor.dtsc.ca.gov/public/>

CalFire High Fire Hazard Severity Zone Map for Orange County. Accessed: [http://frap.fire.ca.gov/webdata/maps/orange/fhszl\\_map.30.pdf](http://frap.fire.ca.gov/webdata/maps/orange/fhszl_map.30.pdf)

Phase I Environmental Site Assessment, prepared by Black Rock Geosciences, 2018 (Phase I 2018).

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**9. HYDROLOGY AND WATER QUALITY.**

Would the project:

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-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 through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-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 stormwater 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 within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or 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 within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) Inundation by seiche, tsunami, or mudflow?

The discussion below is based on the Preliminary Hydrology Calculations and the Preliminary Water Quality Management Plan. Prepared by CA Engineering, Inc, which are included as Appendix D and E.

**a) Violate any water quality standards or waste discharge requirements?**

**Less than Significant Impact.** Section 6.40.050 of the GGMC states that all new development and significant redevelopment within the City shall be undertaken in accordance with the County Drainage Area Management Plan (DAMP), including any conditions and requirements established related to the reduction or elimination of pollutants in storm water runoff from the project site, which are verified prior to the issuance of a grading permit and/or building permit by the City. The DAMP requires implementation of site design, source control and treatment control Best Management Practices (BMPs).

In addition, because the project would be considered a priority project, as it would replace more than 5,000 square feet of impervious surface on an already developed site, it would be required to implement a Water Quality Management Plan (WQMP) that includes Low Impact Development (LID) features and BMPs to limit the potential for pollutants to enter surface water, such as storm water runoff.

**Construction.** Construction of the project would require demolition of the existing building and pavement. It would also require excavation and grading. These construction activities could expose and loosen building materials and sediment, which in turn could mix with surface water runoff and degrade surface water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These are potentially harmful materials that could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff, could wash into and pollute surface waters or groundwater.

To avoid these events from occurring, the DAMP requires construction sites to implement control practices that address control of construction related pollutants discharges, including erosion and sediment control and onsite hazardous materials and waste management (DAMP Section 8.0). Additionally, the Statewide NPDES Permit for General Construction Activity requires implementation of a SWPPP, by a Qualified SWPPP Developer. The SWPPP is required to be consistent with the County DAMP; address site-specific conditions related to construction; identify the sources of sediment and other pollutants that may affect the quality of storm water discharges during construction; and implement erosion control and sediment control BMPs to reduce or eliminate sediment, pollutants adhering to sediment, and other non-sediment pollutants in water discharges during construction. Adherence to a City approved SWPPP, which would be verified prior to the issuance of a demolition and/or grading permit would ensure that potential water quality degradation associated with construction activities would be minimized, and impacts would be less than significant. No mitigation measures are required.

**Operation.** The project would introduce new residential uses to the project site. Expected pollutants of concern associated with residential uses include various chemicals from household cleaners, pathogens from pet wastes, nutrients from fertilizer, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles.

However, as described previously, the project would be required to comply with the County DAMP and would be required to implement a WQMP that includes LID features and BMPs to limit the potential for pollutants to enter surface water, such as storm water runoff. The WQMP is required to include implementation of non-structural, structural, and source control and treatment control BMPs that have been designed to protect water quality, such as: vegetated swales, bioretention planters, litter control, and street sweeping. After redevelopment of the project site, the drainage would be similar to the existing condition. Runoff from buildings and paved areas would drain to vegetated swales and bioretention planters that would filter runoff prior to discharge, as required by the DAMP and City's Municipal Code, which is verified during the permitting process. Implementation of existing regulations, which is verified during the permitting process of the project, would result in less than significant impacts related to the degradation of water quality. No mitigation measures are required.

**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)?**

**Less than Significant Impact.** The project site is largely (94.8 percent) impervious, as it is generally covered by the existing pavement or building structure. The remaining 5.2 percent of the project site consists of small areas of landscaping within courtyards and along 11th Street. The project site, however, does not currently provide for groundwater recharge.

The project would redevelop the site for residential uses that include open space and landscaping areas, which would increase the pervious areas onsite. After project development, the site would contain 80.5 percent impervious areas, which would be an increase of 14.3 percent of onsite pervious areas. An increase in pervious surface area increases infiltration, which can increase the amount of water that is able to recharge the aquifer/groundwater. Thus, the 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.

In addition, groundwater within the project region is managed by the Orange County Water District (OCWD). To ensure the Basin is not overdrawn, OCWD monitors water levels and recharges the Basin with local and imported water. Continued management of the groundwater basin by OCWD will ensure that substantial depletion of groundwater supplies would not occur. Thus, impacts related to the groundwater recharge would not occur. No mitigation measures are required. The evaluation of water supplies needed for the project is provided in Section 18, *Utilities and Service Systems*.

**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-site?**

**Less than Significant Impact.** The project site does not include a stream, river, creek, or other water body. As described previously, the project site is largely (94.8 percent) impervious. Small areas of landscaping exist within courtyards and along 11th Street. Stormwater flows across the project site to 11th Street and to the City storm drain which outlets to the East Garden Grove Wintersburg Channel.

The project would not substantially alter the drainage pattern onsite. Storm flows from the site would be captured by surface drains that are connected to vegetated swales and bioretention planters. These swales and planters would retain and filter runoff prior to discharge onto 11th Street. In addition, the project site would be paved and landscaped. The project's new paved areas and landscaping would retain the onsite soil and reduce the potential for erosion to a less than significant level.

Excavation and grading of soils would occur during the project's construction. GGMC Section 6.40.050 states that all significant redevelopment, such as the redevelopment proposed for this project, shall be undertaken in accordance with the DAMP and the Statewide NPDES Permit for General Construction Activity which requires implementation of a SWPPP to implement erosion control and sediment control. Adherence to a City approved SWPPP, which would be verified prior to the issuance of a demolition or grading permit would ensure that potential erosion associated with construction activities would be minimized, and impacts would be less than significant. No mitigation measures are required.

**d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

**Less than Significant Impact.** As described in the previous responses, the project site does not include a stream, river, creek, or other water body. The project site is largely impervious, as it is generally covered by pavement or the building structure. The project would redevelop the site and include areas of landscaping and open space that result in a 14.3 percent increase in pervious surfaces on the project site. Thus, the rate or amount of surface runoff would not increase with implementation of the project.

In addition, the stormwater drainage for the project would surface drain to vegetated swales and bioretention planters that would retain and filter runoff prior to discharge. The swales and bioretention areas have been designed to capture the appropriate stormwater flow as identified in the project's Preliminary Hydrology Calculations and the Preliminary Water Quality Management Plan. Thus, the project would not substantially alter the existing drainage pattern on the site or in the area, or substantially increase the rate or amount of runoff that could result in flooding. Impacts related to alternation of a drainage pattern that could result in flooding would be less than significant. No mitigation measures are required.

**e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

**Less than Significant Impact.** As described previously, the project site is largely (94.8 percent) impervious. Redevelopment of the site would reduce impervious areas by 14.3 percent and storm flows would drain to vegetated swales and bioretention planters that have been designed to accommodate the project. As such, an increase in runoff would not occur. Therefore, redevelopment of the project site would not result in an increase in runoff that would exceed the capacity of the existing City storm drain system. No mitigation measures are required.

**f) Otherwise substantially degrade water quality?**

**Less than Significant Impact.** Please refer to response 9(a) from above. No mitigation measures are required.

**g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**No Impact.** A 100-year flood hazard area is an area in which a flood event has a 1 percent probability of occurring in any given year. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the project site and vicinity (FEMA FIRM number 06059C0139) shows that the site is within a 0.2 percent annual chance of flood hazard and is identified as “Zone X”. Therefore, the site is not within a 100-year flood zone. In addition, the project site does not contain any bodies of water and is not located in the vicinity of any bodies of water that could result in flooding on the project site. Thus, the project site is not located within a 100-year flood hazard area as mapped by FEMA, and impacts related to flooding would not occur. No mitigation measures are required.

**h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

**No Impact.** As described in the previous response, the project site is not located within a 100-year flood hazard area (FEMA FIRM Map number 06059C0139). Thus, the project would not place structures within a flood hazard area that would impede or redirect flood flows, and impacts would not occur. No mitigation measures are required.

**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?**

**Less than Significant Impact.** Implementation of the project would not expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of the failure of a dam. According to Chapter IX of the Safety Element of the County of Orange General Plan (Dec. 2013), 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.

Although the project would construct new residential properties 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) Inundation by seiche, tsunami, or mudflow?**

**No Impact.** A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The hazard exists where water can impact nearby structures. There are no inland water bodies near enough to the project area to pose a flood hazard to the site through a seiche. Therefore, no seiche impacts would occur. No mitigation measures are required.

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The project area is more than 6 miles from the Pacific Ocean and is located outside of the Tsunami Hazard Zone, as identified by the California Emergency Management Agency. Therefore, impacts related to tsunamis would not occur. No mitigation measures are required.

Mudflows consist of a shallow slope failure, usually affecting the upper soil mantle or weathered bedrock underlying natural slopes and are triggered by surface or shallow subsurface saturation. The project site is flat and is not located downslope of any area of potential mudflow. Therefore, impacts related to mudflows would not occur. No mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

The following existing regulations would reduce impacts related to hydrology and water quality.

**Stormwater Pollution Prevention Plan:** Prior to grading permit issuance, the project developer shall have a SWPPP prepared by a QSD (Qualified SWPPP Developer) pursuant to the Orange County DAMP. The SWPPP shall incorporate all necessary BMPs and other DAMP requirements to comply with NPDES regulations to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City staff, or designee, to confirm compliance.

**Water Quality Management Plan:** Prior to grading permit issuance, the project developer shall have a WQMP approved by the City for implementation. The project shall comply with GGMC Section 6.40.050, the Orange County DAMP, and RWQCB requirements in effect at the time permitting to control discharges of sediments and pollutants during operation of the project.

### **Mitigation Measures**

No mitigation measures related to hydrology and water quality are required.

### **References**

California Department of Water Resources Inundation Maps. Accessed:  
<https://water.ca.gov/Programs/All-Programs/Division-of-Safety-of-Dams/Inundation-Maps>

City of Garden Grove Municipal Code. Accessed at: <https://www.qcode.us/codes/gardengrove/>

Federal Emergency Management Agency Flood Maps. Accessed: <https://msc.fema.gov/portal>

Orange County Water District Groundwater Management. Accessed: <https://www.ocwd.com/what-we-do/groundwater-management/>

Preliminary Hydrology Calculations, 2018. Prepared by CA Engineering, Inc.

