

AGENDA

Garden Grove City
Council

Tuesday, March 23, 2021

6:30 PM



City Council Meeting
conducted Telephonically
- submit comments to
CityClerk@ggcity.org by
3:00 pm the day of or
attend at the Community
Meeting Center, 11300
Stanford Avenue, Garden
Grove, CA, following strict
COVID-19 Guidelines

Steve Jones
Mayor

Kim B. Nguyen

Mayor Pro Tem - District 6

George S. Brietigam

Council Member - District 1

John R. O'Neill

Council Member - District 2

Diedre Thu-Ha Nguyen

Council Member - District 3

Patrick Phat Bui

Council Member - District 4

Stephanie Klopfenstein

Council Member - District 5

COVID-19 Information: Masks are required to be worn and adherence to six foot distancing from others when attending public meetings.

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: 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 D. NGUYEN, COUNCIL MEMBER BUI, COUNCIL MEMBER KLOPFENSTEIN, MAYOR PRO TEM K. NGUYEN, MAYOR JONES

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

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

RECESS

CONDUCT OTHER LEGISLATIVE BODIES' BUSINESS

RECONVENE

2. CONSENT ITEMS

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

- 2.a. Adoption of a Proclamation recognizing April 2021 as Sexual Assault Awareness Month. *(Action Item)*
- 2.b. Adoption of a Proclamation proclaiming April as Fair Housing Month. *(Action Item)*
- 2.c. Adoption of a Proclamation proclaiming April as Arab American Heritage Month. *(Action Item)*
- 2.d. Adoption of a Proclamation proclaiming April 2021 as DMV/Donate Life Month. *(Action Item)*
- 2.e. Approval of an easement for public street and highway purposes for property located at 13242 Cypress Street, Garden Grove. *(Action Item)*

- 2.f. Acceptance of Final Parcel Map No. PM-2018-184 for the property located at 12412 Magnolia Street, Garden Grove. (*Action Item*)
- 2.g. Receive and file minutes from the meeting held on March 9, 2021. (*Action Item*)
- 2.h. Receive and file warrants. (*Action Item*)
- 2.i. Approval to waive full reading of Ordinances listed. (*Action Item*)

3. PUBLIC HEARINGS

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

- 3.a. Approval of the transfer of real property located on the north side of Acacia Parkway, between Nelson and Main Street. (*Joint Action Item with the Successor Agency.*)
- 3.b. Approval of the transfer of a portion of a public alley located east of Rockinghorse Road and south of Garden Grove Boulevard. (*Joint Action Item with the Successor Agency.*)

4. ORDINANCES PRESENTED FOR SECOND READING AND ADOPTION

- 4.a. Second reading by title only and adoption of Ordinance No. 2920
Entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT NO. A-030-2021 TO AMEND THE CITY'S OFFICIAL ZONING MAP TO CHANGE THE ZONING OF THE PROPERTY, LOCATED AT 9312 CHAPMAN AVENUE, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL). (*Action Item*)
- 4.b. Third reading by title only and adoption of Ordinance No. 2919
Entitled:
CITY OF GARDEN GROVE APPROVING CODE AMENDMENT NO. A-027-2020, A ZONING TEXT AMENDMENT TO TITLE 9 OF THE GARDEN GROVE MUNICIPAL CODE PERTAINING TO THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS. (*Action Item*)

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

- 5.a. Discussion on adoption of a Proclamation recognizing Afterschool Professionals Week, as requested by Council Member Stephanie Klopfenstein.
- 5.b. Informational COVID-19 update on Community Services programs as requested by City Manager Stiles.
- 5.c. Informational COVID-19 update on the American Rescue Plan as requested by City Manager Stiles.

6. ADJOURNMENT

The next Regular City Council Meeting is Tuesday, April 13, 2021, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California, 92840.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy
Dept.: City Manager Dept.: City Clerk
Subject: Adoption of a Proclamation recognizing April 2021 as Sexual Assault Awareness Month. (*Action Item*) Date: 3/23/2021

Attached is a Proclamation recognizing April 2021 as Sexual Assault Awareness Month recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	3/11/2021	Proclamation	3-23-21_Sexual_Assault_Awareness_Month_Proclamation.pdf

Proclamation

APRIL 2021 SEXUAL ASSAULT AWARENESS MONTH

- WHEREAS, Sexual Assault Awareness Month (SAAM) calls attention to the fact that sexual violence is widespread and impacts millions of adults, teenagers, and children; and
- WHEREAS, the goal of Sexual Assault Awareness Month is to raise public awareness about sexual violence and educate communities on how to prevent it; and
- WHEREAS, rape, sexual assault, and sexual harassment harm our community, and statistics show that one out of every six American women have been victims of attempted or completed rape, and one out of every ten men; and
- WHEREAS, child sexual abuse prevention must be a priority to confront the reality that what is reported is that one in nine girls and one in 53 boys under the age of 18 experience sexual abuse or assault at the hands of an adult; and
- WHEREAS, sexual assault affects individuals across all ages, abilities, sexual orientations, gender identities, and of all racial, social, religious, ethnic, and economic backgrounds; and
- WHEREAS, the National Sexual Violence Resource Center is promoting thirty days of SAAM with this year's theme "We can build safe online spaces"; an instagram challenge to encourage community participation and awareness; and
- WHEREAS, on National Day of Action, on April 6, 2021, residents are encouraged to wear teal, the color for SAAM, and to wear denim on April 28, 2021, for Denim day.

NOW, THEREFORE, BE IT PROCLAIMED, by the Garden Grove City Council that the City of Garden Grove recognizes April 2021 as Sexual Assault Awareness Month and hopes that each day of the month and year is an opportunity to create change for the future.

March 23, 2021

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Lisa L. Kim

Dept.: City Manager Dept.: Community and Economic Development

Subject: Adoption of a Proclamation proclaiming April as Fair Housing Month. (*Action Item*) Date: 3/23/2021

Attached is a Proclamation proclaiming April as Fair Housing Month recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	3/1/2021	Proclamation	3-23-21_Proclamation_- _Fair_Housing_Month.pdf

PROCLAMATION

PROCLAIMING APRIL 2021 AS FAIR HOUSING MONTH IN GARDEN GROVE

WHEREAS, One of the greatest freedoms enjoyed by Americans is the freedom to live in a home of one's choice; and

WHEREAS, This promise made to us by the Nation's Fair Housing Law which requires that all people be treated equally in connection with sale or rental of housing, regardless of race, color, national origin, sex, gender identity, disability, sexual orientation, marital status, age, familial status or religion; and

WHEREAS, This year marks the 53rd anniversary of the Federal Fair Housing Act, the original legislation targeting the elimination of housing discrimination in America; and

WHEREAS, Since the adoption of the fair housing legislation in April 1968, April has been designated Fair Housing Month. Each year the U.S. Department of Housing and Urban Development and the Fair Housing Foundation organize events and activities during this month to focus attention on the issue of equal opportunity in housing; and

WHEREAS, April is Fair Housing Month throughout the nation, we are asking each resident of the City of Garden Grove to support efforts to put into practice the principles of freedom, justice and equality upon which this great nation was founded.

NOW THEREFORE BE IT PROCLAIMED that April 2021 is Fair Housing Month in Garden Grove.

March 23, 2021

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy
Dept.: City Manager Dept.: City Clerk
Subject: Adoption of a Proclamation Date: 3/23/2021
proclaiming April as Arab
American Heritage Month.
(*Action Item*)

Attached is a Proclamation proclaiming April as Arab American Heritage Month recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	3/1/2021	Proclamation	3-23- 21_Arab_American_Heritage_Proclamation.pdf

PROCLAMATION

PROCLAIMING THE MONTH OF APRIL 2021

AS ARAB AMERICAN HERITAGE MONTH

WHEREAS, for over a century, Arab Americans have been making valuable contributions to virtually every aspect of American society, including art, medicine, law, business, technology, government, architecture, literature, and culture; and

WHEREAS, since migrating to the United States, men and women of Arab descent have shared their rich culture and traditions with neighbors and friends, while also setting fine examples of model citizens and public servants; and

WHEREAS, Arab Americans have also enriched our society by embracing the American spirit of opportunity that makes our nation free and prosperous; and

WHEREAS, issues currently affecting Arab Americans, such as civil rights abuses, harmful stereotyping, harassment, and bullying, can be combatted by education and awareness; and

WHEREAS, Arab Americans join all Americans in the desire to see a peaceful and diverse society, where every individual is treated equally and feels safe; and

WHEREAS, the immense contributions and heritage of Arab Americans have helped us build a better nation.

NOW, THEREFORE, BE IT PROCLAIMED, by the Garden Grove City Council that the City celebrates the countless contributions that Arab Americans have made to American society and the City of Garden Grove, therefore hereby proclaims the month of April 2021 to be Arab American Heritage Month in Garden Grove.

March 23, 2021

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy
Dept.: City Manager Dept.: City Clerk
Subject: Adoption of a Proclamation Date: 3/23/2021
proclaiming April 2021 as
DMV/Donate Life Month.
(*Action Item*)

Attached is a Proclamation proclaiming April 2021 as DMV/Donate Life Month in Garden Grove recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	3/16/2021	Proclamation	3-23- 21_Donate_Life_Month_Proclamation_(1).pdf

Proclamation

April as DMV/Donate Life Month

- WHEREAS, organ, tissue, marrow and blood donation are life-giving acts recognized worldwide as expressions of compassion to those in need;
- WHEREAS, more than 108,000 individuals nationwide and more than 21,000 in California are currently on the national organ transplant waiting list, and on average, 17 people die each day while waiting;
- WHEREAS, the need for donated organs is especially urgent in Hispanic, Latino, and African American communities;
- WHEREAS, a single individual's donation of the heart, lungs, liver, kidneys, pancreas and small intestine can save up to eight lives; donation of tissue can save and heal the lives of more than 75 others; and deceased organ donors saved more than 33,000 lives last year, the most ever;
- WHEREAS, any person can register to be an organ, eye and tissue donor regardless of age or medical conditions;
- WHEREAS, over sixteen million Californians have signed up with the state-authorized Donate Life California Donor Registry to ensure their wishes to be organ, eye and tissue donors are honored;
- WHEREAS, California residents can sign up with the Donate Life California Donor Registry when applying for or renewing their driver's licenses or ID cards at the California Department of Motor Vehicles; and
- WHEREAS, California residents can sign up with the Donate Life California Donor Registry online at any time by visiting www.donateLIFeCalifornia.org or, for Spanish-speakers, www.doneVIDAcalifornia.org or visit www.LivingDonationCalifornia.org for saving a life through a living kidney donation.

NOW THEREFORE, BE IT RESOLVED that in recognition of National Donate Life Month, the City of Garden Grove City Council does hereby proclaim the month of April 2021 as **"DMV/Donate Life Month"** in Garden Grove, and all are encouraged to participate by checking "Yes" as a life-saving donor when applying or renewing your driver's license or Identification Cards.

March 23, 2021

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Approval of an easement for public street and highway purposes for property located at 13242 Cypress Street, Garden Grove. (<i>Action Item</i>)		
		Date:	3/23/2021

OBJECTIVE

To request City Council approval for the acceptance of an easement for public street and highway purposes in accordance with Precise Grading Plan G-1438 (the "Project"), for a portion of the real property located at 13242 Cypress Street, Garden Grove, owned by Thanh Vivian Vu ("Owner").

BACKGROUND

On September 23, 2020, the Owner submitted grading plans to demolish the existing residence and improve the property with a new two-story, 4,129 square foot single-family dwelling.

DISCUSSION

The conditions of approval for the project requires the Owner to dedicate right-of-way on Cypress Street fronting the project for future public street improvements.

FINANCIAL IMPACT

There is no impact to the General Fund.

RECOMMENDATION

It is recommended that the City Council:

- Approve the easement for public street and highway purposes for a portion of the property located at 13242 Cypress Street, Garden Grove; and
- Authorize the City Clerk to accept the Street Deed on behalf of the City.

By: Kamyar Dibaj
Project Engineer

ATTACHMENTS:

Description	Upload Date	Type	File Name
Street Deed	3/2/2021	Exhibit	3_23_21streetdeedcypress.pdf

Recording Requested By:

CITY OF GARDEN GROVE

AND WHEN RECORDED MAIL TO

City of Garden Grove

P. O. Box 3070

Garden Grove, CA 92842

Attn: City Clerk Office

Portion of: APN 099-281-13
ASSESSOR PARCEL NUMBER

This document is exempt from payment of recording fees pursuant to Section 6103 of the Government Code.

City Clerk's No. _____

By: _____

STREET DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

do(es) hereby **GRANT** to the CITY OF GARDEN GROVE, a municipal corporation, *an easement for public street and highway purposes in, on and over the real property in the City of Garden Grove, County of Orange, State of California, described as:*

PER LEGAL DESCRIPTION SHOWN ON EXHIBIT "A", AND DELINEATED ON PLOT MAP SHOWN AS EXHIBIT "B" BOTH OF WHICH ARE ATTACHED HERETO, AND MADE A PART HEREOF

It is understood that each undersigned grantor grants only that portion of the above described land in which said grantor has an interest.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 10/26/2020 before me,

Cathy Cartwright, Notary Public (insert
name and title of the officer) personally appeared Thanh Vivian Vu

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
(Seal)

See attached
Certificate

By: THANH VIVIAN VU

Its: Property Owner

Date: 10/28/2020

By: _____

Its: _____

Date: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

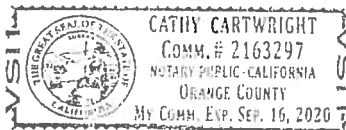
State of California)

County of Orange)

On 10/26/2020 before me, Cathy Cartwright, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Thanh Vivian Vu
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cathy Cartwright
Signature of Notary Public

The notary commission extended pursuant to Executive Order N-63-20.

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Street Deed Document Date: 10-26-2020
Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Thanh Vivian Vu
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: SELF

Signer's Name: _____
☒ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Street Deed

City of Garden Grove

APPROVED AS TO FORM OTHER THAN LEGAL
DESCRIPTION

By: _____
City Attorney

Dated: _____

APPROVED AS TO EXECUTION AND DESCRIPTION

By: _____
Right of Way Agent

Dated: _____

This is to certify that the interest in real property conveyed by
the deed or grant dated _____ from

_____ to the City of Garden Grove, a governmental agency, is
hereby accepted by the undersigned officer on behalf of the
Garden Grove City Council pursuant to authority conferred by
Resolution of the Garden Grove City Council adopted July 17,
1978, and the grantee consents to recordation thereof by its
duly authorized officer.