Preliminary Water Quality Management Plan, 2018. Prepared by CA Engineering, Inc.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**10. LAND USE AND PLANNING.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**a) Physically divide an established community?**

**No Impact.** The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The 1.76-acre project site is developed with a 33,200 square foot Intermediate Care Facility for the developmentally disabled that currently operates with 59-beds. The Intermediate Care Facility, however, is planning to move to a different location. The site is surrounded by residential development and 11th Street. Implementation of the project would change the site from an Intermediate Care Facility to townhome residential uses, which would be consistent with the residential uses surrounding the project site. The existing residential community would not be physically divided by the project. In addition, the project would redevelop only the project site and would not change roadways or areas outside of the project site. Thus, the project would not result in impacts related to physical division of an established community. No mitigation measures are required.

**b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?**

**No Impact.** The project site has a General Plan Land Use designation of Medium Density Residential (MDR) uses that provides for a residential density of up to 32 dwelling units per acre. In addition, the site is zoned R-3 (Multiple-Family Residential), which allows up to 24 dwelling units per acre. The project would redevelop the 1.76-acre project site to provide 31 residential townhomes, which would result in a density of 17.6 dwelling units per acre. Thus, the density of the project is consistent with the applicable density requirements of the parcel.

Additionally, the R-3 zoning designation includes 35-foot height limits, 10-foot minimum side setbacks, 12-foot 6-inch rear yard setbacks, and driveway widths of a minimum of 25-feet. The project would have a maximum height of 33 feet 6 inches, side setbacks of 12-feet 6-inches, 15-foot rear yard setback, and would provide two 25-foot wide driveways. Moreover, as described in Section 16, *Transportation and Traffic*, the project would provide parking that is consistent with GGMC requirements. Thus, the project would not result in conflict with an applicable land use plan, policy, or regulation that was adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would not occur. No mitigation measures are required.

**c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**

**No Impact.** The project site is developed and located within an urban and developed area. The project site does not contain any natural lands that are subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the project would not result in impacts to a Habitat Conservation Plan or Natural Community Conservation Plan. No mitigation measures are required.

**Existing Regulations that Reduce Potential Impacts**

There are no existing regulations related to land use and planning that are applicable to the project.

**Mitigation Measures**

No mitigation measures related to land use and planning are required.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**11. MINERAL RESOURCES.** 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"/> |

**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?**

**No impact.** In 1975, the California Legislature enacted the Surface Mining and Reclamation Act which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified based on geologic factors without regard to existing land use and land ownership. The areas are categorized into 4 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.

The mapping by the California Geological Survey indicates that the project site is located within an area designated as MRZ-3, which is an area where the significance of mineral deposits is not evaluated. In addition, the project site is not designated/zoned for the extraction of mineral deposits and no active mining operations exist in the City.

The project site is developed with an Intermediate Care Facility and has no history of mining. Therefore, implementation of the project would not cause the loss of availability of mineral resources valuable to the region or state, and no impact would occur. No mitigation measures are required.

**b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan?**

**No impact.** The project site and the surrounding vicinity are highly urbanized, and they are not in or near a mining site identified by the City’s General Plan. The site has a general plan land use and zoning designation for residential uses. 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, the project would not result in the loss

of availability of a locally important mineral resource recovery site as delineated on a local general plan, specific plan, or other land use plan as a result of project implementation. No impacts would occur. No mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

There are no existing regulations related to mineral resources that are applicable to the project.

### **Mitigation Measures**

No mitigation measures related to mineral resources are required.

### **References**

California Department of Conservation Mineral Land Classification Map Anaheim Quadrangle. Accessed: [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_143/PartIII/Plate\\_3-18.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_143/PartIII/Plate_3-18.pdf)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. NOISE.</b> Would the project result in:				
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 groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent 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"/>
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 checked="" type="checkbox"/>	<input 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 within the vicinity of a private airstrip, 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"/>

The discussion below is based on the Noise Study prepared by Urban Crossroads, 2018 (Noise 2018), which is included as Appendix F.

**State Law**

An interior CNEL of 45 dB is mandated by the State of California Noise Insulation Standards (CCR, Title 24, Part 6, Section T25-28) for residential dwellings and hotel and motel rooms. Conventional construction practices, with closed windows and fresh air supply systems or air conditioning normally suffice.

**City of Garden Grove Noise Element**

The City’s Noise Element, Policy N-5.2, provides specific interior and exterior noise level standards for residential land use. For the multi-family residential uses, the Noise Element requires an exterior noise level not to exceed 65 dBA CNEL and interior noise level standards are not to exceed 45 dBA CNEL.

**Garden Grove Municipal Code**

GGMC Section 8.47.050(C)(5) indicates that the ambient base noise level standard for a given land use shall not be exceeded by more than 20 dBA for any period of time (e.g., Lmax). For residential uses, GGMC

Section 8.47.040 identifies an ambient base noise level of 55 dBA during the daytime hours (7:00 a.m. to 10:00 p.m.) when construction activity would take place. Therefore, the base anytime maximum noise level limit is equal to 75 dBA Lmax for residential uses.

GGMC Section 8.47.050(D) indicates that when the measured ambient noise level exceeds the noise level limits identified in GGMC Section 8.47.050(C)(5), the ambient noise level shall become the standard. Based on the 24-hour noise level measurements collected in the project area, detailed below, the lowest, maximum (Lmax) noise level during the daytime hours is 77.1 dBA Lmax. As such, the ambient-adjusted exterior noise level limit for residential land uses is 77 dBA Lmax, since this level exceeds the 75 dBA Lmax ambient base noise level limit for residential uses. Therefore, the noise analysis uses the 77 dBA Lmax as an acceptable threshold to evaluate potential impacts from project construction activities at nearby sensitive receiver locations.

GGMC Section 8.47.060(d) Construction of Buildings and Projects, states that it is unlawful for any person within a residential area, or within a radius of 500 feet therefrom, 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 hour 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 GGMC Section 8.47.050(a), is caused discomfort or annoyance unless such operations are of an emergency nature.

### **Sensitive Receiver**

Sensitive receivers near the project site include existing residences. The closest sensitive receiver location is approximately 13 feet east of the site boundary. The closest sensitive receivers to the project site are listed below:

- R1: Located approximately 59 feet north of the project site, R1 represents the existing residential uses on 13th Street. A 24-hour noise level measurement was taken near this location, L2, to describe the existing ambient noise environment.
- R2: Location R2 represents the existing residential uses approximately 41 feet east of the project site. A 24-hour noise level measurement was taken near this location, L2, to describe the existing ambient noise environment.
- R3: Location R3 represents the existing residential uses approximately 13 feet east of the project site on 11th Street. A 24-hour noise level measurement was taken near this location, L3, to describe the existing ambient noise environment.
- R4: Location R4 represents the existing residential uses approximately 78 feet south of the project site on 11th Street. A 24-hour noise level measurement was taken near this location, L3, to describe the existing ambient noise environment.
- R5: Location R5 represents the existing residential use located roughly 111 feet west of the project site. A 24-hour noise level measurement was taken near this location, L3, to describe the existing ambient noise environment.
- R6: Location R6 represents the existing religious uses located approximately 136 feet northwest of the project site. A 24-hour noise level measurement was taken near this location, L1, to describe the existing ambient noise environment.

**Existing Ambient Noise Levels**

To identify the existing ambient noise levels in the project area, noise level measurements were taken on and adjacent to the project site on September 19, 2018, for a 24-hour period. Figure 7 shows the location of the noise measurements. As shown on Table N-1, noise levels in the project area range from 54.8 to 61.7 Community Noise Equivalent Level (CNEL).

**Table N-1: 24-Hour Ambient Noise Level Measurements**

Location <sup>1</sup>	Distance to Site (Feet)	Description	Energy Average Noise Level (dBA L <sub>eq</sub> ) <sup>2</sup>		Daytime dBA L <sub>max</sub>	CNEL
			Daytime	Nighttime		
L1	330'	Located north of the project site on 13th Street	59.3	52.0	91.9	61.0
L2	0'	Located on the northeast corner of the project site, near existing residential uses.	50.9	47.4	77.1	54.8
L3	0'	Located at southern boundary of the project site on 11th Street near existing residential uses.	58.4	54.1	86.2	61.7
L4	700'	Located west of the project site on Kerry Street adjacent to the Hill Elementary School.	56.2	53.1	90.2	60.4

Source: Noise 2018.

<sup>1</sup> See Figure 7 for the noise level measurement locations.

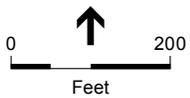
<sup>2</sup> The long-term 24-hour measurement printouts are included in the Noise Study included as Appendix F.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

**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?**

**Less than Significant Impact with Mitigation Incorporated**

**Construction.** Noise generated by construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. Construction is expected to occur in the following stages: demolition, grading, building construction, architectural coating, paving. Noise levels generated by heavy construction equipment can range from approximately 63.7 dBA to 80.4 dBA when measured at 50 feet, as shown on Table N-2.



▲ Noise Measurement Locations

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**Figure 7: Noise Measurement Locations**

SOURCE: Urban Crossroads, 2018

**Table N-2: Construction Reference Noise Levels**

ID	Noise Source	Reference Distance From Source	Reference Noise Levels @ Reference Distance (dBA Leq)	Reference Noise Levels @ 50 Feet (dBA Leq)
1	Truck Pass-Bys & Dozer Activity	30'	68.1	63.7
2	Dozer Activity	30'	76.4	72.0
3	Construction Vehicle Maintenance Activities	30'	74.8	70.4
4	Foundation Trenching	30'	74.9	70.5
5	Rough Grading Activities	30'	84.8	80.4
6	Residential Framing	30'	76.7	72.3
7	Concrete Mixer Truck Movements	50'	73.1	73.1
8	Concrete Paver Activities	30'	75.7	71.3
9	Concrete Mixer Pour & Paving Activities	30'	76.3	71.9
10	Concrete Mixer Backup Alarms & Air Brakes	50'	78.8	78.8
11	Concrete Mixer Pour Activities	50'	79.2	79.2

Source: Noise 2018.

Table N-3 provides a summary of the highest noise levels from each stage of construction at each of the sensitive receiver locations. This provides a conservative approach with the highest noise-level producing equipment for each stage of project construction operating at the closest point from primary construction activity to the nearby sensitive receiver locations. This scenario is unlikely to occur during typical construction activities and likely overstates the construction noise levels that would be experienced at each receiver location. As shown, noise from project construction activity would range from 58.1 to 79.9 dBA L<sub>max</sub> at the sensitive receiver locations. As described previously in the municipal code discussion, 77 dBA L<sub>max</sub> is the threshold for project construction activities at nearby sensitive receiver locations.

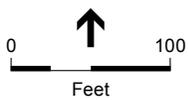
**Table N-3: Project Construction Noise Levels at Sensitive Receivers**

Receiver Location	Construction Noise Levels (dBA L <sub>max</sub> )					Highest Levels <sup>1</sup>
	Demolition	Grading	Site Preparation	Paving	Building Construction	
R1	63.8	72.2	63.8	71.0	64.1	72.2
R2	66.2	74.6	66.2	73.5	66.5	74.6
R3	71.5	79.9	71.5	78.7	71.8	79.9
R4	65.8	74.2	65.8	73.0	66.1	74.2
R5	59.8	68.2	59.8	67.0	60.1	68.2
R6	58.1	66.5	58.1	65.3	58.4	66.5

Source: Noise 2018.

<sup>1</sup> Estimated construction noise levels at closest sensitive receptors.

As shown on Table N-4, construction noise levels exceed the 77 dBA L<sub>max</sub> threshold at receiver location R3. Therefore, Mitigation Measure NOI-1 is included that would require a 50-foot buffer for large mobile equipment (greater than 80,000 pounds) and loaded trucks, as shown on Figure 8.



-  Receiver Locations
-  127' Distance from Receiver to Construction Activity
-  6' Existing Barrier and Barrier Height

-  Construction Activity
-  50' Buffer Mitigation for Large Mobile Equipment (>80,000 lbs) and Loaded Trucks

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**Figure 8: Construction Activity and Receiver Locations**

SOURCE: Urban Crossroads, 2018

**Table N-4: Project Construction Noise Impacts**

Receiver Location	Construction Noise Levels (dBA L <sub>max</sub> )		
	Highest Levels	Threshold	Threshold Exceeded?
R1	72.2	77	No
R2	74.6	77	No
R3	79.9	77	<b>Yes</b>
R4	74.2	77	No
R5	68.2	77	No
R6	66.5	77	No

Source: Noise 2018.

As shown on Table N-5, Mitigation Measures NOI-1 would reduce the construction noise levels to range from 66.5 to 75.5 dBA L<sub>max</sub>, which would be below the 77 dBA L<sub>max</sub> threshold. Therefore, construction noise impacts would be less than significant with Mitigation Measure NOI-1.

**Table N-5: Mitigated Construction Noise Levels at Sensitive Receivers**

Receiver Location	Construction Noise Levels (dBA L <sub>max</sub> )				
	Highest Unmitigated Noise Levels	Attenuation from Buffer Mitigation	Highest Mitigated Noise Levels	Threshold	Threshold Exceeded?
R1	72.2	0.0	72.2	77	No
R2	74.6	0.0	74.6	77	No
R3	79.9	-4.4	75.5	77	No
R4	74.2	0.0	74.2	77	No
R5	68.2	0.0	68.2	77	No
R6	66.5	0.0	66.5	77	No

Source: Noise 2018.

### Onsite Exterior Traffic Noise – Operational Noise.

An onsite exterior traffic noise impact analysis was completed to identify the traffic-related noise levels at the project site. The primary source of noise impacts to the project site would be transportation-related noise from Brookhurst Street and Hazard Avenue. The project would also experience some background traffic noise impacts from 11th Street and onsite vehicular movement.

Table N-6 provides a summary of future exterior noise levels at the first-floor building façade. Exterior noise levels would be 60.4 dBA CNEL, without accounting for any barrier attenuation provided by intervening structures (e.g., barriers or buildings). This is less than the General Plan Noise Element 65 dBA CNEL exterior noise level standard. Therefore, impacts related to onsite exterior noise would be less than significant. No mitigation measures are required.

**Table N-6: Onsite Exterior Traffic Noise Levels**

Building Façade	Roadway	Unmitigated Exterior Noise Level (dBA CNEL)	Combined Unmitigated Exterior Noise Level (dBA CNEL)	Threshold (dBA CNEL)	Threshold Exceeded?
Eastern	Brookhurst Street	59.2	60.4	65	No
Southern	Hazard Avenue	54.3		65	No

Source: Noise 2018.

**Onsite Interior Traffic Noise**

Traffic noise levels were calculated at the first, second, and third-floor building façades and interior noise levels were identified. Typical building construction provides a noise reduction of approximately 12 dBA with "windows open" and a minimum 25 dBA noise reduction with "windows closed."

Table N-7 shows that the future noise levels at the first to third-floor building façades would be 60.4 dBA CNEL and that standard windows with minimum STC ratings of 27 would reduce interior noise levels below the 45 dBA CNEL interior noise level standard. Therefore, impacts related to onsite interior noise would be less than significant. No mitigation measures are required.

**Table N-7: Onsite Interior Traffic Noise Levels (dBA CNEL)**

Building Façade	Noise Level at Façade	Required Interior NR	Estimated Interior NR	Upgraded Windows	Interior Noise Level	Interior Standard (dBA CNEL)	Threshold Exceeded?
First-Floor	60.4	15.4	25.0	No	35.4	45	No
Second-Floor	60.4	15.4	25.0	No	35.4	45	No
Third-Floor	60.4	15.4	25.0	No	35.4	45	No

Source: Noise 2018.  
 "NR" = Noise Reduction

**b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Less than Significant Impact.**

**Construction.** Construction activity included in the project can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. The project's construction activities most likely to cause vibration impacts are:

- Heavy Construction Equipment: Although all heavy mobile construction equipment has the potential to cause at least some perceptible vibration while operating close to buildings, the vibration is usually short-term and is not of sufficient magnitude to cause building damage.
- Haul Trucks: Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes.

The City's General Plan and Municipal Code do not include vibration level standards. However, the United States Department of Transportation Federal Transit Administration (FTA) provides guidelines for maximum-acceptable vibration criteria for different types of land uses. These guidelines allow 80 VdB for residential uses and buildings where people normally sleep and provide a substantiated basis for determining the significance of construction vibration impacts.

The ground-borne vibration levels from the project's construction activities were estimated by data published by the FTA. Table N-8 shows that the project's construction vibration levels would be 84.6 VdB at receiver R3, which would exceed the FTA 80 VdB threshold. Therefore, the use of large mobile equipment (greater than 80,000 pounds) and loaded trucks within 50 feet of nearby noise-sensitive land uses represented by receiver location R3 (shown on Figure 8) shall be prohibited (through implementation of Mitigation Measure NOI-1). With implementation of Mitigation Measure NOI-1 vibration levels at receiver location R3 would be

reduced to 78.0 VdB, (as shown on Table N-9), which is below the threshold. Thus, impacts would be reduced to a less than significant level.

**Table N-8: Construction Equipment Vibration Levels at Sensitive Receivers**

Receiver Location	Distance to Construction Activity (Feet)	Receiver Vibration Levels (VdB)					Threshold Exceeded?
		Small Bulldozer	Jackhammer	Loaded Trucks	Large Bulldozer	Highest Vibration Levels	
R1	77'	43.3	64.3	71.3	72.3	72.3	No
R2	57'	47.3	68.3	75.3	76.3	76.3	No
R3	30'	55.6	76.6	83.6	84.6	84.6	Yes
R4	102'	39.7	60.7	67.7	68.7	68.7	No
R5	127'	36.8	57.8	64.8	65.8	65.8	No
R6	154'	34.3	55.3	62.3	63.3	63.3	No

Source: Noise 2018.

**Table N-9: Mitigated Construction Equipment Vibration Level**

Receiver Location	Distance to Construction Activity (Feet)	Receiver Vibration Levels (VdB)			Threshold Exceeded?
		Loaded Trucks	Large Bulldozer	Highest Vibration Level	
R3	50'	77.0	78.0	78.0	No

Source: Noise 2018.

**Operation.** Operation of the proposed residential uses would include heavy trucks for residents moving in and out of the units and garbage trucks for solid waste disposal. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. However, typical vibration levels rarely exceed 70 VdB (FTA 2018). Truck movements on site would be travelling at very low speed, so it is expected that truck vibration at nearby sensitive receptors would be less than 70 VdB, and less than the vibration threshold of 80 VdB. Therefore, operational vibration impacts would be less than significant. No mitigation measures are required.

**c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Less than Significant Impact.** As detailed in the project description, the project site is currently developed with an operating 33,200 square foot Intermediate Care Facility for the developmentally disabled. The facility is currently licensed for 59-beds and it is estimated that between 9-18 employees are onsite 24-hours per day, depending on the shift and patient needs. The project site currently generates noise related to the existing use, including noise from traffic, parking lot activities, use of courtyards, and HVAC equipment.

The project would redevelop the site with 31 residential townhomes that would generate similar noise related to HVAC equipment, recreational activity, traffic, and parking lot vehicle movements. The noise sources from the proposed residences would be similar to that generated by the existing facility on the project site and the same as the noise generated by the surrounding existing residential uses. In addition, as detailed in Section 16, *Transportation/Traffic*, operation of the project would result in a reduction of vehicular trips by 5 trips each during the a.m. and p.m. peak hours, and by 23 daily trips, in comparison to the existing Intermediate Care Facility. Therefore, the noise that would be generated by traffic would not increase with implementation of

the project. As a result, impacts related to a permanent increase in ambient noise would be less than significant. No mitigation measures are required.

**d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Less than Significant Impact with Mitigation Incorporated.** As described previously in Response 12(a), construction of the project would generate short-term periodic increases in noise during the 12 to 13 month construction period. As described, noise from project construction activity would range from 58.1 to 79.9 dBA Lmax at the sensitive receiver locations, which would exceed the 77 dBA Lmax threshold at one existing sensitive receiver location. Therefore, Mitigation Measure NOI-1 is included that would require a 50-foot buffer for large mobile equipment (greater than 80,000 pounds) and loaded trucks, as shown on Figure 8. Mitigation Measures NOI-1 would reduce the construction noise levels to below the 77 dBA Lmax threshold. Therefore, short-term periodic increases in noise would be less than significant with Mitigation Measure NOI-1.

**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?**

**No Impact.** The project site is not located within an airport land use plan or within 2 miles of an airport. The closest air facility is the Los Alamitos Joint Forces Training Base, located approximately 5.25 miles northwest of the project site. The closest public airport to the project site is John Wayne Airport, which is located over 7 miles to the southeast of the project site. In addition, the Fullerton Municipal Airport is located approximately 8 miles to the north of the site. Therefore, the project would not result in excessive noise levels related to airports, and no impacts would occur. No mitigation measures are required.

**f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

**No Impact.** The project site is not located within the vicinity of a private airstrip and would not expose people residing or working in the project area to excessive noise levels related to an airstrip. No mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

The following existing regulation would reduce impacts related to noise.

**Construction Noise:** GGMC Section 8.47.060(d), Construction of Buildings and Projects, states that it is unlawful 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 hour of 10:00 p.m. of one day and 7:00 a.m. of the next day.