Dated: _____

By: _____
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

APNo. 099-281-13
IN THE CITY OF GARDEN GROVE

THE PORTION OF THE NORTH 125.00 FEET OF THE WEST 180.00 FEET OF THE NORTH 6 ACRES OF EAST ONE-HALF OF SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 SOUTH, RANGE 10 WEST, OF THE SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, TRACT No. 1638 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON THE MAP FILED IN BOOK 21, PAGE 54 OF THE MISCELLANEOUS MAPS IN THE OFFICE OF ORANGE COUNTY RECORDER;

THENCE SOUTH 89°50'05" WEST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 00°00'15" WEST, A DISTANCE OF 125.00 FEET;
THENCE NORTH 89°50'05" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 00°00'15" EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 1,250.00 SQUARE FEET.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.
SUBJECT TO EASEMENTS COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHT-OF-WAYS, AND OTHER MATTERS EASEMENTS OF RECORD, IF ANY.



PREPARED BY:

Duc Pham 10/20/20

DUC H. PHAM, P.E. Date:

R.C.E. 33819, Expires: 06/30/22

C.N. ENGINEERS

53 Prairie Falcon

Aliso Viejo CA 92656

Tel: (949) 302-2901

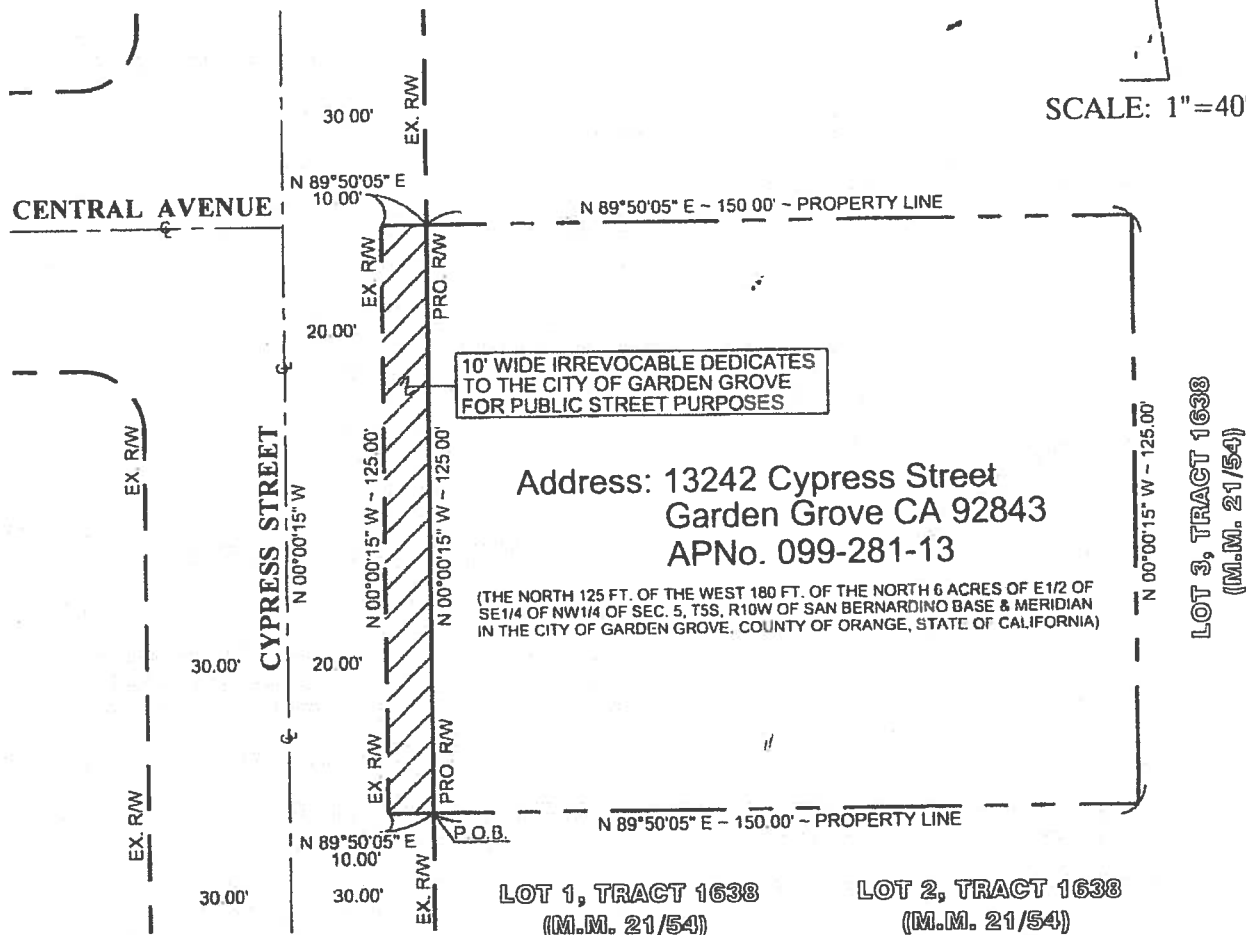
Email: cachnguyen@gmail.com

Sheet 1 of 2

EXHIBIT "B"

APNo. 099-281-13
IN THE CITY OF GARDEN GROVE

SCALE: 1"=40'



LEGEND:

- DEDICATION AREA: 1,250 S.F.
- CENTER LINE
- PROPERTY LINE
- EXISTING R/W LINE
- PROPOSED R/W LINE

RECORD DATA NOTES:

THIS EXHIBIT WAS PREPARED FROM RECORD DATA AS SHOWN ON TRACT No. 1638 FILED IN BOOK 21, PAGE 54 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE ORANGE COUNTY RECORDER, STATE OF CALIFORNIA.

BASIS OF BEARINGS:

THE CENTERLINE OF CYPRESS STREET BEING N 00°00'15" W AS SHOWN ON TRACT No. 1638 (M.M. 21/54) IS USED FOR BASIS OF BEARINGS.

PREPARED BY:

DucPham 10/20/20

DUC H. PHAM, P.E.
R.C.E. 33819, Expires: 06/30/22
C.N. ENGINEERS
53 Prairie Falcon
Aliso Viejo CA 92656
Tel: (949) 302-2901
Email: cachnguyen@ymail.com

Date:

Sheet 2 of 2

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Acceptance of Final Parcel Map No. PM-2018-184 for the property located at 12412 Magnolia Street, Garden Grove. (<i>Action Item</i>)	Date:	3/23/2021

OBJECTIVE

To receive City Council acceptance of Final Parcel Map No. PM-2018-184, for the property located on the east side of Magnolia Street, north of Lampson Avenue at 12412 Magnolia Street, Garden Grove.

BACKGROUND

On September 17, 2017, pursuant to Planning Commission Resolution No. 5892-17, the applicant received approval of Site Plan No. SP-039-2017 and Tentative Parcel Map No. PM-2003-2017. A copy of Planning Resolution No. 5892-17 is attached.

DISCUSSION

The proposed Final Parcel Map PM-2018-184 subdivides an existing 24,787 square foot lot. Lot 1, which is currently developed with an existing single-family dwelling will have a lot size of 14,070 square feet. Lot 2, which will be developed with a new single-family dwelling, will have a lot size of 10,717 square feet. Additionally, the applicant is proposing an accessory dwelling unit with an attached one-car garage on Lot 2.

The conditions of approval require the applicant to 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. To guarantee the protection and re-establishment of all the monuments of the subject development, the developer has opted to provide a deposit in the form of cashier's checks.

Staff has reviewed all the subdivision documentation mandated by City ordinances, conditions of approval, and the Subdivision Map Act and finds this map to be in compliance. The owner has complied with all conditions of the tentative parcel map.

The map was originally approved by the City Planning Commission as Tentative Parcel Map No. PM-2003-2017, which was the Planning Division tracking number. PM-2018-184 is the County Surveyor's assigned number for the final map.

FINANCIAL IMPACT

There is no financial impact to the General Fund.

RECOMMENDATION

It is recommended that the City Council:

- Accept Final Parcel Map No. PM-2019-184.

By: Kamyar Dibaj, Project Engineer

ATTACHMENTS:

Description	Upload Date	Type	File Name
Planning Resolution No. 5892-17	3/8/2021	Backup Material	SP-039-2017PCReso_(1).docx
PM 2018-184	3/8/2021	Backup Material	PARCEL_MAP_NO._2018-184.pdf

RESOLUTION NO. 5892-17

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-039-2017 AND TENTATIVE PARCEL MAP NO. PM-2003-2017 FOR PROPERTY LOCATED ON THE EAST SIDE OF MAGNOLIA STREET, NORTH OF LAMPSON AVENUE, AT 12412 MAGNOLIA STREET.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled September 7, 2017, hereby approves Site Plan No. SP-039-2017 and Tentative Parcel Map No. PM-2003-2017, for a property located on the east side of Magnolia Street, north of Lampson Avenue, at 12412 Magnolia Street, Assessor's Parcel No. 133-183-38.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-039-2017 and Tentative Parcel Map No. PM-2003-2017, the Planning Commission of the City of Garden Grove does hereby determine and report as follows:

1. The subject case was initiated by Anna Ha, owner of the subject property.
2. The applicant is requesting Site Plan and Tentative Parcel Map approval to subdivide a 24,787 square foot lot into two (2) parcels and to develop a new single-family dwelling and accessory dwelling unit on one of the parcels. Lot 1, which is already developed with an existing single-family dwelling, accessory dwelling unit, and three-car garage, will have a lot size of 14,070 square feet. Lot 2, which will be developed with a new, single-family dwelling and accessory dwelling unit, will have a lot size of 10,717 square feet.
3. The proposed project is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Divisions) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303 and 15315).
4. The property has a General Plan designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The site is currently improved with a single-family home, a detached accessory structure, and a detached three-car garage that will remain on Lot 1, while a new two-story, 2,044 square foot, single-family home, and a new, 699 square foot, detached accessory dwelling unit, will be constructed on Lot 2.
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 the City staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on September 7, 2017, 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 on September 7, 2017; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.04.030 are as follows:

FACTS:

The property is a 24,787 square foot lot, located on the east side of Magnolia Street, north of Lampson Avenue. The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential).

The property is located in an area with single-family residences and is currently improved with a 2,253 square foot single-family dwelling, a 672 square foot detached three-car garage, and a 698 square foot detached accessory dwelling unit. The property owner proposes to subdivide the property into two (2) lots in order to maintain the existing single-family dwelling on Lot 1, and to construct a new, two-story 2,044 square foot single-family dwelling, and a new 699 square foot accessory dwelling unit on Lot 2.

Lot 1 will have a lot size of 14,070 square feet. The existing single-family dwelling, detached three-car garage, and detached accessory dwelling unit will remain on the lot. The existing 2,253 square foot single-family dwelling consists of three (3) bedrooms, two (2) bathrooms, a living room, a den, a kitchen and a dining room. The property is developed with a 672 square foot detached three-car garage that complies with the parking requirements for the single-family dwelling and the accessory dwelling unit. The existing 698 square foot detached accessory dwelling unit consists of two (2) bedrooms, one (1) bathroom, a living room, a kitchen, a dining room, and a front porch. The existing structures will maintain the minimum side setback to the proposed property line.

Lot 2 will have a lot size of 10,717 square feet. The applicant proposes to construct a two-story 2,044 square foot single-family dwelling at the rear of the lot, and a 699 square foot detached accessory dwelling unit toward the front of the lot. The single-family dwelling will consist of a foyer, a living room, a family room, a kitchen, a dining room, a laundry room, four (4) bedrooms, and three (3) bathrooms. An attached 473 square foot two-car enclosed garage will be provided for the single-family dwelling. The applicant is also proposing a front porch and a 470 square foot rear open patio cover. The detached accessory dwelling unit will consist of a kitchen, a living room, two (2) bedrooms, one (1) bathroom, a 34 square foot front porch, and an attached 249 square foot one-car enclosed garage.

The applicant has designed both lots to comply with the R-1 zoning requirements, including minimum lot size, setbacks, parking, and maximum lot coverage. Title 9 of the Municipal Code requires a minimum lot width of 60'-0" for interior lots, and a minimum lot size of 7,200 square feet for properties zoned R-1-7. The existing lot currently has a lot width of 140'-3". The applicant is proposing an 80'-0" lot width for Lot 1 and 60'-3" for Lot 2. Both lots will meet the minimum lot size requirement for the zone. Lot 1 will be 14,070 square feet and Lot 2 will maintain a 10,717 square foot lot size. All proposed improvements on Lot 2, including required open parking, will maintain a 32.74 percent lot coverage, which is under the maximum fifty percent limitation for the R-1 zone. The proposed design of Lot 2 will also maintain a minimum 1,000 square feet of open space in the required rear setback as required per the R-1 zone.

FINDINGS AND REASONS:

SITE PLAN

1. The Site Plan complies with the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances.

The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1-7 (Single-Family Residential). The project has been designed to comply with the development standards of the R-1-7 (Single-Family Residential) zone. Both parcels comply with the setbacks, parking, lot coverage, building height, and the minimum lot size and lot width requirements of the zone. The existing single-family home will remain on Lot 1. Lot 1 complies with the minimum lot width requirement of 60'-0". The proposed project is compatible with the character of the existing single-family neighborhood. The project complies with the General Plan Land Use Designation, the development standards of the R-1-7 zone, and all other applicable ordinances.

2. The proposed development does 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.

Each parcel will be accessed from its own single-drive approach from Magnolia Street. Lot 1 will maintain the existing drive approach and the existing three-car enclosed garage, and three (3) open guest parking spaces. Lot 2 will be improved with a two-car enclosed garage for the single-family dwelling, a single-car enclosed garage for the accessory dwelling unit, and three (3) open guest parking spaces, which complies with the parking requirements of the R-1 zone.

The City's Traffic Engineering Section has reviewed the proposed project, and all appropriate conditions of approval and mitigation measures have been incorporated to minimize any adverse impacts to surrounding streets.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities, and drainage channels.

The streets in the area will be adequate to accommodate the development once the developer provides the necessary improvements for the project. Utilities and drainage channels in the area are existing and are adequate to accommodate the development. The proposed development will provide landscaping and proper grading of the site, thereby, improving drainage in the area.

The Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approvals to minimize any adverse impacts.

4. The development does have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The project has been designed in accordance with the R-1 (Single-Family Residential) development standards. The property is located in an area with existing single-family residences. The proposed subdivision will be compatible with the surrounding neighborhood. Each lot will have a single-family home that complies with the setbacks and parking requirements of the R-1 zone.