## **Mitigation Measures**

**Mitigation Measure NOI-1:** The project's grading and construction plans and specifications shall include the following requirements:

- Large loaded trucks and mobile equipment, such as bulldozers (greater than or equal to 80,000 pounds) shall not be used within 50 feet of the single-family residence adjacent to the project site. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used within this area during project construction.
- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receiver nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the project site during all construction.

## **References**

City of Garden Grove General Plan Noise Element. Accessed:  
<https://ggcity.org/internet/pdf/commdev/chapter07noiseelement.pdf>

City of Garden Grove Municipal Code. Accessed: <https://www.qcode.us/codes/gardengrove/>

Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual, September 2018.  
Accessed: [https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123\\_0.pdf](https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf)

Noise Study prepared by Urban Crossroads, 2018 (Noise 2018)

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**13. POPULATION AND HOUSING.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**a) Induce substantial population growth in an area, either directly or indirectly?**

**Less than Significant Impact.** The project site is currently developed with an operating 33,200 square foot Intermediate Care Facility for the developmentally disabled. The Intermediate Care Facility is currently licensed for 59-beds and has between 9-18 employees onsite 24-hours per day. The Intermediate Care Facility is planning to operate onsite through May 2019.

The California Department of Finance data from May 2018 states that there are 176,896 residents and 47,864 housing units within the City. Of these housing units, 97.3 percent of them were occupied and 10,678 (22 percent) are within multi-family housing developments that have more than 5 units. The average household size within the City is 3.76 persons per household.

**Construction.** Construction of the project would provide short-term jobs over an approximately 12 to 13-month period. Many of the construction jobs would be temporary and would be specific to the project. This workforce would include a variety of craftspeople, such as cement finishers, ironworkers, welders, carpenters, electricians, painters, and laborers. 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 project. Therefore, the project would not be expected to induce substantial population growth or demand for housing through increased construction employment. No mitigation measures are required.

**Operation.** The project would redevelop the site with 31 residential townhomes. Based on the existing average household size of 3.76 persons per household, the 31 residences that would be developed on the project site would result in approximately 117 residents at full capacity. As the existing building on the project site houses 59 people, the increase in population from the project would be approximately 58 people. This would equate to an increase of 0.03 percent of the City’s population. In addition, the 31 townhomes would result in a 0.06 percent increase in the number of housing units within the City. This is not considered a

substantial increase due to the limited number of residents and residential units that would result from the project, which is located within an urban area.

In addition, indirect growth is related to the expansion of infrastructure, such as water, sewer or street systems that would serve areas beyond the proposed development. The project would be served by existing infrastructure that currently serves the site and that the new development would connect to. Therefore, the project would not result in inducement of substantial population growth, either directly or indirectly, and impacts would be less than significant. No mitigation measures are required.

**b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**Less than Significant Impact.** As described in the previous response, the project site is currently utilized for an Intermediate Care Facility for the developmentally disabled that is licensed for 59-beds. The facility was originally developed to accommodate 147-beds; however, due to changing state licensing constraints, it is only currently allowed to accommodate 59 patients. Thus, the Intermediate Care Facility is planning to relocate to accommodate 59 patients that are allowed by the state.

Construction of the project is planned to occur after closure of the existing facility in May 2019. The project would provide 31 housing units that would accommodate approximately 117 residents. As such, the project would not displace any existing housing and would not necessitate the construction of replacement housing elsewhere. The relocation of the Intermediate Care Facility is occurring due to state licensing constraints, and in response to the anticipated vacancy of the site the project has been proposed. No mitigation measures are required.

**c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**Less than Significant Impact.** As described in the previous response, the project site is currently utilized for an Intermediate Care Facility for the developmentally disabled that is currently licensed for 59-beds. Although the facility was developed to accommodate 147-beds, due to changing state licensing constraints, it is only currently allowed to accommodate 59 patients. Thus, the Intermediate Care Facility is planning to relocate to a more appropriately sized property to accommodate the 59 patients that are allowed by the state. After closure of the facility, the project would be implemented, which would provide a different type of housing onsite. Because the existing residents onsite are planning to move prior to commencement of the project, the project would not displace people. Therefore, construction of replacement housing would not be necessitated. No mitigation measures are required.

**Existing Regulations that Reduce Potential Impacts**

There are no existing regulations related to population and housing that are applicable to the project.

**Mitigation Measures**

No mitigation measures related to population and housing are required.

## **References**

State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018. Sacramento, California, May 2018. Accessed:  
<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**14. PUBLIC SERVICES.** Would the project:

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Result in substantial adverse physical impacts associated with the provision of 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:**

**Fire protection?**

**Less than Significant Impact.** Fire protection and emergency medical services in the City are provided by the Garden Grove Fire Department. The Fire Department provides fire suppression, emergency medical, rescue and fire prevention, and hazardous materials coordination services. The Fire Department has 7 fire stations. The closest station is Fire Station 7, located at 14162 Forsyth Lane, which is only 0.4 mile from the project site.

The project site currently includes a residential population that is located within the service area of the Fire Department. Redevelopment of the project site would result in an increased residential population of approximately 58 more persons onsite, at full occupancy when all residents are at home, which is a conservative assumption. The existing structure was developed in 1969 and includes older fire-resistant systems. The project would include new fire prevention infrastructure pursuant to current code requirements. The City has adopted the California Fire Code (Title 24, Part 9 of the California Code of Regulations) as Chapter 18.32 of the City Municipal Code, which regulates new structures related to safety provisions,

emergency planning, fire-resistant construction, fire protection systems, and appropriate emergency access throughout the site.

Since the site is already served by the existing Fire Station 7 that is 0.4 mile from the site, the project would be constructed pursuant to existing California Fire Code regulations, and a limited increase in residents onsite would occur, the project would not result in the need for new or physically altered Fire Department facilities that could cause significant environmental impacts. Therefore, the project would result in less than significant impacts related to fire protection services. No mitigation measures are required.

### **Police protection?**

**Less than Significant Impact.** The Garden Grove Police Department provides police services to the project area. The Police Department headquarters is located at City Hall, which is approximately 2.9 miles from the project site. As described previously, redevelopment of the project site would result in a new residential population and an increase of approximately 58 more persons onsite. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. During operation, the project is anticipated to generate a typical range of police service calls, such as vehicle break-ins, residential thefts and disturbances, and vandalism.

Security concerns would be addressed by providing low-intensity security lighting. Also, pursuant to the City's existing permitting process, the Police Department would review the project's site plans to ensure that design measures are incorporated appropriately to provide a safe environment.

Because the project would generate a slight increase in the resident population on the project site, it would result in an incremental increase in demands on law enforcement services. However, due to the redevelopment nature of the project site that is 2.9 miles from the Police Department headquarters, within an area that is already served, the increase would not be significant when compared to the current demand levels. Due to the location of the Police Department headquarters in relation to the project site, law enforcement personnel are anticipated to be able to respond in a timely manner to emergency calls from the project site. In addition, the response to calls for law enforcement services from the project site would not require construction or expansion of the Police Department headquarters facilities. Therefore, the project would not result in the need for, new or physically altered police protection facilities, and substantial adverse physical impacts associated with the provision of new or expanded facilities would be less than significant. No mitigation measures are required.

### **Schools?**

**Less than Significant Impact.** The project area is in the Garden Grove Unified School District (GGUSD), which serves a 28-square mile area with 68 schools. The GGUSD website school locator identified that students on the project site would attend the following schools:

- Hill Elementary School, at 9681 11th Street; 0.15 mile west of the project site
- Jordan Intermediate, at 9821 Woodbury Road; 0.90 mile north of the project site
- Bolsa Grande High School, at 9401 Westminster Avenue; 1.20 miles north of the project site

Development of the project would generate a new student population on the project site, who would generally (unless homeschooled or attending a private school) attend one of the 3 schools listed above. This would generate additional students to be served at local public schools. However, the need for additional school

facilities is addressed through compliance with school impact fee assessment SB 50 (Chapter 407 of Statutes of 1998). SB 50 sets forth a state school facilities construction program, in which school districts (including GGUSD) collect fees at the time of issuance of building permits for development projects. The existing GGUSD development impact fee is \$3.79 per square foot for all new residential development. In addition, pursuant to Government Code Section 65995 payment of the school impact fees provides full and complete mitigation of school impacts. As a result, impacts related to school facilities from the increase in students related to the project would be less than significant with the Government Code required fee payments. Consistent with the requirement, the payment of school fees is listed below as an existing regulation that reduces potential impacts. No mitigation measures are required.

## **Parks?**

**Less than Significant Impact.** 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.

The project would develop 31 residential units on the project site, which would result in a new resident population that would utilize park and recreational facilities. As described in the project description, the project includes a 3,786.5 square foot central active open space recreation area, 2,452.9 square feet of passive open space, and approximately 12,000 square feet of landscape areas. The new resident population would likely utilize the onsite open space and recreation areas; in addition to other existing nearby park facilities.

GGMC Sections 9.40.140 and 9.44.030 require that 2 acres of City parks per 1,000 persons existing within the City be dedicated to local parks. As described previously, the project is estimated to result in 117 new residents at full occupancy. This would create a City requirement for dedication of 0.234 acre (10,193.04 square feet) of parkland and/or payment of park fees pursuant Section 9.40.140 of the City's Municipal Code, which provides an in-lieu fee and parkland dedication requirements for development projects. Because the project would provide both onsite park and recreation facilities and payment of the in-lieu fee for park and recreation, impacts related to the expanded need for parks due to the project would be less than significant. No mitigation measures are required.

## **Other public facilities?**

**Less than Significant Impact.** Other public facilities include libraries. The County of Orange operates 3 public libraries in the City, which include:

- Garden Grove/Chapman Library, located at 9182 Chapman Avenue, located 3.4 miles from the project site
- Garden Grove Main Library, located at 11200 Stanford Avenue, located 2.8 miles from the project site
- Garden Grove Tibor Rubin Library, located at 11962 Bailey Street, located 6.3 miles from the project site

Library service needs are changing with increasing resources being available online and the availability of high-speed internet services. Therefore, new residential uses on the project site do not necessarily have an incremental increased need for library resources/services or square footage of library space. A majority of

the residential units would be equipped with internet access, which provides access to many of the same resources provided by the library and would limit the increased need for library services and resources. Therefore, the project would result in less than significant impacts related to library services. No mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

The following existing regulations would reduce impacts related to public services.

**Schools Development Impact Fee:** The project will be required to pay applicable development fees levied by the Garden Grove Unified School District pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.407) to offset these impacts on school facilities resulting from new development.

**Park and Recreation Impact Fee:** The project will be required to pay applicable City development impact fees for park and recreational facilities pursuant to Municipal Code 9.44.030 In-Lieu Park Fees, which are imposed on each development project to offset the cost of providing increased park and recreation facilities.

### **Mitigation Measures**

No mitigation measures related to public services are required.

### **References**

City of Garden Grove Municipal Code. Accessed at: <https://www.qcode.us/codes/gardengrove/>

Garden Grove Fire Department. Accessed: <https://ggcity.org/fire>

Garden Grove Police Department. Accessed: <https://ggcity.org/police>

Garden Grove Unified School District Accessed: <https://www.ggusd.us/>

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**15. RECREATION.**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

**a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?**

**Less than Significant Impact.** The project would develop 31 residential units on the project site, which would result in a resident population of 117 people that would utilize park and recreational facilities. As described in the project description, the project includes a 3,786 square foot central active open space recreation area, 2,453 square feet of passive open space, and approximately 12,000 square feet of landscape areas. Based on the limited number of residents at full capacity of the project, the project is not anticipated to increase the use of existing parks and recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated.

In addition, as described previously, the GGMC Section 9.40.140 requires payment of park fees prior to the issuance of a building permit. Thus, by payment of the required park fees, the project would provide funding to offset any increased usage at park and recreation facilities. Overall, the project would not result in substantial physical deterioration of park and recreation facilities, and impacts would be less than significant. No mitigation measures are required.

**b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**Less than Significant Impact.** As described in the project description, the project includes a 3,786 square foot central active open space recreation area, 2,453 square feet of passive open space, and approximately 12,000 square feet of landscape areas onsite. The impacts of development of these recreational amenities are considered part of the impacts of the project as a whole and are analyzed throughout the various sections of this document. For example, activities such as excavation, grading, and construction, as required for the recreational components of this project, are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic sections.

In addition, while the project would contribute park development fees pursuant to GGMC Section 9.40.140 to be used towards the future expansion or maintenance parks and recreational facilities, these fees are standard with every residential development, and the project would not require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. As a result, impacts would be less than significant. No mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

The following existing regulation would reduce impacts related to recreation.

**Park and Recreation Impact Fee:** Listed previously in Section 14, *Public Services*.

### **Mitigation Measures**

No mitigation measures related to recreation are required.

### **References**

City of Garden Grove Municipal Code. Accessed at: <https://www.qcode.us/codes/gardengrove/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**16. TRANSPORTATION/TRAFFIC.** 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 freeways, 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 or incompatible uses?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in inadequate emergency access?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

The discussion below is based on the Trip Generation and Parking Analysis prepared by Translutions, 2018 (Traffic 2018), which is included as Appendix G.

- 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 freeways, pedestrian and bicycle paths, and mass transit?**

## Less than Significant Impact

**Construction.** Construction activities associated with the project would generate vehicular trips from construction workers traveling to and from project site and delivery and hauling of construction supplies to, and debris and soil export from, the project site. As described in Section 3.2, *Project Construction*, a total of approximately 33 truck trips are expected to export the excess earthwork material. However, these activities would only occur for a period of 12-13 months. In addition, construction related trips would generally travel from SR-22 and Brookhurst Street along the arterial roadway.

In addition, as detailed below, the existing Intermediate Care Facility currently generates 18 trips during the a.m. peak hour, 20 trips during the p.m. peak hour, and 220 daily trips. During construction, these trips would not occur, which would offset the construction related trips. Thus, any increase of trips during construction activities would be limited. Overall, the short-term vehicle trips from construction of the project would generate less than significant traffic related impacts. No mitigation measures are required.

**Operation.** As detailed in the project description, the project site is currently developed with an operating 33,200 square foot Intermediate Care Facility for the developmentally disabled. As described by the State Department of Developmental Services, this type of facility (licensing category ICF/DD) provides 24-hour personal care, habilitation, developmental, and supportive health services to developmentally disabled clients whose primary need is for developmental services and who have a recurring but intermittent need for skilled nursing services. The facility is currently licensed for 59-beds and it is estimated that between 9-18 employees are onsite 24-hours per day, depending on the shift and patient needs. Based on this, the trips from the existing use have been calculated based on rates for Land Use 620 - "Nursing Home" from the Institute of Transportation Engineers' (ITE) Trip Generation (10th Edition).

The project would redevelop the site with 31 residential townhomes. The vehicular trips from proposed townhomes is based on the trip generation rates for Land Use 220 - "Multifamily Housing (Low-Rise)" for the 2-story units, and Land Use 221 - "Multifamily Housing (Mid-Rise)" for 3-story units from the ITE 10th Edition Trip Generation Rates, as shown in Table T-1.

**Table T-1: Project Trip Generation**

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
<b>Proposed Townhomes</b>								
<b>Multi-Family Residential (Low-Rise)</b>								
Trip Generation Rates <sup>1</sup>		0.11	0.35	0.46	0.35	0.21	0.56	7.32
Project Trip Generation	15.0 per DU	2	5	7	5	3	8	110
<b>Multi-Family Residential (Mid-Rise)</b>								
Trip Generation Rates <sup>2</sup>		0.09	0.27	0.36	0.19	0.25	0.44	5.44
Project Trip Generation	16.0 per DU	1	5	6	3	4	7	87
<b>Total Trip Generation Project</b>		<b>3</b>	<b>10</b>	<b>13</b>	<b>8</b>	<b>7</b>	<b>15</b>	<b>197</b>
<b>Existing Intermediate Care Facility</b>								
Trip Generation Rates <sup>3</sup>		0.43	0.12	0.55	0.24	0.35	0.59	6.64
Project Trip Generation	33.2 TSF	14	4	18	8	12	20	220
<b>Net New Trip Generation</b>		<b>-11</b>	<b>6</b>	<b>-5</b>	<b>0</b>	<b>-5</b>	<b>-5</b>	<b>-23</b>

Source: Traffic 2018. DU = Dwelling Unit TSF = Thousand Square Feet

<sup>1</sup>Trip generation based on rates for Land Use 220 - "Multifamily Housing (Low-Rise)" ITE Trip Generation (10th Edition).

<sup>2</sup>Trip generation based on rates for Land Use 220 - "Multifamily Housing (Low-Rise)" ITE Trip Generation (10th Edition).

<sup>3</sup>Trip generation based on rates for Land Use 620 - "Nursing Home" ITE Trip Generation (10th Edition).

Table T-1 shows that the existing uses generate 18 trips during the a.m. peak hour, 20 trips during the p.m. peak hour, and 220 daily trips. The project is anticipated to generate 13 trips during the a.m. peak hour, 15 trips during the p.m. peak hour, and 197 daily trips. Thus, vehicular trips from the project site would be reduced by 5 trips each during the a.m. and p.m. peak hours, and by 23 daily trips. Because the project would reduce trips in comparison to the existing condition, operation of the project would not result in a conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. No mitigation measures are required.

**Parking.** An onsite parking analysis was prepared to determine the parking demand that would result from the project. The parking analysis includes parking rates from GGMC Section 9.12.040.180, as well as those from the ITE Parking Generation, 4th Edition.

GGMC states that developments with less than 50 units, and not adjacent to any principal, major, primary or secondary arterial street, require 2.5 spaces per dwelling units with less than 3 sleeping rooms, and 3.25 spaces per dwelling units with 3 or more sleeping rooms. Table T-2 shows the parking required for the project per the municipal code. As shown, the parking demand for the project is calculated at 92 spaces, which the project would provide.

**Table T-2: Project Parking Demand per the Municipal Code**

Land Use	Units	Units	Rate	Parking Required
2-Bedrooms	12	DU	2.5	30.0
3-Bedrooms	19	DU	3.25	61.8
<b>Total Parking Required Per the Municipal Code</b>				<b>92</b>
<b>Total Parking Provided</b>				<b>92</b>
<b>Parking Surplus (+)/Parking Deficit (-)</b>				<b>0</b>

Source: Traffic 2018.

Based on the ITE parking rates for Land Use 230 - "Residential Condominium/Townhouse, Suburban", the peak parking demand for the project is calculated at 48 spaces as shown in Table T-3. As the project would provide 92 parking spaces, the project would provide sufficient parking pursuant to the ITE parking generation rates. Thus, impacts related to parking from the project would be less than significant. No mitigation measures are required.

**Table T-3: Project Parking Demand Per ITE Parking Rates**

Land Use	Units	Average Rate		85th Percentile Rate	
		Weekday	Sunday	Weekday	Sunday
Residential Townhouse	Per DU	1.38	1.3	1.52	1.43
Project Parking Needs	31 DU	43	41	48	45
<b>Total Parking Provided</b>		<b>92</b>	<b>92</b>	<b>92</b>	<b>92</b>
<b>Total Parking Per ITE</b>		<b>43</b>	<b>41</b>	<b>48</b>	<b>45</b>
<b>Parking Surplus</b>		<b>49</b>	<b>51</b>	<b>44</b>	<b>47</b>

Source: Traffic 2018.

**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?**

**No Impact.** The Orange County Transportation Authority (OCTA) is the Congestion Management Agency (CMA) responsible for the creation and implementation of the Orange County Congestion Management Program (CMP), which includes a series of intersections and highways throughout Orange County and establishes minimum performance thresholds for these CMP facilities.

Projects must demonstrate consistency with the OCTA's performance thresholds on the Highway System if the project is estimated to either generate 2,400 or more Average Daily Trips (ADT) or contribute 1,600 or more ADT directly onto the highway system. As described above, the project would result in a reduction of 23 daily trips. Therefore, the project would not generate additional vehicular trips that could impact CMP intersections. Thus, impacts related to the CMP would not occur from implementation of the project. No mitigation measures are required.

**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?**

**No Impact.** The project site is not located within an airport's operational area. The closest air facility is the Los Alamitos Joint Forces Training Base, located approximately 5.25 miles northwest of the project site. The closest public airport to the project site is John Wayne Airport, which is located over 7 miles to the southeast of the project site. In addition, the Fullerton Municipal Airport is located approximately 8 miles to the north of the site. Further, the project proposes 2-3-story structures, which would not extend into the airspace. Therefore, the project would not result in a change in air traffic patterns, and impacts would not occur. No mitigation measures are required.

**d) Substantially increase hazards due to a design feature or incompatible uses?**

**Less than Significant Impact.** The project includes solely residential uses, and does not include any incompatible uses, such as farm equipment. The project would also not increase any hazards related to a design feature. Access to the proposed development would be provided by a 25-foot wide driveway that provides direct access to and from 11th Street and has been designed to meet the City's design standards that provide adequate turning space for passenger cars, fire trucks, and delivery trucks. Egress and ingress from the site would not be limited in any way. The project does not include any visual obstructions that would obstruct sight distance or that would prohibit full access in, and out of, the project site. As described in the previous responses, the project would reduce the peak hour and daily trips that would be generated from the site. Thus, motorists entering and exiting the project site would be able to do so comfortably, safely, and without undue congestion. As such, project access and circulation would be adequate, and project impacts related to hazardous design features would be less than significant. No mitigation measures are required.