The project has been designed to ensure a reasonable degree of compatibility with the neighborhood by providing lots that comply with the minimum lot size, and all applicable development standards of the R-1 zone.

5. Through the planning and design of buildings and building replacement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The project has been designed to comply with the fifty-percent (50%) lot coverage requirement of the R-1 zone that will ensure that each parcel maintains the required amount of open usable space. Additionally, the conditions of approval will ensure that the landscaping requirements of the Municipal Code will be complied with.

TENTATIVE PARCEL MAP

1. The proposed Tentative Parcel Map is consistent with all the elements of the Garden Grove General Plan, Subdivision Map Act, and the Subdivision Ordinance Section of the Municipal Code.

The proposed Tentative Parcel Map is consistent with the provisions of the General Plan Land Use Designation of Low Density Residential that allows for single-family residences and accessory dwelling units. The number of lots and the number of residential units on each lot does not exceed the density allowed under the General Plan Land Use Designation of Low Density Residential.

2. The design and improvement of the proposed subdivision are consistent with the General Plan.

The design and improvement of the proposed map are consistent with the General Plan. The creation of a two (2) lot subdivision for the purposes of having one single-family home on each lot is consistent with the General Plan. The project complies with the minimum lot size requirement of the R-1 zone. Both lots comply with the minimum lot width requirement of 60'-0". In addition, the configuration of the lots and design of the proposed single-family home and accessory dwelling unit is compatible with the existing residential neighborhood. With the conditions of approval and the mitigation measures as recommended by Staff, the design and improvement of the subject site is consistent with the spirit and intent of the General Plan.

3. The site is physically suitable for the type of development and complies with the spirit and intent of the Municipal Code.

The site is adequate in size and shape to accommodate the proposed project. Each parcel complies with the minimum lot size, lot width, and the development standards of the R-1 zone. The placement and size of the proposed single-family home and accessory dwelling unit comply with the development standards for the R-1 zone, including setbacks, parking, lot coverage and open space provisions.

4. The requirements of the California Environmental Quality Act have been satisfied.

The requirements of the California Environmental Quality Act have been satisfied. The project is exempt from CEQA pursuant to Section 15303(a) (New Construction or Conversion of Small Structure) and Section 15315 (Minor Land Divisions) of the California Environmental Quality Act.

5. The site is physically suitable for the proposed density of the development.

The site is adequate in size and shape to accommodate a two (2) lot subdivision that complies with the minimum lot size and the minimum lot width

requirement of the R-1 zone. The proposed design of the residential lot allows for the placement of a new single-family home and accessory dwelling unit, which complies with the density requirements of the General Plan and Land Use Code.

The placement of the new single-family home on Lot 2 complies with the R-1 development standards. The existing house on Lot 1 will maintain compliance with the R-1 zoning requirements. The project complies with the minimum parking, open space, setbacks, lot coverage and building height requirements of the R-1 zone.

6. The design of the project 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, Police 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. The conditions of approval for on- and off-site improvements will safeguard the public health.

7. The design of the project 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 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 proposed subdivision.

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 design of the subdivision is suitable for the low-density residential project and complies with the spirit and intent of the General Plan, and the Subdivision Map Act. The project has also been designed to comply with the R-1 development standards, and complies with the minimum lot size and minimum lot width requirement.

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 affect 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 project has been reviewed in relation to the housing needs and goals of the City and is compatible with the existing residential projects in the vicinity. The property is located in an area with existing single-family residences. The property is currently improved with a single-family home, a detached accessory dwelling unit, and a detached three-car garage. The existing single-family home will remain on Lot 1, and a new single-family home and accessory dwelling unit will be constructed on Lot 2. The subdivision will be compatible with the surrounding area since the lots are designed to comply with the minimum lot size. Both lots comply with the minimum lot width requirements of the R-1 zone. The project complies with the density requirements of the General Plan, and complies with all applicable R-1 development standards.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Tentative Parcel Map possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030.3 (Site Plan) 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-039-2017 and Tentative Parcel Map No. PM-2003-2017.

Adopted this 7th day of September, 2017

ATTEST:

/s/ ANDREW KANZLER
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 September 7, 2017, by the following vote:

AYES:	COMMISSIONERS:	(6)	BRIETIGAM, KANZLER, LAZENBY, NGUYEN, SALAZAR, TRUONG
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(1)	LEHMAN

/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 September 28, 2017.

SHEET 1 OF 2 SHEETS
PARCELS: 2 NUMBERED
ACREAGE: 30.962 S.F. 0.711 AC GROSS
24,830 S.F. 0.570 AC NET
DATE OF SURVEY: 11/02/2018
ALL OF TENTATIVE PARCEL MAP
NO. 2018-184

PARCEL MAP NO. 2018-184

ACCEPTED AND FILED AT THE
REQUEST OF

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER, SECTION 31, T.4S., R.10W., IN RANCHO LOS ALAMITOS AS
SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALFRED J. THELWELL, LS 6999, SOCIAL ENGINEERING, NOVEMBER 2018

STEWART TITLE OF CALIFORNIA
DATE _____ FEE \$ _____
TIME _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK - RECORDER
BY _____ DEPUTY

SUBDIVIDER'S CERTIFICATE

1. THE UNDERSIGNED, BEING THE SUBDIVIDER OF THE LAND COVERED BY THIS MAP, THE RECORD OWNERS OF WHICH ARE LISTED HEREIN, DO HEREBY CERTIFY THAT SAID RECORD OWNERS CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

I ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE:
1) ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHTS OF SURFACE ENTRY;
2) I ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE ALL VEHICULAR ACCESS RIGHTS TO MAGNOLIA STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

ANNA MY HA, SUBDIVIDER
RECORD OWNER IS ANNA MY HA

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)

COUNTY OF ORANGE) ss

ON JAN. 30, 2021 BEFORE ME, ANDREW CU DINH
A NOTARY PUBLIC, PERSONALLY APPEARED

ANNA MY HA

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: *Andrew Cu Dinh*

PRINT NAME: ANDREW CU DINH

MY PRINCIPAL PLACE OF BUSINESS IS IN

ORANGE COUNTY

MY COMMISSION EXPIRES: JULY 15, 2023

COMMISSION NUMBER: 2294115



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ANNA MY HA, A SINGLE WOMAN ON OCTOBER 11, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 365 DAYS AFTER RECORDATION OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

ALFRED J. THELWELL
LS 6999, EXP. 9/30/2021

DATED 1-25-21



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED BY THE CITY OF GARDEN GROVE PLANNING COMMISSION; THAT ALL MAPING PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT IN ALL ASPECTS NOT STATED TO BY THE COUNTY SURVEYOR.

DATED THIS 16th DAY OF Feb., 2021

DANIEL J. CANDELA
R.C.E. 52425

REGISTRATION EXPIRES 12/31/2021
CITY ENGINEER, CITY OF GARDEN GROVE

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF GARDEN GROVE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DUTY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:

1) ALL RIGHTS TO UNDERGROUND WATER AS DEDICATED;
2) ALL VEHICULAR ACCESS RIGHTS TO MAGNOLIA STREET AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF GARDEN GROVE.

DATED THIS _____ DAY OF _____, 20____.

TERESA POMEROY
CITY CLERK OF THE CITY COUNCIL
OF THE CITY OF GARDEN GROVE

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617

BY: ULY M.N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402

COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

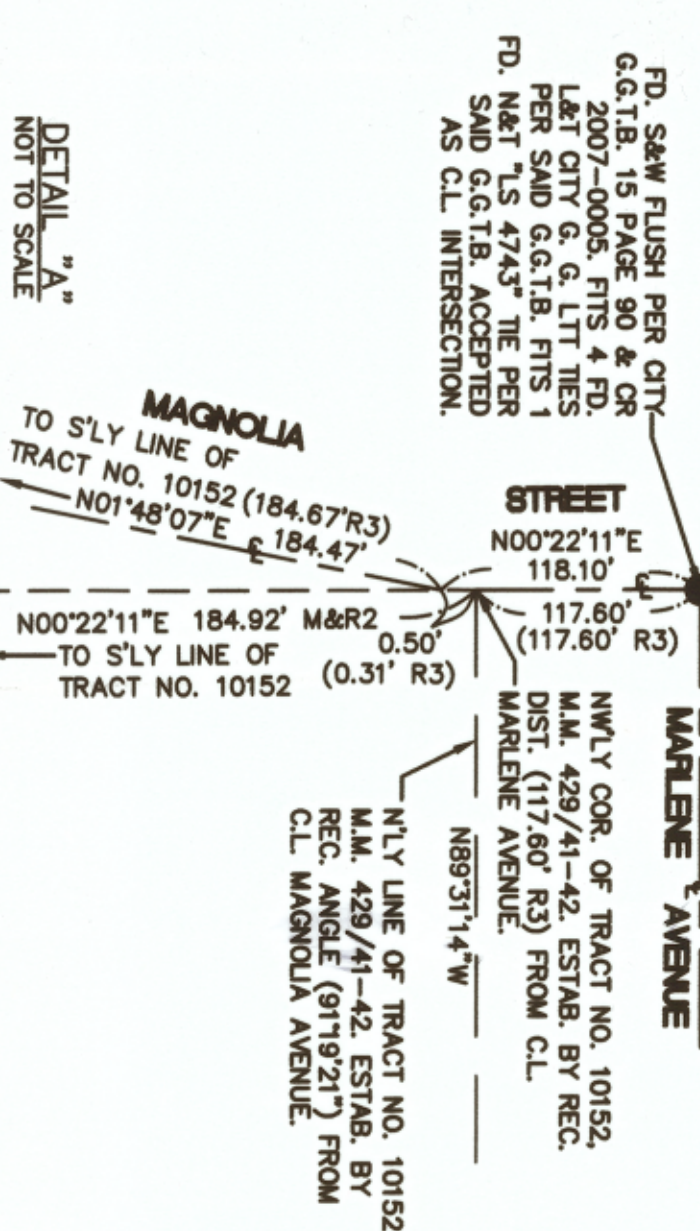
AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____

SHARI L. FREIDENRICH
COUNTY TREASURER - TAX COLLECTOR
BY: _____ TREASURER - TAX COLLECTOR

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.
CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES BY DEED RECORDED NOVEMBER 30, 1972 IN BOOK 10450 PAGE 571 OF OFFICIAL RECORDS.

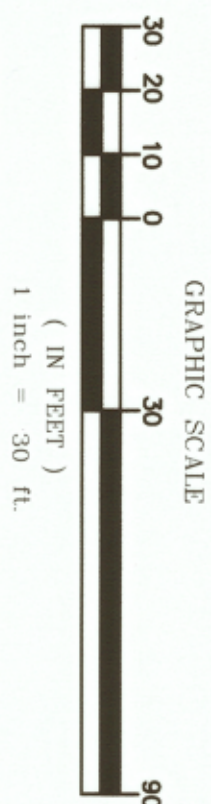


PARCEL MAP NO. 2018-184

SHEET 2 OF 2 SHEETS
PARCELS: 2 NUMBERED
ACREAGE: 30.962 S.F. 0.711 AC GROSS
24,830 S.F. 0.570 AC NET
DATE OF SURVEY: 11/02/2018
ALL OF TENTATIVE PARCEL MAP
NO. 2018-184

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
ALFRED J. THELWELL, LS 6999,
SOCAL ENGINEERING, NOVEMBER 2018

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.31	N44°33'49"W



LEGEND

- M&R INDICATES MEASURED AND RECORD DATA
- R1 INDICATES RECORD DATA PER TRACT NO. 2241, M.M. 72/37-38.
- R2 INDICATES RECORD DATA PER STREET DEED REC. 11/30/1972.
- R3 IN BOOK 10450, PAGE 571, O.R.
- R4 INDICATES RECORD DATA PER TRACT NO. 10152, M.M. 429/41-42.
- R5 INDICATES RECORD DATA PER P.M.B. 111/18.
- R6 INDICATES RECORD DATA PER TRACT NO. 11864, M.M. 537/20-22.
- R7 INDICATES RECORD DATA PER TRACT NO. 12520, M.M. 592/45-46.
- R8 INDICATES RECORD DATA PER TRACT NO. 15929, M.M. 800/23-26.
- INDICATES RECORD DATA PER TRACT NO. 2277, M.M. 70/17-18.

MONUMENTS

- INDICATES FOUND O.C.S. G.P.S. HORIZONTAL CONTROL STATION MONUMENTS
- PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET MONUMENT AS NOTED.
- ① FD. GEAR SPIKE AND WASHER STAMPED "LS 5411", FLUSH PER CR 2015-0651 FITS 3 FD. L. T&T "LS 5411" PER SAID CR. ACCEPTED AS A PT. ON C.L.
- ② FD. GEAR SPIKE AND WASHER STAMPED "LS 5411", FLUSH PER CR 2015-0652 ACCEPTED AS A PT. ON C.L.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF BETWEEN O.C.S. HORIZONTAL CONTROL STATION G.P.S. NO. 3502 AND STATION G.P.S. NO. 3501R1 BEING N00°22'11"E PER RECORDS OF FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD. (2007.50 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCE BY MEAN COMBINATION FACTOR 0.999971791. (THIS COMBINATION FACTOR IS PROJECT SPECIFIC)

SURVEYOR'S BOUNDARY NOTE

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

EASEMENT NOTE

① CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES BY DEED RECORDED NOVEMBER 30, 1972 IN BOOK 10450 PAGE 571 OF OFFICIAL RECORDS.

TRACT NO. 11864
M.M. 537 / 20 - 22

P.M.B. 113 / 1 - 2

TRACT NO. 12520
M.M. 592 / 45 - 46

P.M.B. 113 / 1 - 2

TRACT NO. 1158
M.M. 36 / 26

P.M.B. 113 / 1 - 2

TRACT NO. 11864
M.M. 537 / 20 - 22

P.M.B. 113 / 1 - 2

TRACT NO. 12520
M.M. 592 / 45 - 46

P.M.B. 113 / 1 - 2

TRACT NO. 1158
M.M. 36 / 26

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M.M. 537 / 20 - 22

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M.M. 592 / 45 - 46

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M.M. 36 / 26

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TRACT NO. 11864
M.M. 537 / 20 - 22

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M.M. 592 / 45 - 46

P.M.B. 113 / 1 - 2

TRACT NO. 1158
M.M. 36 / 26

P.M.B. 113 / 1 - 2

TRACT NO. 11864
M.M. 537 / 20 - 22

P.M.B. 113 / 1 - 2

TRACT NO. 12520
M.M. 592 / 45 - 46

P.M.B. 113 / 1 - 2

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy

Dept.: City Manager Dept.: City Clerk

Subject: Receive and file minutes Date: 3/23/2021
from the meeting held on
March 9, 2021. (*Action
Item*)

Attached are the minutes from the meeting held on March 9, 2021, recommended to be received and filed as submitted or amended.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Minutes	3/18/2021	Minutes	cc-min_03_09_2021.pdf

MINUTES

GARDEN GROVE CITY COUNCIL

Regular Meeting

Tuesday, March 9, 2021

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

CONVENE CLOSED SESSION

At 5:31 p.m., Mayor Jones convened closed session telephonically.

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

ABSENT: (1) Council Member O'Neill absent at Roll Call
but joined the meeting at 5:36 p.m.

ORAL COMMUNICATIONS FOR CLOSED SESSION

Speakers: None

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1): OCWD, et. al. v. 3M
Company, et. al., OCSC Case No. 30-2020-01172419-CU-PL-CXC

ADJOURN CLOSED SESSION

Mayor Jones adjourned closed session at 6:31 p.m.

CONVENE REGULAR MEETING

Mayor Jones convened the meeting telephonically at 6:32 p.m. with all Council
Members present.

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

ORAL COMMUNICATIONS

Speakers: Charles Dang, Martin Howard, Maureen Blackmun, Mike Truong.

Written Communications: Craig Durfey, Lynn Groff, Michele Truong, Hoa Nguyen, Vu Pham, Tam Nguyen, Natalie Tran, Tina Dinh, Loc Luu, Quyen Tat, Peter Phung, Dr. Chi Bui, Dan Do, Amy Vu, Hung Nguyen, Hung Ngo, Eric Malta, Thi Tran, Vinh Nguy, Chuong Huynh, Jenny Bui, Diane Nguyen, Phuc Dinh, Thanh Tran, Tiffany Oanh Ngo, Alan Nguyen, Yen Cao, Thai Phan, Joseph, Trung Nguy, Mike Truong, Thang Hien, Quyen Tat.

RECESS

At 7:04 p.m., Mayor Jones recessed the meeting.

RECONVENE

At 7:07 p.m., Mayor Jones reconvened the meeting telephonically with all Council Members present.

ADOPTION OF A PROCLAMATION MEMORIALIZING THOSE IMPACTED BY AND LOST TO THE COVID-19 VIRUS (F: 83.1)

It was moved by Council Member Klopfenstein, seconded by Council Member O'Neill that:

A Proclamation memorializing those impacted by and lost to the COVID-19 virus, be adopted.

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

Ayes:	(7)	Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein, K. Nguyen, Jones
Noes:	(0)	None

ADOPTION OF A PROCLAMATION PROCLAIMING THE MONTH OF MARCH AS WOMEN'S HISTORY MONTH (F: 83.1)

It was moved by Council Member Klopfenstein, seconded by Council Member O'Neill that:

A Proclamation proclaiming the month of March as Women's History Month, be adopted.

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

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones
Noes: (0) None

RECEIVE AND FILE THE 2020 ANNUAL PROGRESS REPORT ON THE STATUS OF THE
GENERAL PLAN (F: 20.2)

It was moved by Council Member Klopfenstein, seconded by Council Member O'Neill
that:

The 2020 Annual Progress Report on the Status of the General Plan be received and
filed; and

Staff be authorized to transmit the annual Report to the Governor's Office of
Planning and Research, and the California Department of Housing and Community
Development.

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

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones
Noes: (0) None

APPROVAL OF THE FOURTH AMENDMENT TO THE STEELCRAFT LEASE AGREEMENT
FOR THE PROPERTY LOCATED AT 12900 EUCLID STREET, GARDEN GROVE (F: 55-
SteelCraft)

It was moved by Council Member Klopfenstein, seconded by Council Member O'Neill
that:

The Fourth Amendment to the Lease Agreement with SteelCraft Garden Grove LP,
be approved; and

The City Manager be authorized to execute the Fourth Amendment and make minor
modifications as needed on behalf of the City.

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

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones
Noes: (0) None

AUTHORIZE THE ISSUANCE OF A PURCHASE ORDER TO GARDEN GROVE KIA FOR
TWO NEW SEDANS

It was moved by Council Member Klopfenstein, seconded by Council Member O'Neill that:

The Finance Director be authorized to issue a purchase order in the amount of \$53,175.50 to Garden Grove Kia for the purchase of two (2) new sedans.

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

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones

Noes: (0) None

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON FEBRUARY 23, 2021
(F: VAULT)

It was moved by Council Member Klopfenstein, seconded by Council Member O'Neill that:

Minutes from the meeting held on February 23, 2021, be received and filed.

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

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones

Noes: (0) None

WARRANTS

It was moved by Council Member Klopfenstein, seconded by Council Member O'Neill that:

Payroll Checks 184409 through 184426; Direct Deposits D376941 through D377545; and Wires W2778 through W2781 have been audited for accuracy and have been verified by the Finance Director for payment, be received and filed.

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

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones

Noes: (0) None

APPROVAL TO WAIVE FULL READING OF ORDINANCES LISTED

It was moved by Council Member Klopfenstein, seconded by Council Member O'Neill that:

Full reading of ordinances listed be waived.

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

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones

Noes: (0) None

PUBLIC HEARING – ADOPTION OF RESOLUTIONS FOR A MITIGATED NEGATIVE DECLARATION, A MITIGATION MONITORING AND REPORTING PROGRAM, AND GENERAL PLAN AMENDMENT NO. GPA-001-2021, FOR A 6-UNIT APARTMENT PROJECT LOCATED AT 9312 CHAPMAN AVENUE; AND INTRODUCE AND CONDUCT THE FIRST READING OF AN ORDINANCE TO APPROVE AMENDMENT NO. A-030-2021 (F: 20.GPA-001-2021) (F: 115.A-030-2021)

(As approved earlier in the meeting, it was moved by Council Member Klopfenstein, seconded by Council Member O'Neill, and approved by a 7-0 vote, that full reading of ordinances listed be waived.)

Following staff introduction and full reading of the Ordinance title, Mayor Jones declared the public hearing open.

Speakers: None.

With no public comment, Mayor Jones declared the public hearing closed.

Following City Council discussion, it was moved by Council Member Brietigam, seconded by Council Member Klopfenstein that:

Resolution No. 9671-21 entitled: 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 six-unit residential apartment project (the "Project") (GPA-001-2021, A-030-2021, SP-093-2021) at 9312 Chapman Avenue (the "Property"), be adopted;

Resolution No. 9672-21 entitled: A Resolution of the City Council of the City of Garden Grove approving General Plan Amendment No. GPA-001-2021 to amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the property of the property from Low Density Residential (LDR) to Medium Density Residential (MDR), be adopted; and

Ordinance No. 2920 entitled: An Ordinance of the City Council of the City of Garden Grove approving Amendment No. A-030-2021 to amend the City's official zoning map to change the zoning of the property, located at 9312 Chapman Avenue, from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), with an amendment to the conditions of approval that garages be used for parking and not for storage, be passed to second reading.

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

Ayes: (7) Brietigam, O'Neill, D. Nguyen, Bui, Klopfenstein,
K. Nguyen, Jones
Noes: (0) None

SECOND READING BY TITLE ONLY AND ADOPTION OF ORDINANCE NO. 2919

(As approved earlier in the meeting, it was moved by Council Member Klopfenstein, seconded by Council Member O'Neill, and approved by a 7-0 vote, that full reading of ordinances listed be waived.)

Following full reading of the Ordinance title, and City Council discussion, it was moved by Council Member O'Neill, seconded by Council Member Brietigam to adopt Ordinance No. 2919.

Following City Council discussion, Mayor Pro Tem K. Nguyen moved a substitute motion, seconded by Council Member D. Nguyen that:

Ordinance No. 2919 entitled: An Ordinance of the City Council of the City of Garden Grove approving Code Amendment No. A-027-2020, a zoning text amendment to Title 9 of the Garden Grove Municipal code pertaining to the regulation of accessory dwelling units and junior accessory dwelling units; be passed to a third reading with the amended sections of the Ordinance as follows: Two or more bedrooms: 1,200 square feet or fifty (50) percent of the floor area of the primary dwelling unit, whichever is less, provided, however, that if the size of the primary dwelling unit is less than 1,600 square feet; and that the total combined area of an ADU and attached porch, patio, and/or garage cannot exceed 1,530 square feet.

The motion carried by a 5-2 vote as follows:

Ayes: (5) O'Neill, D. Nguyen, Bui, K. Nguyen, Jones
Noes: (2) Brietigam, Klopfenstein

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

DISCUSSION ON CONDUCTING A CHARTER CITY FEASIBILITY STUDY AS REQUESTED BY COUNCIL MEMBER BRIETIGAM (F: 58.1)

Council Member Brietigam asked for a staff report that would provide the advantages and disadvantages on becoming a charter city.

Council Member Klopfenstein expressed that she would be interested in knowing more about becoming a charter city.

Council Member Bui expressed interest in forming an ad hoc committee that would include resident outreach.

Mayor Jones stated that currently staff is focusing on the pandemic as well as the regional housing needs issue, which takes up all of their available time. He suggested revisiting this subject in the future.

Council Member Brietigam commented that he is asking for a limited amount of time to provide a brief report. Following further City Council discussion, it was moved by Council Member Brietigam, seconded by Council Member Bui that a report be provided on the advantages and disadvantages of forming a charter city.

The motion failed by a 3-4 vote as follows:

Ayes: (3) Brietigam, Bui, Klopfenstein
Noes: (4) O'Neill, D. Nguyen, K. Nguyen, Jones

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

Council Member O'Neill noted there are 23 cities and the County of Orange that are member agencies of the Orange County Fire Authority, and with the November elections there have been changes to the Board. He stated that City of Stanton Mayor David Shawver is now the Chair of the OCFA Board of Directors, and as such has appointed him to the Executive Committee and the Budget and Finance Committee. He commented on the upcoming 28th Anniversary of Garden Grove's Fallen Five killed in the line of duty, and he reflected on the loss of Officer Howard Dallies killed during a routine traffic stop at night. He expressed his gratitude for the Garden Grove Police Officers who patrol the city, keeping us safe while we sleep.

Council Member D. Nguyen wished her son an early happy birthday.

Council Member Bui noted that Disneyland will soon be reopening for a limited number of visitors, which is a good step forward towards economic recovery. He commented on a potential antibody being developed to use against COVID-19. He noted that he has been helping senior citizens without internet access to register them for the vaccine, and has found issues such as some seniors having already been vaccinated once but were not scheduled for their second dose. He commented on the City of Long Beach issuing a press release that any resident 18 or older can be vaccinated without an appointment, and he asked why Orange County cannot offer the same. He asked City Manager Stiles to question the Orange County Task Force on why Orange County cannot offer the same as Long Beach.

Mayor Pro Tem K. Nguyen expressed satisfaction that Garden Grove is opening a Point of Dispensing (POD) at the Christ Cathedral Arboretum next week for COVID vaccinations. She noted that while Garden Grove is the fifth largest city in Orange County with a large Latino population, older Latinos are not being vaccinated. With that, she has been working collaboratively with the County for Latino access to

vaccinations. She expressed her love for and wished her father an early happy birthday.

City Attorney Sandoval announced that no reportable action was taken during closed session.

City Manager Stiles noted he will follow up with the County on the concerns expressed by Council Member Bui. He noted that it is good news that the Garden Grove Point of Dispensing (POD) at the Christ Cathedral Arboretum will be opening this week. He encouraged online registration at <https://www.othena.com> or to call the Community Services Department at 714-741-5200 for assistance to get registered. The Othena website provides information in multiple languages on the vaccine and registration for an appointment. He noted that the City is collaborating with the County of Orange on establishing mobile PODs to address the underserved Latino community.

Mayor Jones recalled that several years ago he along with city staff, community members, and neighborhood residents in the Palma Vista Neighborhood participated in a cleanup event. The event included tree planting, an outdoor barbeque, and a large scale block wall mural done by local artists Curtis Gibson and Mike Davis. Just recently, the mural was tagged over with competing gang graffiti; however, using 'goof off' the graffiti was removed and most of the mural was restored. He gave kudos to Council Member O'Neill, Council Member Brietigam, Planning Commissioner Josh Lindsay, Mike Davis, the Gang Unit and Kelly Huynh of the Police Department, and Chief DaRé who all contributed towards restoring the mural while practicing social distancing. He thanked all of them and is hoping that by restoring the mural it will reinvigorate the residents to take pride in their neighborhood and to look out for one another.