**e) Result in inadequate emergency access?**

**No Impact.** The project would not result in inadequate emergency access. Direct access to the project site is, and would continue to be, provided from 11th Street, which is adjacent to the project site. The project would be permitted and approved in compliance with existing safety regulations, such as the California

Building Code and Fire Code (as integrated into the City's Municipal Code) to ensure that it would not result in inadequate emergency access.

**Construction.** The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction, 11th Street would remain open to ensure adequate emergency access to the project area and vicinity. Any temporary lane closures needed for utility connections to 11th Street or driveway access construction would be implemented consistent with the recommendations of the California Joint Utility Traffic Control Manual (Caltrans 2014), as incorporated into a Traffic Management Plan for the project that is required for receipt of construction permits. The Traffic Management Plan would ensure that substantial traffic queuing along 11th Street would not occur and that all construction equipment would be staged on site. Thus, impacts related to inadequate emergency access during construction activities would not occur. No mitigation measures are required.

**Operation.** Operation of the project would also not result in inadequate emergency access. The project driveways and internal access would be required through the City's permitting procedures to meet the City's design standards that provides adequate turning space for passenger cars, fire trucks, and delivery trucks. The project is also required to provide fire suppression facilities (e.g., hydrants and sprinklers). The fire department would review the development plans as part of the permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As a result, impacts related to inadequate emergency access would not occur. No mitigation measures are required.

**f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**Less than Significant Impact.** OCTA provides transit services and bus stops within the immediate vicinity of the project site. There is an existing bus stop for Bus Route 35 around the corner from site on Brookhurst and 13th Street. Buses along this route come by every 20 minutes during typical commute periods and every 40 minutes between 5:00 a.m. and 10 p.m. Although residents of the project could utilize the existing bus services, the existing employees on site could be utilizing the service also. Thus, the needs for bus services would not substantially increase. In addition, the project would not alter or conflict with existing bus stop and schedules, and impacts related to OCTA transit services would not occur.

There are existing sidewalks that line the streets in the project area, including 11th Street and Brookhurst Street. The project would retain the existing sidewalks, which facilitate pedestrian use and walking. Therefore, the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities and would not decrease the performance or safety of any facilities, and impacts would be less than significant. No mitigation measures are required.

**Existing Regulations that Reduce Potential Impacts**

There are no existing regulations related to transportation and traffic that are applicable to the project.

### **Mitigation Measures**

No mitigation measures related to transportation and traffic are required.

### **References**

City of Garden Grove Municipal Code. Accessed at: <https://www.qcode.us/codes/gardengrove/>

Orange County Transportation Authority Orange County Congestion Management Program. Accessed: <http://www.octa.net/Projects-and-Programs/Plans-and-Studies/Congestion-Management-Program/Overview/>

Trip Generation and Parking Analysis prepared by Translutions, 2018.

<p><b>Potentially Significant Impact</b></p>	<p><b>Less Than Significant with Mitigation Incorporated</b></p>	<p><b>Less Than Significant Impact</b></p>	<p><b>No Impact</b></p>
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**17. TRIBAL CULTURAL RESOURCES.**

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:

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>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 Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Assembly Bill 52**

Chapter 532, Statutes of 2014 (i.e., Assembly Bill [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 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 PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects. Pursuant to the requirements of AB 52, the City sent informational letters about the project and requests for consultation to each tribe on the City’s list of tribes requesting consultation on September 25, 2018.

In addition, the Native American Heritage Commission (NAHC) was contacted on September 11, 2018, to request a Sacred Lands File (SLF) search and list of potential Native American contacts for consultation for the project. The NAHC provided a Tribal Consultation List that included 10 contacts at the following Native American tribes: Gabrielino Band of Mission Indians – Kizh Nation, Juaneno Band of Mission Indians Acjachemen Nation, Gabrielino/Tongva San Gabriel Band of Mission Indians, Gabrielino-Tongva Tribe, Juaneno Band of Mission Indians, Gabrielino Tongva Indians of California Tribal Council, and Gabrielino/Tongva Nation. The SLF search request was not responded to for this project; however, an SLF search for the adjacent project was completed in 2016 that resulted in negative findings for the area. Letters were sent to the 10 tribal contacts in addition to the City's list of 3 additional tribal contacts, that include the Soboba Band of Luiseno Indians, Torres Martinez Desert Cahuilla Indians, Juaneno Band of Mission Indians Acjachemen Nation, requesting consultation on September 25, 2018 requesting any information related to cultural resources or heritage sites within or adjacent to the project area.

On September 28, 2018, Clint Linton and Andrew Salas, Chairmen of the Gabrieleno Band of Mission Indians – Kizh Nation responded and requested consultation regarding the project. No other responses were received from other tribes. In response to the request the City and the tribe coordinated a conference call on November 28, 2018. During the call the tribe described that tribal cultural resources are typically found along a stream, river, creek or a trade route, and that the project site is located more than one mile away from a water body and is not near a known trade route. In addition, the tribe described that resources can be buried within previously excavated or graded soils and that soils that contain unknown resources can be removed and recompacted within fill soils. Thus, fill soils, such as those that exist on the project site, have the potential to contain resources. Due to the limited potential of resources because the site is not near a water body or trade route Andrew Salas stated that the tribe has determined that Mitigation Measure TCR-1 is appropriate and would reduce the low potential of impacts to tribal cultural resources to a less than significant level. Andrew Salas described that the Native American Indian Sensitivity Training for construction personnel, such as included in Mitigation Measure TCR-1, is key to avoiding potential impacts to unknown resources. The tribal consultation was completed, and no known tribal cultural resources within or adjacent to the project site were identified by the tribe.

**a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?**

**Less than Significant with Mitigation Incorporated.** AB 52 requires meaningful consultation between lead agencies and California Native American tribes regarding potential impacts on tribal cultural resource. As described above, tribal cultural resource are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (Public Resources Code Section 21074). As outlined above, the City sent letters to 13 Native American representatives in September 2018, notifying them of the project in accordance with SB 18 and AB 52. Only one California Native American tribe requested consultation, the Gabrieleño Band of Mission Indians – Kizh Nation. Based on the consultation that was conducted, and described in the previous response, no tribal cultural resources were identified within or adjacent to the project site. However, it was determined appropriate to include Mitigation Measure TCR-1 that would reduce the low potential of impacts to tribal cultural resources to a less than significant level.

As described previously in Section 5, *Cultural Resources*, the project site does not contain any known historical resources. In addition, substantial ground disturbance has occurred on the project site. The Geotechnical and Infiltration Evaluation describes that fill soils were encountered in all of the borings down

to 3 to 4 feet below grade. Thus, due to the extent and depth of previous ground disturbance, the potential for unknown tribal cultural resources to be on site is low. However, the project would excavate and recompact soils up to 5-feet below grade, which is one foot into previously undisturbed soils. In addition to Mitigation Measure TCR-1 described previously, Mitigation Measure CUL-1 (detailed in Section 5, *Cultural Resources*), has been included to provide procedures to be followed in the unlikely event that potential buried historic resources are discovered during grading, excavation, or construction activities. With implementation of Mitigation Measure CUL-1 and Mitigation Measure TCR-1, impacts would be less than significant.

**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 Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

**Less than Significant with Mitigation Incorporated** As described in the previous response, the project area has been heavily disturbed. The project involves excavation into approximately one foot of previously undisturbed soils; however, as discussed in the previous response, no substantial evidence exists that tribal cultural resources are present in the project site. Although no tribal cultural resources have been identified, during the AB 52 consultation, the Gabrieleño Band of Mission Indians – Kizh Nation stated that the project lies within its ancestral tribal territory, but is not along a waterbody or known trade route. Thus, to avoid potential impacts to unknown buried tribal cultural resources, Mitigation Measure TCR-1 has been included to provide for Native American resource sensitivity training and to prescribe activities should any inadvertent discoveries of tribal cultural resources be unearthed by project construction activities.

Additionally, as described previously, California Health and Safety Code Section 7050.5 requires that if human remains are discovered in the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation. If the coroner determines that the remains are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Therefore, with implementation of Mitigation Measure TCR-1 and the existing regulations, impacts to tribal cultural resources would be less than significant.

### **Existing Regulations that Reduce Potential Impacts**

The following existing regulation would reduce impacts related to tribal cultural resources.

**Human Remains:** California Health and Safety Code Section 7050.5, detailed previously in Section 5, *Cultural Resources*.

### **Mitigation Measures**

**Mitigation Measure CUL-1:** Listed previously in Section 5, *Cultural Resources*.

**Mitigation Measure TCR-1:** The project's grading and construction plans and specifications shall state that prior to commencement of any excavation activities, a Native American monitor from the Gabrielino Band of Mission Indians – Kizh Nation tribe shall be contacted and invited to conduct a Native American Indian Sensitivity Training for construction personnel prior to the start of construction activities. The training session

shall include a handout and shall focus on how to identify Native American resources encountered during earthmoving activities and the procedures to be followed if resources are discovered.

In the event that tribal cultural resources are inadvertently discovered during ground-disturbing activities, work shall be halted within 50 feet of the find until it can be evaluated by a qualified archaeologist in cooperation with a Native American monitor to determine if the potential resource meets the CEQA definition of historical (CEQA Guidelines 15064.5(a)) and/or unique resource (Public Resources Code Section 21083.2(g)), and/or a “nonunique archeological resource” that conforms with the criteria of Public Resources Code section 21074(a) (Public Resources Code section 21074(c), Public Resources Code section 21083.2(h)). Construction activities could continue in other areas.

If the find is considered a “historical resource,” a “unique archaeological resource,” or a “nonunique archeological resource” that conforms with the criteria of Public Resources Code section 21074(a), the archaeologist, in cooperation with a Native American monitor, shall pursue either protection in place or recovery, salvage and treatment of the resource. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resources Code Section 21083.2 and CEQA Guidelines 15064.5 and 15126.4. If resource, as defined above, cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the project applicant’s expense. All recovered and salvaged resources shall be identified and permanently preserved in an established accredited professional repository. 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 require the Native American Sensitivity Training and the treatment of resources as specified in this mitigation measure.

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**18. UTILITIES AND SERVICE SYSTEMS.**

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <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 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 or may serve 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |

**a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**Less than Significant Impact.** The City of Garden Grove Sanitary District is responsible for wastewater collection in the project area, including from the project site. Wastewater collected within the City is transported to Plant 1 or Plant 2, which is operated by the Orange County Sanitation District (OCSD) for treatment. The project site currently sends wastewater from the existing Intermediate Care Facility to OCSD for treatment.