ADJOURNMENT

At 8:50 p.m., Mayor Jones adjourned the meeting. The next Regular City Council Meeting will be held on Tuesday, March 23, 2021, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy, CMC
City Clerk

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Patricia Song
Dept.: City Manager Dept.: Finance
Subject: Receive and file warrants. Date: 3/23/2021
 (*Action Item*)

Attached are the warrants recommended to be received and filed.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Warrants	3/11/2021	Warrants	3-23- 21_CC_Warrants_(Payroll_03- 05-21).pdf

184427	JUDITH A MOORE	184428	DIANE BELAIR	1903.90
184429	MICHAEL F ROCHA	184430	DAMIAN JESUS CHAVEZ	668.63
184431	ARTHUR J FLORES	184432	EDWIN O THURMAN JR	961.67
184433	FRANK X DE LA ROSA	184434	ARNULFO GUZMAN JR	72.84
184435	ETHAN TANG	184436	SAMANTHA B VARGAS	792.80
184437	PATRICK R JULIENNE	184438	COMMUNITY HEALTH CHARITI	45.00
184439	GARDEN GROVE POLICE ASSO	D377544	CAROL E BECKLES	49.27
D377545	GEORGE S BRIETIGAM III	D377546	PHAT T BUI	170.30
D377547	STEVEN R JONES	D377548	STEPHANIE L KLOPFENSTEIN	234.34
D377549	DIEDRE THU HA NGUYEN	D377550	KIM B NGUYEN	413.05
D377551	JOHN R ONEILL	D377552	STEVE R SOLORIO	45.52
D377553	PAMELA M HADDAD	D377554	SHAWN S PARK	2416.70
D377555	SCOTT C STILES	D377556	MARIA A STIPE	6828.39
D377557	MEENA YOO	D377558	AMANDA M POLLOCK	1750.44
D377559	TERESA L POMEROY	D377560	LIZABETH C VASQUEZ	2255.67
D377561	VERONICA AVILA	D377562	JEFFREY P DAVIS	2021.04
D377563	NOELLE N KIM	D377564	MISSY M MENDOZA	485.17
D377565	MARIE L MORAN	D377566	ANA E PULIDO	3632.72
D377567	KRISTY H THAI	D377568	SHAUNA J CARRENO	2199.27
D377569	VY D HO	D377570	DANNY HUYNH	3666.59
D377571	VILMA C KLOESS	D377572	IVY LE	2004.85
D377573	TAMMY LE	D377574	LINDA MIDDENDORF	2582.28
D377575	MARIA A NAVARRO	D377576	PHUONG VIEN T NGUYEN	2027.90
D377577	QUANG NGUYEN	D377578	TINA T NGUYEN	2836.30
D377579	THYANA T PHI	D377580	MARIA RAMOS	2312.02
D377581	TANYA L TO	D377582	CUONG K TRAN	2393.01
D377583	ELAINE TRUONG	D377584	THANH-NGUYEN VO	1557.09
D377585	DON T BALANAY	D377586	SYLVIA GARCIA	2033.08
D377587	YUAN SONG	D377588	RETA J WESTON	2148.54
D377589	KAREN M HARRIS	D377590	CHRISTI C MENDOZA	933.13
D377591	TREVOR G SMOUSE	D377592	JANET J CHUNG	2581.98
D377593	ANN C EIFERT	D377594	MARGARITA ABOLA	1855.06
D377595	MARY ANN M ALCANCIA	D377596	MARISA ATIN RAMOS	1276.73
D377597	ROBERT W MAY	D377598	SHAWNA A MCDONOUGH	1939.18
D377599	HEIDY Y MUNOZ	D377600	SELAMAWIT NIGATU	2422.00
D377601	MY TRA VO	D377602	LIGIA ANDREI	1736.47
D377603	ARIANA B BAUTISTA	D377604	KAREN J BROWN	809.13
D377605	CORINNE L HOFFMAN	D377606	EDWARD E MARVIN JR	1777.33
D377607	ANGELA M MENDEZ	D377608	JENNIFER L PETERSON	1854.54
D377609	ANH PHAM	D377610	EVA RAMIREZ	1939.70
D377611	ALEXIS B ROMERO	D377612	JAIME F CHAVEZ	1645.22
D377613	GARY F HERNANDEZ	D377614	NEAL M MANALANSAN	1857.54
D377615	DANIEL J SANCHEZ	D377616	SANDRA E SEGAWA	3491.88
D377617	ALANA R CHENG	D377618	PAUL GUERRERO	2600.83
D377619	LISA L KIM	D377620	JULIE A ASHLEIGH	1940.02
D377621	MICHAEL G AUSTIN	D377622	RYAN J DAKE	2271.43
D377623	CHRISTOPHER J CRANDALL	D377624	BRYSON T DAHLHEIMER	2170.58
D377625	RYAN J DAKE	D377626	DAVID A DENT	4546.52

**** PAGE TOTAL = 199948.96

D377627	TODD C HARTWIG	2607.83	D377628	RALPH V HERNANDEZ	2330.29
D377629	ARMANDO HERRERA JR	915.60	D377630	AARON J HODSON	2230.13
D377631	DONALD E LUCAS	2901.43	D377632	SVETLANA MOURE	2161.24
D377633	PHU T NGUYEN	4307.21	D377634	LORENA J QUILLA SOULES	2955.07
D377635	PEDRO ROQUE	2708.36	D377636	JAKE P TRAN	599.65
D377637	MARCO A VALADEZ	709.16	D377638	CHRISTOPHER CHUNG	2668.82
D377639	PRIT J KASKIA	1969.48	D377640	HUONG Q LY	2049.26
D377641	LEE W MARINO	4264.56	D377642	MARIA L MARTINEZ	2329.67
D377643	MARIA C PARRA	3586.46	D377644	MONICA COVARRUBIAS	3380.74
D377645	GRACE E LEE	2497.76	D377646	AMEENAH ABU HAMDIYYAH	1890.59
D377647	GREG BLODGETT	3402.48	D377648	ALBERT O NUNEZ BLANCO	544.95
D377649	ORLINO CAMPOS REFUERZO J	544.95	D377650	ROY N ROBBINS	3037.31
D377651	TIMOTHY E THRONE	1863.50	D377652	MICHAEL C BOS	2108.54
D377653	DANIEL J CANDELARIA	3840.50	D377654	VINCENT L DE LA ROSA	2688.08
D377655	KAMYAR DIBAJ	5818.02	D377656	ALICIA M HOFER	1907.07
D377657	NICOLAS C HSIEH	3367.84	D377658	ROSEMARIE JACOT	2058.19
D377659	SHAN L LEWIS	2510.69	D377660	NAVIN B MARU	4516.90
D377661	JUAN C NAVARRO	2412.84	D377662	MICHAEL F SANTOS	3166.27
D377663	MARK P UPHUS	4064.38	D377664	JOSE A VASQUEZ	2786.41
D377665	ANA G VERGARA NEAL	2555.08	D377666	DAI C VU	3996.45
D377667	KHANG L VU	3282.76	D377668	CHRISTOPHER L ALLEN	1959.02
D377669	JOSHUA ARIONUS	1977.16	D377670	ALEJANDRO BANUELOS	1936.72
D377671	JAN BERGER	2238.42	D377672	ROBERT P BERMUDEZ	1278.72
D377673	TIM P CANNON	4196.80	D377674	CARINA M DAN	2106.06
D377675	RYAN H DAVIS	1827.12	D377676	RONALD W DIEMERT	2030.61
D377677	CHRIS N ESCOBAR	3792.67	D377678	JEREMY J GLENN	1454.73
D377679	ALEJANDRO GONZALEZ	2626.13	D377680	MICHAEL J GRAY	1877.78
D377681	LARRY GRIFFIN	2603.85	D377682	ROBERT A HAENDIGES	2445.12
D377683	RYAN S HART	3670.16	D377684	ANTHONY S HERNANDEZ	680.93
D377685	EDWARD A HUY	2712.08	D377686	VIDAL JIMENEZ	1502.01
D377687	LIYAN JIN	2822.44	D377688	SAMUEL K KIM	3712.49
D377689	REBECCA PIK KWAN LI	3885.35	D377690	DAVID MA AE	1798.23
D377691	ALFREDO MARTINEZ	1760.85	D377692	TYLER MEISLAHN	1858.25
D377693	JESSE K MONTGOMERY	2459.94	D377694	JUSTIN M MORRIS	1923.52
D377695	STEVEN J MOYA JR	2251.29	D377696	BASIL G MURAD	2897.63
D377697	KIRK L NATLAND	1342.69	D377698	DUC TRUNG NGUYEN	2230.41
D377699	LISA NGUYEN	538.25	D377700	CORNELIU NICOLAE	3102.04
D377701	ANDREW I ORNELAS	2160.48	D377702	DAVID A ORTEGA	2086.17
D377703	CELESTINO J PASILLAS	2717.85	D377704	WILLIAM F PEARSON	2962.82
D377705	JESSICA J POLIDORI	3052.47	D377706	CHRISTOPHER B PRUDHOMME	1228.76
D377707	ESTEBAN H RODRIGUEZ	11.06	D377708	LES A RUITENSCHILD	3335.82
D377709	JONATHAN RUIZ	2709.14	D377710	ALEXIS SANTOS	1174.67
D377711	ADRIAN M SARMIENTO	2559.88	D377712	ALBERT TALAMANTES JR	2730.08
D377713	MINH K TRAN	2419.98	D377714	ALEJANDRO VALENZUELA JR	1274.19
D377715	ALEJANDRO N VALENZUELA	2114.37	D377716	RONALD J WOLLAND	1393.31
D377717	VICTOR K YERGENSEN	1950.69	D377718	ALICE K FREGOSO	1909.92
D377719	ALICIA R GARCIA	733.25	D377720	RAQUEL K MANSON	2629.58
D377721	WILLIAM E MURRAY JR	6267.14	D377722	EMILY H TRIMBLE	1903.71

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D377723	ALFRED J AGUIRRE	2867.03	D377724	EDWARD D AMBRIZ GARCIA	542.72
D377725	RODOLPHO M BECERRA	2085.19	D377726	RAYMOND A BUCHLER	1380.27
D377727	EDGAR A CANO	1564.49	D377728	ALBERT J CARRISOZA	1830.66
D377729	GABRIELA R CONTRERAS	2259.50	D377730	JULIE T COTTON	1738.47
D377731	ERIC M ESPINOZA	1981.50	D377732	ALBERT R EURS II	2588.23
D377733	ROBERT J FRANCO	747.86	D377734	CASEY G GIROUARD	1504.39
D377735	HERMILO HERNANDEZ	1978.63	D377736	DARNELL D JERRY	930.31
D377737	BRENT KAYLOR	2087.18	D377738	MARK W LADNEY	2619.82
D377739	RAUL LEYVA	4225.49	D377740	DIEGO A MEJIA	1894.61
D377741	RIGOBERTO MENDEZ	2275.43	D377742	STEVEN T ORTIZ	2858.06
D377743	PHILLIP Q PHAM	607.55	D377744	RICHARD L PINKSTON	2482.61
D377745	JOSE J ROMAN	901.95	D377746	ALEXIS P TARIN	2968.32
D377747	STEVE J TAUANU'U	4277.01	D377748	SUSAN VITALI	1049.51
D377749	STEPHANIE A WASINGER	637.98	D377750	SHAQUANNA D WESTON	782.24
D377751	RICK S ZIEGLER	520.38	D377752	IOAN ANDREI	1040.61
D377753	SYLVESTER A BABINSKI IV	2034.86	D377754	DONEISHA L BELL	766.65
D377755	JEFFREY G CANTRELL	2189.91	D377756	JULIA ESPINOZA	1188.63
D377757	CECELIA A FERNANDEZ	1198.28	D377758	CONRAD A FERNANDEZ	1003.87
D377759	DIANA GOMEZ	964.06	D377760	JORGE GONZALEZ	1155.65
D377761	MICHAEL R GREENE	2229.87	D377762	RONALD D GUSMAN	1053.12
D377763	GLORIA A HARO	1167.16	D377764	ERIC W JOHNSON	1195.90
D377765	LEONEL A LAMAS	929.05	D377766	KHUONG NGUYEN	1213.15
D377767	DELFRADO C REYES	365.93	D377768	RAFAEL ROBLES	1361.15
D377769	ADRIANNA M RODRIGUEZ	1096.78	D377770	RODERICK THURMAN	1699.87
D377771	EVARISTO VERA	1617.30	D377772	RICHARD L WILLIAMS	1927.42
D377773	ANSELMO AGUIRRE	1877.87	D377774	DOMINIC CAMERA	734.59
D377775	PHILLIP J CARTER	2468.29	D377776	RICK L DUVAL	2774.54
D377777	AARON R HANSEN	2171.84	D377778	HUY HOA HUYNH	2172.60
D377779	MATTHEW D ILFELD	1475.26	D377780	BRYAN D KWIATKOWSKI	2305.85
D377781	DANIEL C MOSS	1359.93	D377782	ROLANDO QUIROZ	1962.69
D377783	RICARDO SALDIVAR	577.04	D377784	WILLIAM A SOTO	1769.54
D377785	LUIS A TAPIA	3586.25	D377786	MICHAEL W THOMPSON	3158.50
D377787	JOSEPH E TRUJILLO	1412.50	D377788	WILLIAM J WHITE	2085.18
D377789	JESSE GUZMAN	1863.67	D377790	MARK M KHALIL	1987.42
D377791	BRETT A MEISLAHN	2286.30	D377792	DOUGLAS A MOORE	2487.00
D377793	ANDREW J MORELAND	661.59	D377794	AUSTIN H POWELL	2016.06
D377795	MELVIN P REED	1582.24	D377796	STEPHEN D SUDDUTH	2309.32
D377797	HILLARD J WILLIAMS	1085.71	D377798	SOUHELIA K GOUNTOUNA	2209.88
D377799	ALBERT J HOLMON III	3349.94	D377800	VICTOR T BLAS	2180.91
D377801	JOSE GOMEZ	1987.05	D377802	MICHAEL V GUERRERO	1553.27
D377803	BRENT W HAYES	3001.60	D377804	FRANK D HOWENSTEIN	2444.38
D377805	ALLEN G KIRZHNER	3349.49	D377806	BRANDON S NUNES	1472.37
D377807	STEPHEN PORRAS	3385.08	D377808	JESSE VIRAMONTES	1495.47
D377809	JOHN ZAVALA	2584.07	D377810	YOLANDA A ALVARADO	303.91
D377811	STEPHANIE AMBRIZ	466.60	D377812	JOSELYN D AVALOS	237.66
D377813	REBECCA J BAILOR	525.15	D377814	JOSUE BARREIRO MENDOZA	1489.43
D377815	DYLAN J BOGGAN	374.71	D377816	RACHEL M CAMARENA	2110.07
D377817	RENE CAMARENA	2135.77	D377818	VICTORIA M CASILLAS	1836.39

**** PAGE TOTAL = 168251.59

D377819	AMANDA D CROSS	1720.51	D377820	GISELL L CRUZ	710.21
D377821	MARLY DELGADO CHAVEZ	638.44	D377822	GABRIELA DIAZ	629.65
D377823	KELDEN A DOWNS	719.81	D377824	MARK C FREEMAN	3051.74
D377825	JARED D GARCIA	468.23	D377826	STEVEN E GOMEZ	818.79
D377827	JACOB R GRANT	1782.06	D377828	KALYSTA N LOPEZ	259.87
D377829	ELAINE M MA AE	2482.21	D377830	LORENA OCHOA MCINTYRE	1399.15
D377831	JESUS MEDINA	1762.94	D377832	JUAN MEDINA	2291.33
D377833	JOHN A MONTANCHEZ	4735.58	D377834	KIRSTEN K NAKAISHI	673.80
D377835	NOEL N NICHOLAS	1020.95	D377836	JENNIFER GODDARD NYE	2617.39
D377837	GABRIELA OCADIZ HERNANDE	2896.75	D377838	STEPHANIE ORTIZ	212.79
D377839	CHRISTIAN PANGAN	318.58	D377840	JANET E PELAYO	3410.85
D377841	ALEXA PRADO	219.79	D377842	SHADY S PUAILOA	437.51
D377843	SUGEIRY REYNOSO	2273.35	D377844	MARINA Y ROMERO	1890.88
D377845	MARIA D ROSALES	351.94	D377846	DANA MARIE SAUCEDO	2478.61
D377847	EMERON J SCHLUMPBERGER	776.54	D377848	REBECCA S SMITH	436.61
D377849	ANNIE NGAN TRAN-LUONG	622.05	D377850	KENNETH P TRAVIS III	479.74
D377851	CLAUDIA VALDIVIA	3056.88	D377852	JEFFREY VAN SICKLE	2189.17
D377853	JOSHUA VENCES	357.12	D377854	PAUL E VICTORIA	1294.69
D377855	JACOB D VIRAMONTES	317.16	D377856	PEDRO R ARELLANO	3695.48
D377857	THOMAS R DARE	7238.06	D377858	CAROLE A KANEGAE	2260.24
D377859	CLAUDIA ALARCON	3064.12	D377860	KRISTEN A BACKOURIS	1538.26
D377861	SHARON S BAEK	2435.40	D377862	GENA M BOWEN	1902.72
D377863	JESENIA CAMPOS	2041.97	D377864	BRIAN D DALTON	2794.62
D377865	NICHOLAS A DE ALMEIDA LO	3644.46	D377866	AMIR A EL FARRA	4763.50
D377867	HELENA ELSOUSOU	2507.88	D377868	PATRICK E GILDEA	5476.54
D377869	BRIAN C GIRGENTI	3333.67	D377870	AI KELLY HUYNH	1878.96
D377871	MICHAEL J JENSEN	4371.92	D377872	ALLYSON T LE	1618.24
D377873	MATTHEW P MARCHAND	4999.36	D377874	LINDA M MORIN	4757.98
D377875	PHILLIP H PHAM	2887.86	D377876	ASHLEY C ROJAS	1701.79
D377877	REYNA ROSALES	1836.46	D377878	ROBERT M STEPHENSON III	3941.92
D377879	MICHAEL J VISCOMI	3332.39	D377880	GIOVANNI ACOSTA	2321.23
D377881	TIMOTHY R ASHBAUGH	2640.44	D377882	ALFREDO R AVALOS	4457.17
D377883	COLLIN E BAKER	2261.99	D377884	RENZO CHUMBE	2261.82
D377885	DARRYL B CORTEZ JR	2147.84	D377886	GARY L COULTER	2510.60
D377887	CHARLIE DANIELEY III	2125.66	D377888	ISAAC DAVILA	2146.67
D377889	RONALD A DOSCHER	1274.13	D377890	BROC D DUDLEY	2209.79
D377891	STEPHEN C ESTLOW	1024.57	D377892	JESUS FAJARDO	2283.70
D377893	HECTOR FERREIRA JR	2745.43	D377894	ROBERT D FRESENIUS	2129.65
D377895	JASON S FULTON	2661.30	D377896	TRAVIS J HADDEN	2692.36
D377897	JOSE D HERRERA	3962.33	D377898	JASON A HOWARD	2813.51
D377899	KIRK P HURLEY	2197.35	D377900	DONALD J HUTCHINS	3420.71
D377901	NICHOLAS K JENSEN	3060.09	D377902	CHAD B KIM	2330.13
D377903	TIMOTHY P KOVACS	3545.08	D377904	MICHAEL J LANG	2787.66
D377905	ANGELA LEDESMA	622.18	D377906	RAHAEL M LEE	1357.68
D377907	MARK A LORD	3895.95	D377908	RYAN M LUX	2782.28
D377909	JORGE L MAZON	2882.00	D377910	MICHAEL A MOSER	1629.41
D377911	MITCHEL S MOSSER	2887.15	D377912	JACOB J NEELY	2205.05
D377913	JASON S PERKINS	4009.48	D377914	COREY T POLOPEK	3323.44

**** PAGE TOTAL = 219433.30

D377915	SINDY RAMIREZ OROZCO	2796.62	D377916	JOHN E RANEY	2889.15
D377917	THOMAS S REED	2463.82	D377918	AARON T SHIPLEY	2181.76
D377919	SHAYLEN L SIMONS	2275.53	D377920	CHARLES W STARNES	2612.74
D377921	PAUL M TESSIER	3230.61	D377922	VINCENTE J VAICARO	4921.69
D377923	EDGAR VALENCIA	3420.26	D377924	ROYCE C WIMMER	4652.59
D377925	SARAH A WRIGHT	2465.26	D377926	COLE A YNIGUEZ	3313.08
D377927	DAVID C YOUNG	3565.76	D377928	MARCOS R ALAMILLO	3559.02
D377929	BOBBY B ANDERSON	2990.82	D377930	FRANCISCO AVALOS JR	2116.58
D377931	JOHN F BANKSON	3337.11	D377932	EVAN S BERESFORD	2521.27
D377933	JAMES A BLUM	2613.24	D377934	TROY F BOWMAN	2251.02
D377935	JEFFREY A BROWN	4064.68	D377936	RYAN V BUSTILLOS	3170.40
D377937	JUAN C CENTENO	4185.39	D377938	JEROME L CHEATHAM	2938.56
D377939	HAN J CHO	4495.73	D377940	BRIAN M CLASBY JR	3599.68
D377941	JULIO C CORTEZ	2374.10	D377942	JUAN L DELGADO JR	3569.50
D377943	KEVIN DINH	2793.08	D377944	TAYLOR M DUARTE	2161.71
D377945	OTTO J ESCALANTE	7501.18	D377946	JOSHUA N ESCOBEDO	3154.58
D377947	MICHELLE N ESTRADA MONSA	2446.76	D377948	GEORGE R FIGUEREDO	1796.67
D377949	SEAN M GLEASON	2346.76	D377950	GONZALO GONZALEZ JR	2565.79
D377951	KYLE N HALEY	1690.63	D377952	EFRAIN A JIMENEZ JR	2479.94
D377953	CODY M JOHNSON	3052.65	D377954	ROBERT J KIVLER	2144.40
D377955	ARION J KNIGHT	1885.30	D377956	PETER M KUNKEL	4442.64
D377957	ERICK LEYVA	4054.82	D377958	RAFAEL LOERA JR	2518.47
D377959	JESSE A LUCATERO	2404.50	D377960	ROBERTO MACHUCA	2230.08
D377961	TAYLOR A MACY	2816.27	D377962	GIANLUCA F MANIACI	3830.17
D377963	BRYAN J MEERS	4167.11	D377964	NATHAN D MORTON	3615.08
D377965	PATRICK W MURPHY	2543.23	D377966	PATRICK J MUSCHETTO	2091.75
D377967	THOMAS R NADOLSKI	2276.05	D377968	JEFFREY C NGUYEN	3231.52
D377969	JOSHUA T OLIVO	3509.77	D377970	STEVEN TRUJILLO ORTIZ	2151.75
D377971	EMMANUEL PEREZ	2096.19	D377972	OMAR F PEREZ	1968.80
D377973	LUIS A QUIROZ	1805.01	D377974	LUIS F RAMIREZ	3319.67
D377975	RON A REYES	3104.99	D377976	DANIEL RODRIGUEZ	2517.67
D377977	SEAN M SALAZAR	2826.64	D377978	ALFREDO SALGADO JR.	2107.20
D377979	CHRISTOPHER M SHELGREEN	2608.36	D377980	LEVI JOENIEL SILVA	1986.86
D377981	PAUL W ASHBY	3160.96	D377982	THOMAS A CAPPS	2299.19
D377983	MICHAEL K ELHAMI	3004.06	D377984	SHELBY KEUILIAN	1826.35
D377985	DANNY J MIHALIK	3297.79	D377986	JEREMY N MORSE	3245.51
D377987	JASON M MURO	3719.44	D377988	DANIELLE E RIEDL	2619.63
D377989	ROCKY F RUBALCABA	2940.09	D377990	LINO G SANTANA	5231.54
D377991	DUO XU	1381.41	D377992	JOHN J YERGLER	3395.53
D377993	CHRISTOPHER M EARLE	3063.17	D377994	BENJAMIN M ELIZONDO	2907.15
D377995	KRISTOFER D KELLEY	3488.06	D377996	NICHOLAS A LAZENBY	3098.88
D377997	CHARLES H LOFFLER	3894.65	D377998	BRADLEY A LOWEN	2744.51
D377999	RYAN R RICHMOND	1954.61	D378000	GAREY D STAAL	3378.78
D378001	JOSHUA K BEHZAD	2679.56	D378002	AARON J COOPMAN	3869.18
D378003	MICHAEL E GERDIN	3182.94	D378004	TROY HALLER	4818.52
D378005	JASON L JOHNSON	4259.64	D378006	RAUL MURILLO JR	4455.32
D378007	ERIC T RUZIECKI	3460.60	D378008	RENE BARRAZA	5106.89
D378009	DEREK M LINK	3531.95	D378010	ADAM D ZMIJA	3710.47

**** PAGE TOTAL = 294546.40

D378011	LISA A BELTHIUS	139.30	D378012	RICHARD O BURILLO	4114.97
D378013	RANDY G CHUNG	203.61	D378014	COURTNEY P CIBOSKY	2858.34
D378015	ADAM B COUGHRAN	322.15	D378016	JOHN DANG	713.45
D378017	CHRISTOPHER C DOVEAS	53.03	D378018	DANIEL S EDWARDS	221.79
D378019	EDUARDO C LEIVA	5638.65	D378020	MARIO MARTINEZ JR	9382.54
D378021	ANDREW N BUI	329.08	D378022	JOSEPH A GARCIA	426.59
D378023	RUDY A ROCHA	465.45	D378024	KENTON TRAN	420.49
D378025	CALEB I VAUGHN	445.37	D378026	TYLER D VU	465.45
D378027	KAREN D BRAME	1283.83	D378028	KENNETH L CHISM	1774.21
D378029	PAUL E DANIELSON	1703.45	D378030	TANNER C DE PADUA	1719.51
D378031	KORY C FERRIN	3578.55	D378032	JAMES D FISCHER	1256.49
D378033	VICTORIA M FOSTER	1759.16	D378034	THI A HUYNH	2886.53
D378035	SERGIO J JIMENEZ TAVAREZ	1728.26	D378036	KENNETH E MERRILL	543.72
D378037	JOSEPH N PANELLA	1728.26	D378038	BRANDON J PAQUA	1800.26
D378039	DOUGLAS A PLUARD	4051.03	D378040	BRYANT D RICHARDS	1800.26
D378041	DANIEL C VIGIL	1902.51	D378042	ALEJANDRO VILLA	489.50
D378043	WILLIAM ALLISON	4535.68	D378044	RICHARD A ALVAREZ BROWN	3005.46
D378045	BEAU A BERENGER	3112.06	D378046	RAY E BEX	4012.84
D378047	FLOR DE LIS ELIZONDO	1320.65	D378048	PATRICIA C FLINN	2592.13
D378049	BAO TINH THI LE	1184.29	D378050	RAQUEL D MATA	1330.99
D378051	REBECCA S MEEKS	3144.57	D378052	JONATHAN B WAINWRIGHT	3232.75
D378053	CARL J WHITNEY	4817.43	D378054	MARIA A ALCARAZ	1955.34
D378055	MADELINE M ALVARADO	1779.00	D378056	MARIA S ATWOOD	1834.86
D378057	RYAN S BERLETH	2032.94	D378058	BRITTANEE N BRANTNER	1881.77
D378059	CARISSA L BRUNICK	1465.51	D378060	TAMMY L CHAURAN HAIRGROV	2084.17
D378061	JACINTA F CHOWDHURY	1810.03	D378062	KRISTINA L CORNETT	1522.70
D378063	RUSSELL B DRISCOLL	1846.95	D378064	VERONICA FRUTOS	1437.26
D378065	DAVID L GEORGE	2065.46	D378066	PINKY C HINGCO	2559.87
D378067	LINDALINH THU LY	1388.46	D378068	MARIA C MCFARLANE	2181.48
D378069	DAWN M MONTAYA	1848.54	D378070	TRINA T NGUYEN	1815.88
D378071	MANUEL A QUIRALTE AGUAYO	1602.91	D378072	JENNIFER V ROMBOUGH	1907.79
D378073	KIMBERA S VELLANOWETH	1929.83	D378074	CHRYSTAL L WEYKER	1594.88
D378075	SHANNON M YELENSKY	1697.60	D378076	SANDRA M ARROYO	1873.63
D378077	SHYLER R.D. CHAPPELL	1936.09	D378078	JENNIFER A DIX	2416.14
D378079	KATHERINE M FRANCISCO	2013.76	D378080	AMANDA B GARNER	1885.77
D378081	ARCHIE GUZMAN	2168.74	D378082	LAUREN M LADD	2076.38
D378083	ROBERT D LUX	2190.75	D378084	MELISSA MENDOZA CAMPOS	2086.97
D378085	BRANDY J PARK	2600.01	D378086	CRISTINA V PAYAN	2105.64
D378087	JENNIFER M RODRIGUEZ	2173.85	D378088	TANYA L SAMOFF	2890.16
D378089	SUSAN A I SEYMOUR	2386.79	D378090	NICOLE D SHORROW	2469.74
D378091	DANNY J SOSEBEE	1785.24	D378092	MARSHA D SPELIMAN	2508.15
D378093	SPENCER T TRAN	2356.34	D378094	SANTA WARDLE	1073.85
D378095	CHERYL L WHITNEY	1930.93	D378096	DANIEL A CAMARA	2566.18
D378097	RICHARD E DESBIENS	1623.56	D378098	JAMES D FRANKS	2583.88
D378099	PETE GARCIA	3182.71	D378100	ROBERT J GIFFORD	2847.23
D378101	STEVEN H HEINE	2016.33	D378102	WILLIAM T HOLLOWAY	4046.90
D378103	GERALD F JORDAN	4843.39	D378104	JOSEPH L KOLANO	2296.12
D378105	LEA K KOVACS	2642.76	D378106	DAVID LOPEZ	3467.99

**** PAGE TOTAL = 203783.85

D378107	STEVEN W LUKAS	1930.41	D378108	ADAM C NIKOLIC	4080.58
D378109	LUIS A PAYAN	2512.48	D378110	TERRA M RAMIREZ	3098.56
D378111	CHRISTIN E ROGERS	3161.72	D378112	BRIAN T STROUD	3294.87
D378113	TUONG-VAN NGUYEN VU	1835.58	D378114	DENNIS WARDLE	6140.60
D378115	SUMMER A BOGUE	2078.77	D378116	ERIC A QUINTERO	1057.25
D378117	JANNA K BRADLEY	2931.42	D378118	MARY C CERDA	2007.19
D378119	BRANDI M HART	664.02	D378120	LIANE Y KWAN	3501.38
D378121	JANY H LEE	3755.22	D378122	SHERRILL A MEAD	2301.23
D378123	STEPHANIE E RICHARDS	1873.82	D378124	CAITLYN M STEPHENSON	2051.06
D378125	LAURA J STOVER	5118.27	D378126	ANNA L GOLD	1926.80
D378127	KATRENA J SCHULZE	512.26	D378128	MATTHEW T SWANSON	1702.50
D378129	ANTHONY VALENZUELA	1498.15	D378130	CANDY G WILDER	1931.51
D378131	STEVEN F ANDREWS	2472.72	D378132	TERENCE S CHANG	2591.51
D378133	VERNA L ESPINOZA	1978.33	D378134	CESAR GALLO	2745.20
D378135	ERNIE E HINGCO	1910.47	D378136	GEOFFREY A KLOESS	5709.50
D378137	RACHOT MORAGRAAN	3632.02	D378138	NOEL J PROFFITT	2970.27
D378139	ANAND V RAO	4388.77	D378140	ROD T VICTORIA	2351.76
D378141	TERREL KEITH WINSTON	3355.25	D378142	O.C.E.A. GENERAL	2351.20
D378143	O.C.E.A.	1113.61	D378144	POLICE ASSN	15855.46
D378145	SO CAL CREDIT UNION	43202.00	D378146	SOUTHLAND CREDIT UNION	4575.00
W2782	GREAT WEST LIFE 457 #340	103913.92	W2783	GREAT WEST LIFE OBRA#340	2252.49
W2784	INTERNAL REVENUE SERVICE	287276.44	W2785	EMPLOYMENT DEVELOPMENT D	87729.14

**** PAGE TOTAL = 643340.71

TOTAL CHECK PAYMENTS	13
TOTAL DIRECT DEPOSITS	603
TOTAL WIRE PAYMENTS	4
GRAND TOTAL PAYMENTS	620

18,308.19
1,464,185.96
481,171.99
.....
✓ 1,963,666.14

Checks #184427 thru #184439, and Direct Deposits #D377544 thru #D378146, and wire #W2782 thru #W2785 presented in the Payroll Register submitted to the Garden Grove City Council 23 MAR 2021, have been audited for accuracy and funds are available for payment thereof.