The project would generate wastewater from the new residential uses, which would be sent to the sewer system, and treated by the existing OCSD treatment plants. The wastewater treatment plants are required to comply with associated waste discharge requirements (WDRs) and any updates or new permits issued.

WDRs set the levels of pollutants allowable in water discharged from a facility. Prior to connection to the sewer or a change in discharge, permission from OCSD shall be obtained. The residential land uses proposed by the project are not anticipated to discharge wastewater that contains harmful levels of toxins that are regulated by the Regional Water Quality Control Board (RWQCB) (such as large quantities of pesticides, herbicides, oil, grease, and other chemicals that are more typical in industrial uses) and all effluent would comply with the wastewater treatment standards of the RWQCB. Therefore, the project would result in less than significant impacts related to the wastewater treatment requirements of the RWQCB. No mitigation measures are required.

**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?**

**Less than Significant Impact.**

**Water.** The project would redevelop the project site and water lines that currently exist in 11th Street would continue to serve the site. The project would install a new onsite water line that would loop through the project site conveying water supplies to each of the proposed townhomes. As described below in Response d), the project would result in a water demand increase of approximately 11,883 gallons per day. This demand would be accommodated by the existing water lines. Thus, the project would continue to receive water supplies through the existing water line in the 11th Street right-of-way, which would not require expansion to serve the project. Although construction of the onsite water lines would be required to support the new development, no extensions or expansions to the water pipelines supplying the project site would be required. The necessary installation of the onsite water supply lines is included as part of the project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Therefore, the project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant. No mitigation measures are required.

**Wastewater.** The project would install onsite sewer lines that would connect with existing sewer within the 11th Street right-of-way. Wastewater would be conveyed by existing trunk sewer lines to the OCSD wastewater treatment plant. The project site is currently being served by the existing sewer lines. Wastewater generation for the project is assumed to be 90 percent of the project's water demand, to account for evaporation and absorption losses. Based on the water demand increase of approximately 11,883 gallons per day, described in the previous response, the proposed project would generate approximately 10,695 gallons of wastewater per day. This demand would occur throughout the day and would be accommodated by the existing water lines, and sewer lines would not require expansion to serve the project.

Although construction of the onsite sewer lines would be required to support the proposed residential uses, no extensions or expansions to the sewer system serving the project area would be required. The necessary installation of onsite sewer lines is included as part of the project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Therefore, the project would not result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant. No mitigation measures are required.

**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?**

**Less than Significant Impact.** The existing project site is largely (94.8 percent) impervious. The project would redevelop the site for townhome uses and include landscaping and open space areas, which would result in 80.5 percent impervious surface, which would increase pervious areas by 14.3 percent; thus, the rate or amount of surface runoff would not increase with implementation of the project. The project would accommodate runoff with vegetated swales and bioretention planters that were designed for the project to retain sufficient runoff prior to discharge to 11th Street. Thus, the project would not increase the rate or amount of runoff that could result in the need for new or expanded offsite drainage facilities. Thus, impacts related to storm water drainage facilities would be less than significant. No mitigation measures are required.

**d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

**Less than Significant Impact.** The City's Urban Water Management Plan (UWMP) describes that the City relies on 72 percent groundwater from 13 wells in the Orange County groundwater basin and 28 percent imported water from the Metropolitan Water District of Southern California. The UWMP projects that the water supply mix will remain roughly the same through 2040. The City also operates 8 storage and distribution reservoirs at 5 sites with a combined capacity of 53 million gallons (MG). The storage volume is the equivalent of more than 2 days average use and is more than adequate for peaking demands and firefighting needs (UWMP 2015).

The City's water demand in 2015 was 24,049 acre-feet yearly (AFY) and is projected to increase to 26,055 AFY by 2040. In addition, the 2015 UWMP describes that the City's target of water use is 153 gallons per day per capita (GPCD); however, the City actually used 102 GPCD. Based on this the existing facility with 59 patients currently uses approximately 6,018 gallons of water per day (102 GPCD).

The project would develop the site with 31 residential units, which would house approximately 117 residents, as described in Section 13, *Population and Housing*. The project would result in a water demand of approximately 17,901 gallons per day using the baseline water use rate of 153 GPCD in the 2015 UWMP, which is a conservative assumption as the City currently uses 102 GPCD. Thus, the project would result in a water demand increase of 11,883 gallons per day (13.31 AF annually). This represents 0.06 percent of the City's current annual water demand, based on the City's consumption of 24,049 AF in 2015, and 0.7 percent of the anticipated increase in water demand. Therefore, the project would not necessitate new or expanded water entitlements. In addition, the project would implement a number of water conservation measures as required by Cal/Green and Title 24 requirements, such as use of water efficient plumbing fixtures and irrigation systems, routing runoff to landscape areas, and provision of separate meters for each residence. Overall, impacts related to water resources would be less than significant. No mitigation measures are required.

**e) Result in a determination by the wastewater treatment provider which serves or may serve 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 described in the previous responses, the site currently generates wastewater that would be replaced by the wastewater generated by the project, which would be conveyed through existing sewer facilities to the OCSD wastewater treatment system. Average flows for OCSD Plant No. 1 and Plant No. 2 are 117 million gallons per day (mgd) and 67 mgd, respectively. The combined average flow at both plants is 184 mgd. Plant No. 1 has a design capacity of 320 mgd, with an average daily flow of 117 mgd, which provides 203 mgd additional capacity. Plant No. 2 has an average daily flow of 67 mgd, with

a design capacity of 312 mgd; therefore, has an additional capacity of 245 mgd.

As detailed previously, the project site currently generates wastewater that is treated by the OCSD facilities. The project is anticipated to generate a water demand of 17,901 gallons per day, some of which would be used for landscaping and other uses and would not enter the sewer system. However, assuming the maximum water from the project becomes wastewater, the 17,901 gallons would be accommodated by the OCSD's excess capacity. Therefore, impacts related to the wastewater treatment system would be less than significant. No mitigation measures are required.

**f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

**Less than Significant Impact.** In 2016, most of the solid waste from the City, which was disposed of in landfills, went to either the Olinda Alpha Sanitary Landfill or the Frank Bowerman Sanitary Landfill (Calrecycle 2018b).

The Olinda Alpha Sanitary Landfill is permitted to accept 8,000 tons per day of solid waste and is permitted to operate through 2021. The Frank Bowerman Sanitary Landfill is permitted to accept 11,500 tons per day of solid waste and is permitted to operate through 2053. In September 2018, the landfill had a maximum tonnage of 10,087; thus, having an average daily additional capacity of 1,413 tons per day (Calrecycle 2018).

CalRecycle estimates a disposal rate for nursing homes of 5 pounds/person/day. Based on this, the existing Intermediate Care Facility is generating approximately 295 pounds of solid waste per day (2,065 pounds per week) (Calrecycle 2018a). The City estimates a disposal rate for multi-family units of 9.8 pounds per day per dwelling unit (GG 2017). Based on this, the 31 proposed townhomes would generate 303.8 pounds of solid waste per day (2,126.6 pounds per week). This would result in an increase of 61.6 pounds of solid waste per week.

However, based on the current recycling requirements, which require diversion of 50 percent of solid waste away from landfills, the project would result in an increase of 30.8 pounds of solid waste per week being disposed of in landfills. In 2020, state regulations per AB 341 will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that the increase of solid waste landfill disposal from operation of the project in 2020 would be approximately 15.4 pounds per week. As described above, the Frank Bowerman Sanitary Landfill has an average daily additional capacity of 1,413 tons per day (Calrecycle 2018), which is sufficient permitted capacity to accommodate the additional solid waste disposal needs that would result from the project, and impacts related to landfill capacity would be less than significant. No mitigation measures are required.

**g) Comply with federal, state, and local statutes and regulations related to solid waste?**

**No Impact.** The project would comply with all regulations related to solid waste. All solid waste-generating activities within the City are subject to the requirements set forth in AB 939, that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the project would be consistent with all state regulations. All projects in the City undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, the project would comply with all regulations related to solid waste, and impacts would not occur. No mitigation measures are required.

### **Existing Regulations that Reduce Potential Impacts**

There are no existing regulations related to utilities and service systems that are applicable to the project.

### **Mitigation Measures**

No mitigation measures related to utilities and service systems are required.

### **References**

Calrecycle Estimated Solid Waste Generation Rates (Calrecycle 2018a). Accessed:  
<https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>

Calrecycle Jurisdiction Disposal Reporting System (Calrecycle 2018b). Accessed:  
<https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting/Destination/DisposalByFacility>

Calrecycle Solid Waste Information System (SWIS) Database (Calrecycle 2018). Accessed:  
<https://www2.calrecycle.ca.gov/swfacilities/directory>

City of Garden Grove 2015 Urban Water Management Plan. Accessed:  
<https://ggcity.org/pdf/pw/finalgardengroveuwmjune2016.pdf>

City of Garden Grove Lewis Street Reorganization Reorganization Between the City of Garden Grove and the City of Orange and Residential Project IS/MND (GG 2017). Accessed: <https://ggcity.org/city-files/gpa-001-2017initialstudymnd.pdf>

Orange County Sanitation Districts, Regional Sewer Service, Facts, and Key Statistics. Accessed:  
<http://www.ocsd.com/services/regional-sewer-service>

Sanitation Districts of Los Angeles County. Table 1, Loadings for Each Class of Land Use. Accessed:  
<https://www.lacsd.org/civicax/filebank/blobdload.aspx?blobid=3531>

**19. MANDATORY FINDINGS OF SIGNIFICANCE.**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to 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 with Mitigation Incorporated.** As described in Section 4, *Biological Resources*, the project site is developed, and no special status vegetation types or wildlife species are located on or adjacent to the project site. No potentially suitable habitat for special status plant or wildlife species is on or adjacent to the site. Additionally, the project site does not include riparian, wetland, grassland, woodland, or other natural areas. However, the project area contains 4 small ornamental trees that could be used for nesting by common bird species that are protected by the federal MBTA and the California Fish and Game Code Sections 3503.5, 3511, and 3515. These bird species are protected during the avian nesting and breeding season, which occurs between February 1 and September 15. Therefore, Mitigation Measure BIO-1 has been included to require a nesting bird survey if construction commences during nesting season. Mitigation Measure BIO-1 would reduce potential impacts to a less than significant level.