PATRICIA SONG - FINANCE DIRECTOR

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	City Manager/Director	Dept.:	Community and Economic Development
Subject:	Approval of the transfer of real property located on the north side of Acacia Parkway, between Nelson and Main Street. (<i>Joint Action Item with the Successor Agency.</i>)		
		Date:	3/23/2021

OBJECTIVE

For the City Council to approve and accept the Agency transfer of certain Real Property located on the north side of Acacia Parkway, between Nelson and Main Street.

BACKGROUND

Following redevelopment dissolution in 2012, furthering redevelopment wind-down efforts require the Successor Agency to dispose of the real property assets of the former Garden Grove Agency for Community Development (former Agency). This is achieved through implementation of the approved Long Range Property Management Plan (LRPMP) by the Department of Finance that governs the disposition method for the former Agency properties.

Subject property is identified as Assessor Parcel Number 089-201-32 (Property) listed as Property Number 54 in the LRPMP. The Property is triangular shaped land area of approximately 675 square feet (.015 ac). It is a remnant, vacant parcel, improved with a fire hydrant (Exhibit B).

DISCUSSION

The remnant Property is located on the north side of Acacia Parkway, beginning approximately 140 feet east of Nelson Street, a level planter of which the westerly boundary is improved with a six-foot block wall adjacent to residential use, the northerly boundary is open to a private road, and the southerly boundary abuts the City's public right-of-way. With the remnant parcel improved with a fire hydrant adjacent to the public right-of-way, the continuation to an open and direct fire hydrant access is critical for public health and safety. An appraisal by an independent professional appraiser determined the Fair Market Value to be \$3,500.00. The appraisal report is attached as (Exhibit C).

It is recommended that City Council approve and accept transfer of the Property from the Successor Agency. The transfer and disposition of this Property is exempt from the Surplus Land Act as it is less than 5,000 square feet in land area. Following joint action by Successor Agency and the City, concurrence and approval of the disposition by the Oversight Board and the State Department of Finance is required.

FINANCIAL IMPACT

The cost of the disposition/transfer will be \$3,500.00, and funds are available in the adopted budget.

RECOMMENDATION

It is recommended that the City Council:

- Authorize the City Manager and City Clerk to execute the documents required to accept the Grant Deed and any pertinent documents needed to effectuate the disposition/transfer and make minor modifications as needed, on behalf of the City; and,

It is recommended that the Successor Agency Board:

- Adopt the Resolution approving the disposition/transfer between the City and the Successor Agency for the Property located on the north side of Acacia Parkway, between Nelson and Main Street; and,
- Authorize the Executive Director and Successor Agency Secretary to execute the Grant Deed, and any pertinent documents needed to effectuate the disposition/transfer and make minor modifications as needed, on behalf of the Successor Agency.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Exhibit A - Resolution - Parcel 089 201 32	3/10/2021	Resolution	Exhibit_A_-_Resolution_-_Parcel_089_201_32.docx
Exhibit B - Parcel Exhibit - Parcel 089 201 32	3/10/2021	Exhibit	Exhibit_B_-_Parcel_Exhibit_-_Parcel_089_201_32.pdf
Exhibit C - Appraisal Report - 089 201 32	3/10/2021	Exhibit	Exhibit_C_-_Appraisal_Report_-_089_201_32.pdf
Exhibit D - Grant Deed - 089 201 32	3/10/2021	Exhibit	Exhibit_D_-_Grant_Deed_-_089_201_32.docx

**GARDEN GROVE SUCCESSOR AGENCY
RESOLUTION NO. XX-2021**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY
FOR COMMUNITY DEVELOPMENT APPROVING THE DISPOSITION TRANSFER
OF CERTAIN REAL PROPERTY TO THE CITY OF GARDEN GROVE IN
ACCORDANCE WITH THE LONG RANGE PROPERTY MANAGEMENT PLAN AND
DISSOLUTION LAW**

WHEREAS, the Successor Agency to the Garden Grove Agency for Community Development ("Successor Agency") is a public body corporate and politic, organized and operating under Parts 1.8 and 1.85 of Division 24 of the California Health and Safety Code, and the successor to the former Garden Grove Agency for Community Development ("former Agency") that was previously a community redevelopment agency organized and existing pursuant to the Community Redevelopment Law, Health and Safety Code Section 33000, et seq. ("CRL");

WHEREAS, Assembly Bill x1 26 ("AB x1 26") added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code and which laws were modified, in part, and determined constitutional by the California Supreme Court in the petition *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. S194861 ("*Matosantos* Decision"), which laws and court opinion caused the dissolution of all redevelopment agencies and winding down of the affairs of former redevelopment agencies; thereafter, such laws were amended further by Assembly Bill 1484 ("AB 1484") (together AB x1 26, the *Matosantos* Decision, and AB 1484 are referred to as the "Dissolution Laws");

WHEREAS, as of February 1, 2012 the former Agency was dissolved pursuant to the Dissolution Laws and as a separate public entity, corporate and politic the Successor Agency administers the enforceable obligations of the former Agency and otherwise unwinds the former Agency's affairs, all subject to the review and approval by the oversight board ("Oversight Board");

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a "long-range property management plan" (also referred to herein as the "LRPMP") addressing the future disposition and use of all real property of the former Agency no later than six months following the issuance to the Successor Agency of a finding of completion by the State Department of Finance ("DOF") pursuant to Health and Safety Code Section 34179.7;

WHEREAS, DOF issued a finding of completion to the Successor Agency on May 15, 2013;

WHEREAS, the Successor Agency prepared an LRPMP and the LRPMP prepared by the Successor Agency was approved by the Successor Agency, the Oversight Board, and the DOF;

WHEREAS, the approved LRPMP designates the subject real property, identified in line 54 on the matrix attached to the LRPMP, as property to be sold;

WHEREAS, the Successor Agency will transfer the Property to the City for its appraised value;

WHEREAS, the conveyance of the Property to City complies with the CRL, the Dissolution Laws and the LRPMP;

NOW, THEREFORE, BE IT RESOLVED THAT THE SUCCESSOR AGENCY TO GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT does hereby resolve as follows:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

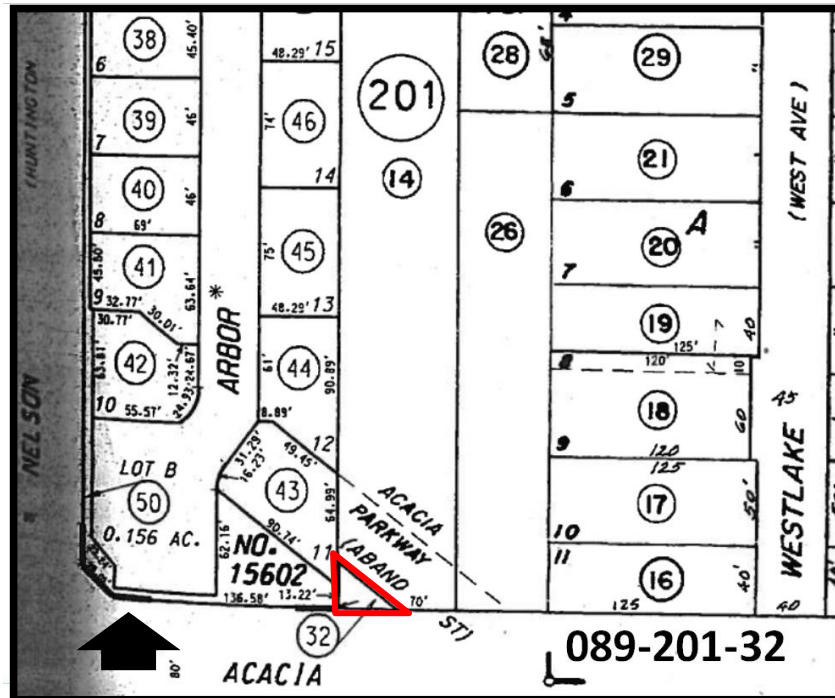
Section 2. The Successor Agency hereby approves and authorizes the conveyance of the Property in accordance with the approved LRPMP for the purchase price of \$3,500.00.

Section 3. The Executive Director of the Successor Agency shall sign the passage and adoption of this Resolution and thereupon the same shall take effect and be in force.

Section 4. The Successor Agency Executive Director is hereby directed to transmit this Resolution to the State Department of Finance.

The map displays the following features:

- Streets:** GARDEN GROVE BOULEVARD, PEARL ST, NELSON STREET, Acacia Pkwy, Vestial, Grove Ave.
- Land Use Designations:**
 - AR (Agricultural Reserve) in purple areas.
 - CCSP-CCR20 in yellow areas.
 - CC-3 in orange areas.
 - SITE in white areas.
 - CCSP-DC30 in pink areas.
 - CCSP-CCR63 in dark pink areas.
 - PUD(M) in magenta areas.
- Lot Numbers:** Various numbers are scattered across the map, including 12792, 12801, 12802, 12811, 12821, 12831, 12832, 12841, 12851, 12861, 12881, 12891, 12901, 12911, 12921, 12931, 12941, 12951, 12961, 12971, 12981, 12991, 13001, 13011, 13021, 13031, 13041, 13051, 13061, 13071, 13081, 13091, 13101, 13111, 13121, 13131, 13141, 13151, 13161, 13171, 13181, 13191, 13201, 13211, 13221, 13231, 13241, 13251, 13261, 13271, 13281, 13291, 13301, 13311, 13321, 13331, 13341, 13351, 13361, 13371, 13381, 13391, 13401, 13411, 13421, 13431, 13441, 13451, 13461, 13471, 13481, 13491, 13501, 13511, 13521, 13531, 13541, 13551, 13561, 13571, 13581, 13591, 13601, 13611, 13621, 13631, 13641, 13651, 13661, 13671, 13681, 13691, 13701, 13711, 13721, 13731, 13741, 13751, 13761, 13771, 13781, 13791, 13801, 13811, 13821, 13831, 13841, 13851, 13861, 13871, 13881, 13891, 13901, 13911, 13921, 13931, 13941, 13951, 13961, 13971, 13981, 13991, 14001, 14011, 14021, 14031, 14041, 14051, 14061, 14071, 14081, 14091, 14101, 14111, 14121, 14131, 14141, 14151, 14161, 14171, 14181, 14191, 14201, 14211, 14221, 14231, 14241, 14251, 14261, 14271, 14281, 14291, 14301, 14311, 14321, 14331, 14341, 14351, 14361, 14371, 14381, 14391, 14401, 14411, 14421, 14431, 14441, 14451, 14461, 14471, 14481, 14491, 14501, 14511, 14521, 14531, 14541, 14551, 14561, 14571, 14581, 14591, 14601, 14611, 14621, 14631, 14641, 14651, 14661, 14671, 14681, 14691, 14701, 14711, 14721, 14731, 14741, 14751, 14761, 14771, 14781, 14791, 14801, 14811, 14821, 14831, 14841, 14851, 14861, 14871, 14881, 14891, 14901, 14911, 14921, 14931, 14941, 14951, 14961, 14971, 14981, 14991, 15001, 15011, 15021, 15031, 15041, 15051, 15061, 15071, 15081, 15091, 15101, 15111, 15121, 15131, 15141, 15151, 15161, 15171, 15181, 15191, 15201, 15211, 15221, 15231, 15241, 15251, 15261, 15271, 15281, 15291, 15301, 15311, 15321, 15331, 15341, 15351, 15361, 15371, 15381, 15391, 15401, 15411, 15421, 15431, 15441, 15451, 15461, 15471, 15481, 15491, 15501, 15511, 15521, 15531, 15541, 15551, 15561, 15571, 15581, 15591, 15601, 15611, 15621, 15631, 15641, 15651, 15661, 15671, 15681, 15691, 15701, 15711, 15721, 15731, 15741, 15751, 15761, 15771, 15781, 15791, 15801, 15811, 15821, 15831, 15841, 15851, 15861, 15871, 15881, 15891, 15901, 15911, 15921, 15931, 15941, 15951, 15961, 15971, 15981, 15991, 16001, 16011, 16021, 16031, 16041, 16051, 16061, 16071, 16081, 16091, 16101, 16111, 16121, 16131, 16141, 16151, 16161, 16171, 16181, 16191, 16201, 16211, 16221, 16231, 16241, 16251, 16261, 16271, 16281, 16291, 16301, 16311, 16321, 16331, 16341, 16351, 16361, 16371, 16381, 16391, 16401, 16411, 16421, 16431, 16441, 16451, 16461, 16471, 16481, 16491, 16501, 16511, 16521, 16531, 16541, 16551, 16561, 16571, 16581, 16591, 16601, 16611, 16621, 16631, 16641, 16651, 16661, 16671, 16681, 16691, 16701, 16711, 16721, 16731, 16741, 16751, 16761, 16771, 16781, 16791, 16801, 16811, 16821, 16831, 16841, 16851, 16861, 16871, 16881, 16891, 16901, 16911, 16921, 16931, 16941, 16951, 16961, 16971, 16981, 16991, 17001, 17011, 17021, 17031, 17041, 17051, 17061, 17071, 17081, 17091, 17101, 17111, 17121, 17131, 17141, 17151, 17161, 17171, 17181, 17191, 17201, 17211, 17221, 17231, 17241, 17251, 17261, 17271, 17281, 17291, 17301, 17311, 17321, 17331, 17341, 17351, 17361, 17371, 17381, 17391, 17401, 17411, 17421, 17431, 17441, 17451, 17461, 17471, 17481, 17491, 17501, 17511, 17521, 17531, 17541, 17551, 17561, 17571, 17581, 17591, 17601, 17611, 17621, 17631, 17641, 17651, 17661, 17671, 17681, 17691, 17701, 17711, 17721, 17731, 17741, 17751, 17761, 17771, 17781, 17791, 17801, 17811, 17821, 17831, 17841, 17851, 17861, 17871, 17881, 17891, 17901, 17911, 17921, 17931, 17941, 17951, 17961, 17971, 17981, 17991, 18001, 18011, 18021, 18031, 18041, 18051, 18061, 18071, 18081, 18091, 18101, 18111, 18121, 18131, 18141, 18151, 18161, 1817