Also, as described Section 5, *Cultural Resources*, and Section 17, *Tribal Cultural Resources*, the project site does not contain any historic resources, archaeological resources, known tribal cultural resources, or paleontological resources and the ground has been highly disturbed from past development. As a result, the potential for archaeological, tribal cultural, or paleontological resources on the site is low. However, Mitigation

Measures CUL-1, CUL-2, and TCR-1 have been included to ensure that any inadvertent discovery of potential resources during ground-disturbing activities would be less than significant.

**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.** Cumulative impacts are defined as 2 or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. CEQA Guidelines, Section 15130 (a) and (b), states:

- (a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

The project site is currently developed and is located in an urban area. The project would redevelop the site for residential uses after it is vacated in May 2019. The proposed development is consistent with the General Plan Land Use designation, zoning designation, and surrounded by similar residential development.

As described above, all of the potential impacts related to implementation of the project would be less than significant or reduced to a less than significant level with implementation of mitigation measures related to biological resources, cultural resources, noise, and tribal cultural resources. The project would result in a reduction in vehicular trips, which would reduce traffic, air quality emission, GHG emissions, and vehicular noise in comparison to the existing use on the project site. In addition, the cumulative effect of the project is limited, due to the small scale and redevelopment nature of the project on land that has been previously disturbed. The project would rely on and can be accommodated by the existing road system, public parks, public services, and utilities. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

**c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Less than Significant Impact with Mitigation Incorporated.** The project consists of redevelopment of a previously developed site. The project would not consist of any use or any activities that would result in a substantial negative effect on any persons in the vicinity. All resource topics associated with the project have been analyzed in accordance with CEQA and the CEQA Guidelines and were found to pose no impacts, less than significant impacts, or less than significant impacts with mitigation, as previously detailed. Consequently, the project would not result in any environmental effects that would cause substantial adverse effects on human beings directly or indirectly, with implementation of the mitigation measures that have been previously detailed.

## 5 DOCUMENT PREPARERS

### **Lead Agency:**

City of Garden Grove  
Community and Economic Development Department  
11222 Acacia Parkway  
Garden Grove, CA 92840

### **Project Contact:**

Chris Chung, Urban Planner  
Email: [chrisc@ggcity.org](mailto:chrisc@ggcity.org)  
Phone: 714-741-5314

### **CEQA Consultant:**

RE Consulting  
Contact: Renee Escario  
Email: [renee@renvconsulting.com](mailto:renee@renvconsulting.com)  
Phone: 949-346-4633

# 11th Street Townhome Project

## Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA) requires a Lead Agency that approves a project for which a Mitigated Negative Declaration (MND) has been prepared, to adopt or make a condition of approval a Mitigation Monitoring and Reporting Program (MMRP) to ensure that adopted mitigation measures are successfully implemented. The City of Garden Grove is the Lead Agency for the 11th Street Townhome project and is responsible for implementation of the MMRP.

### **Mitigation Monitoring Requirements**

CEQA Guidelines Section 15097 and California Public Resources Code Section 21081.6 identify the following requirements for reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a Responsible Agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the Lead Agency or a Responsible Agency, prepare and submit a proposed reporting or monitoring program.
- A public agency shall provide the measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

This MMRP has been prepared in compliance with CEQA Guidelines Section 15097 and California Public Resources Code Section 21081.6 and describes the procedures to be followed to ensure that all mitigation measures adopted as part of the project would be carried out as described in the Initial Study/MND. This MMRP identifies the measures required for the project, the timing of the measure, and the parties that will be responsible for monitoring implementation of each mitigation measures.

**Mitigation and Monitoring Reporting Program**

Mitigation Measure	Responsible for Ensuring Compliance	Timing of Mitigation Measure	Responsible for Implementation
<b>Aesthetics</b>			
The project would not result in potentially significant impacts related to aesthetics. No mitigation is required.			
<b>Agriculture and Forest Resources</b>			
The project would not result in potentially significant impacts related to agriculture or forest resources. No mitigation is required.			
<b>Air Quality</b>			
The project would not result in potentially significant impacts related to air quality. No mitigation is required.			
<b>Biological Resources</b>			
<p><b>Mitigation Measure BIO-1: Migratory Bird Treaty Act.</b> In the event that vegetation and tree removal activities occur within the active breeding season for birds (February 1–September 15), the project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities.</p> <p>The nesting survey shall include the project site and areas immediately adjacent to the site that could potentially be affected by project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet (ft) of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 ft for raptors and 300 ft for non-raptors [subject to the recommendations of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p> <p>Prior to commencement of grading activities and issuance of any building permits, the City Community and Economic Development Director, or designee, shall verify that all project grading and construction plans are consistent with the requirements stated above, that pre-construction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field with orange snow fencing.</p>	<p>Director of the City of Garden Grove Community and Economic Development Department, or designee</p>	<p>3 days prior to commencement of construction or demolition activities / prior to issuance of any building permits</p>	<p>Project Applicant or Construction Contractor</p>

Mitigation Measure	Responsible for Ensuring Compliance	Timing of Mitigation Measure	Responsible for Implementation
<b>Cultural Resources</b>			
<p><b>Mitigation Measure CUL-1: Archaeological Resources.</b> Construction plans and specifications shall state that in the event that potential 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 to determine whether the find constitutes a “unique archaeological resource,” as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). Prior to commencement of grading activities, the Director of 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 Public Resources Code Section 21083.2(g) and the treatment of archaeological resources as specified above.</p>	<p>Director of the City of Garden Grove Community and Economic Development Department, or designee</p>	<p>Prior to commencement of grading activities/ prior to issuance of grading permits</p>	<p>Project Applicant or Construction Contractor</p>
<p><b>Mitigation Measure CUL-2: Paleontological Resources.</b> Construction plans and specifications shall state that in the event that potential paleontological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet 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 and state regulations. Construction personnel shall not collect or move any paleontological materials and associated materials. If any fossil remains are discovered, the paleontologist shall make a recommendation if monitoring shall be required for the continuance of earth moving activities. 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.</p>	<p>Director of the City of Garden Grove Community and Economic Development Department, or designee</p>	<p>Prior to commencement of grading activities/ prior to issuance of grading permits</p>	<p>Project Applicant or Construction Contractor</p>
<b>Geology and Soils</b>			
<p>The project would not result in potentially significant impacts related to geology and soils. No mitigation is required.</p>			
<b>Greenhouse Gas Emissions</b>			
<p>The project would not result in potentially significant impacts related to greenhouse gas emissions. No mitigation is required.</p>			

Mitigation Measure	Responsible for Ensuring Compliance	Timing of Mitigation Measure	Responsible for Implementation
<b>Hazards and Hazardous Materials</b>			
The project would not result in potentially significant impacts related to hazards and hazardous materials. No mitigation is required.			
<b>Hydrology and Water Quality</b>			
The project would not result in potentially significant impacts related to hydrology and water quality. No mitigation is required.			
<b>Land Use and Planning</b>			
The project would not result in potentially significant impacts related to land use and planning. No mitigation is required.			
<b>Mineral Resources</b>			
The project would not result in potentially significant impacts related to mineral resources. No mitigation is required.			
<b>Noise</b>			
<p><b>Mitigation Measure NOI-1: Construction Noise and Vibration.</b> The project's grading and construction plans and specifications shall include the following requirements:</p> <ul style="list-style-type: none"> <li>• Large loaded trucks and mobile equipment, such as bulldozers (greater than or equal to 80,000 pounds) shall not be used within 50 feet of the single-family residence adjacent to the project site. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used within this area during project construction.</li> <li>• All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receiver nearest the project site.</li> <li>• The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the project site during all construction.</li> </ul>	Director of the City of Garden Grove Community and Economic Development Department, or designee	Prior to issuance of demolition, grading, or building permits	Project Applicant or Construction Contractor
<b>Population and Housing</b>			
The project would not result in potentially significant impacts related to population and housing. No mitigation is required.			
<b>Public Services</b>			
The project would not result in potentially significant impacts related to public services. No mitigation is required.			
<b>Recreation</b>			
The project would not result in potentially significant impacts related to recreation. No mitigation is required.			
<b>Transportation/Traffic</b>			
The project would not result in potentially significant impacts related to transportation/traffic. No mitigation is required.			

Mitigation Measure	Responsible for Ensuring Compliance	Timing of Mitigation Measure	Responsible for Implementation
<b>Tribal Cultural Resources</b>			
<b>Mitigation Measure CUL-1: Archaeological Resources.</b> Listed above under Cultural Resources.	Listed above under Cultural Resources	Listed above under Cultural Resources	Listed above under Cultural Resources
<p><b>Mitigation Measure TCR-1: Tribal Cultural Resources.</b> The project's grading and construction plans and specifications shall state that prior to commencement of any excavation activities, a Native American monitor from the Gabrielino Band of Mission Indians – Kizh Nation tribe shall be contacted and invited to conduct a Native American Indian Sensitivity Training for construction personnel prior to the start of construction activities. The training session shall include a handout and shall focus on how to identify Native American resources encountered during earthmoving activities and the procedures to be followed if resources are discovered.</p> <p>In the event that tribal cultural resources are inadvertently discovered during ground-disturbing activities, work shall be halted within 50 feet of the find until it can be evaluated by a qualified archaeologist in cooperation with a Native American monitor to determine if the potential resource meets the CEQA definition of historical (CEQA Guidelines 15064.5(a)) and/or unique resource (Public Resources Code Section 21083.2(g)), and/or a "nonunique archeological resource" that conforms with the criteria of Public Resources Code section 21074(a) (Public Resources Code section 21074(c), Public Resources Code section 21083.2(h)). Construction activities could continue in other areas.</p> <p>If the find is considered a "historical resource," a "unique archaeological resource," or a "nonunique archeological resource" that conforms with the criteria of Public Resources Code section 21074(a), the archaeologist, in cooperation with a Native American monitor, shall pursue either protection in place or recovery, salvage and treatment of the resource. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resources Code Section 21083.2 and CEQA Guidelines 15064.5 and 15126.4. If resource, as defined above, cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the project applicant's expense. All recovered and salvaged resources shall be identified and permanently preserved in an established accredited professional repository. Prior to commencement of grading activities, the Director of the City Community and Economic</p>	Director of the City of Garden Grove Community and Economic Development Department, or designee	Prior to commencement of grading activities/ prior to issuance of grading permits	Project Applicant or Construction Contractor

<b>Mitigation Measure</b>	<b>Responsible for Ensuring Compliance</b>	<b>Timing of Mitigation Measure</b>	<b>Responsible for Implementation</b>
Development Department, or designee, shall verify that all project grading and construction plans require the Native American Sensitivity Training and the treatment of resources as specified in this mitigation measure.			
<b>Utilities and Service Systems</b>			
The project would not result in potentially significant impacts related to utilities and service systems. No mitigation is required.			