APPRAISAL REPORT

SITE 2 – REMNANT LAND PARCEL
10783± ACACIA PARKWAY
GARDEN GROVE, CALIFORNIA
APN: 089-201-32



R. P. LAURAIN
& ASSOCIATES
INCORPORATED

APPRAISAL REPORT

SITE 2 – REMNANT LAND PARCEL
10783± ACACIA PARKWAY
GARDEN GROVE, CALIFORNIA
APN: 089-201-32

Effective Date
of
Market Value Study
June 12, 2020

Prepared for
CITY OF GARDEN GROVE
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
Attention: Paul Guerrero
11222 Acacia Parkway
Garden Grove, CA 92842

Prepared by
R. P. LAURAIN & ASSOCIATES, INC.
3353 Linden Avenue, Suite 200
Long Beach, California 90807

Date of Report
June 25, 2020

R . P . LAURAIN
& ASSOCIATES
APPRAISERS - ANALYSTS

R . P . L A U R A I N
& A S S O C I A T E S

INCORPORATED



3353 LINDEN AVENUE, SUITE 200
LONG BEACH, CALIFORNIA 90807

TELEPHONE (562) 426-0477

FACSIMILE (562) 988-2927

RPLA@RPLAURAIN.COM

June 25, 2020

City of Garden Grove
Economic and Community Development Department
11222 Acacia Parkway
Garden Grove, CA 92842

Attention: Paul Guerrero

Subject: Site 2 – Remnant Land Parcel
10783± Acacia Parkway
Garden Grove, California
APN: 089-201-32

In accordance with your request and authorization, we have personally inspected and appraised the above-referenced property. The appraisal study included (1) an inspection of the subject property, (2) a review of market data, and (3) the valuation analysis.

The subject remnant parcel is located on the north side of Acacia Parkway, beginning 140± feet east of Nelson Street, in the City of Garden Grove. The subject property contains 675 square feet of land area. The site has an interior location on a semi-primary street.

Due to the lack of development potential, as well as the remnant nature and limited utility thereof, as a single entity, the subject remnant land parcel is not considered readily marketable.

A two-phase valuation approach has been employed in the subject appraisal study. The first phase involved the estimation of a unit rate (rate per square foot of land area) based on the assumption that the subject property has a typical land size, land configuration access and typical development potential. After reviewing and analyzing other "typical" land parcels which have sold in the general subject market area, the "base" unit rate considered applicable to the subject property is estimated at \$50.00 per square foot of land area.

City of Garden Grove
Attention: Paul Guerrero
June 25, 2020
Page 2

The second phase of the appraisal study involved an analysis of remnant or limited utility land parcels which sold in the greater subject market area. The sale prices of the remnant land parcels were then compared to the sale prices of other comparable typical land parcels in the area of the remnant land parcels; the differential in land value thus demonstrates the discount indicated for the limited utility as single entities. As will be demonstrated, the discount applicable to the subject remnant land parcel is estimated at 90%.

It will be demonstrated in the accompanying report that the maximally productive use, and therefore, the highest and best use of the subject property is multiple family residential development. The subject property has been appraised accordingly.

The purpose of this appraisal report is to express an estimate of the market value of the subject property. After considering the various factors which influence value, the market value of the subject remnant land parcels, as of June 12, 2020, is estimated at:

THREE THOUSAND FIVE HUNDRED DOLLARS
\$3,500.

The foregoing values are subject to the assumptions and limiting conditions set forth in the Preface Section, and the valuation study in the Valuation Analysis Section. No portion of this report shall be amended or deleted.


This appraisal complies with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice, under Standard Rule 2-2(a), for an Appraisal Report. This report has been submitted in duplicate; an electronic (PDF) copy has also been provided.

City of Garden Grove
Attention: Paul Guerrero
June 25, 2020
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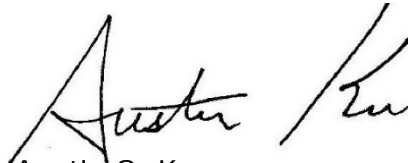
If you have any questions regarding the report, please contact the undersigned at your convenience.

Very truly yours,

R. P. LAURAIN & ASSOCIATES, INC.



John P. Laurain, MAI, ASA
Certified General Real Estate Appraiser
California Certification No. AG 025754



Austin S. Ku
Trainee Appraiser
BREA Identification No. 3007399

JPL:jlr

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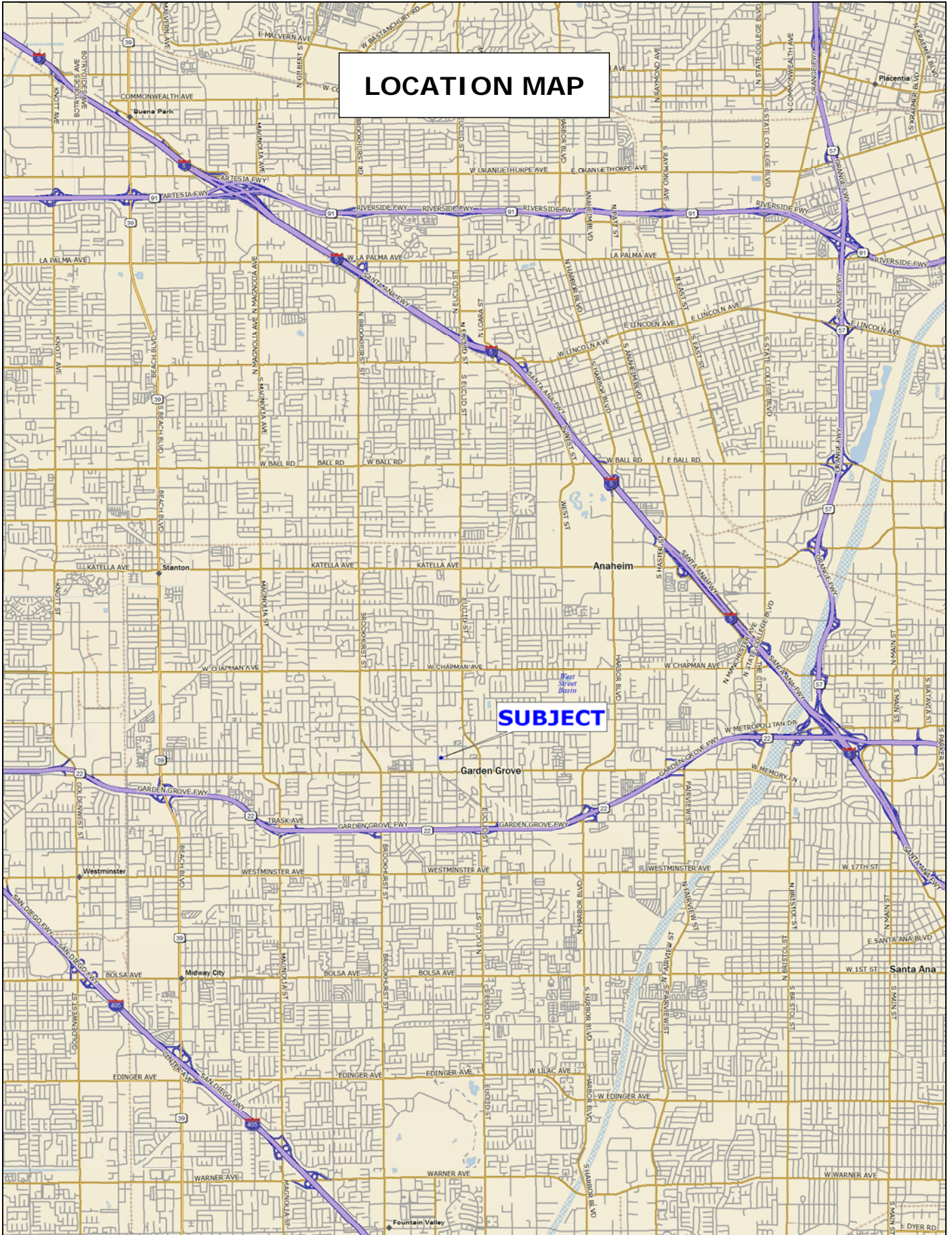
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Summary of Land Value Indicators
Land Sales Data and Photographs
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ADDENDA

Additional Photographs
CoStar Multiple Family Submarket Report Excerpt
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PREFACE



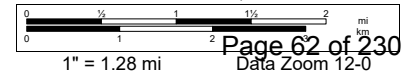
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Scale 1 : 81,250



DATE OF VALUE

The date of value (effective date) employed in this report, and all opinions and computations expressed herein, are based on June 12, 2020. Said date being generally concurrent with the inspection of the subject property, and the valuation analysis process.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal report is to express an estimate of market value, in fee simple, for the subject property, absent any liens, leases, or other encumbrances, as of the date of value set forth above. The definition of market value is set forth in the following portion of this section following the heading "Terms and Definitions."

Further, it is the purpose of this appraisal report to describe the subject property, and to render an opinion of the highest and best use based on (1) the character of potential development of the property appraised, (2) the requirements of local governmental authorities affecting the subject property, (3) the reasonable demand in the open market for properties similar to the subject property, and (4) the location of the subject property considered with respect to other existing and competitive districts within the immediate and general subject market area.

Further, it is the purpose of this appraisal report to provide an outline of certain factual and inferential information which was compiled and analyzed in the process of completing this appraisal study.

PROPERTY RIGHTS APPRAISED

The property rights appraised herein are those of the fee simple interest. Fee simple is defined as, "An absolute fee; a fee without limitations to any particular class of heirs, or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate."

INTENDED USER OF APPRAISAL

It is understood that the intended user of the appraisal will be the client, the City of Garden Grove, and specific representatives thereof.

INTENDED USE OF APPRAISAL

It is understood that this appraisal will be utilized by the City of Garden Grove and specific representatives thereof to establish the market value of the subject property for the possible acquisition (purchase) of the property appraised.

CERTIFICATION

The undersigned does hereby certify that:

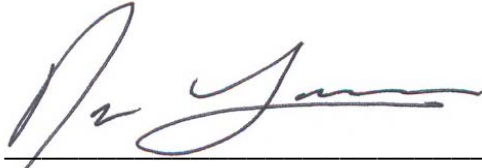
We have personally inspected the subject property; we have no present or contemplated future interest in the real estate which is the subject of this appraisal report. Also, we have no personal interest or bias with respect to the subject matter of this appraisal report, or the parties involved in this assignment.

Our engagement in this assignment and the amount of compensation are not contingent upon the reporting or development of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a predetermined or stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. Also, to the best of our knowledge and belief the statements of fact contained in this appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.

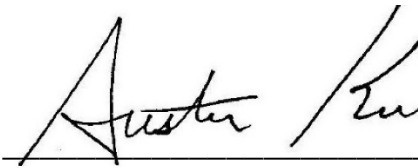
This appraisal report sets forth all of the assumptions and limiting conditions (imposed by the terms of this assignment or by the undersigned), affecting our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

The reported analyses, opinions and conclusions, were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institutes, and the Uniform Standards of Professional Appraisal Practice. As of the date of this report, John P. Laurain has completed the continuing education program for Designated Members of the Appraisal Institute, as well as the State of California and the American Society of Appraisers. Austin S. Ku has completed the education requirements of the State of California for the Appraiser Trainee License. Note that duly authorized representatives of said organizations have the right to review this report. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

No one other than the undersigned prepared the analyses, conclusions, and opinions for this appraisal study. Austin S. Ku assisted with market research, the appraisal inspection, and the valuation analysis. No other person provided significant professional assistance. I have not appraised or provided any other services pertaining to the subject property in the last three years.



John P. Laurain, MAI, ASA
Certified General Real Estate Appraiser
California Certification No. AG 025754
Renewal Date: April 16, 2021



Austin S. Ku
Trainee Appraiser
BREA Identification No. 3007399

SCOPE OF THE APPRAISAL

The appraiser, in connection with the following appraisal study, has:

1. Been retained, and has accepted the assignment, to make an objective analysis and valuation study of the subject property and to report, without bias, the estimate of fair market value. The subject property is particularly described in the following portion of this report in the section entitled Subject Property Description.
2. Toured the general area by automobile to become acquainted with the extent, condition, and quality of nearby developments, sales and offerings in the area, density and type of development, topographical features, economic conditions, trends toward change, etc.
3. Walked within the subject property, and some of the nearby neighborhood, to become acquainted with the current particular attributes, or shortcomings, of the subject property.
4. Completed an inspection of the subject property for the purpose of becoming familiar with certain physical characteristics.
5. Made a visual observation concerning public streets, access, drainage, and topography of the subject property.
6. Obtained information regarding public utilities and sanitary sewer available at the subject site.
7. Made, or obtained from other qualified sources, calculations on the area of land contained within the subject property. Has made, or caused to be made, plats and plot plan drawings of the subject property, and has checked such plats and plot plan drawings for accuracy and fair representation.
8. Taken photographs of the subject property, together with photographs of the immediate environs.
9. Made, or caused to be made, a search of public records for factual information regarding recent sales of the subject property.

SCOPE OF THE APPRAISAL (Continued)

10. Reviewed current maps, zoning ordinances, and other material for additional background information pertaining to the subject property, and sale properties.
11. Attempted to visualize the subject property as it would be viewed by a willing and informed buyer, as well as a willing and informed seller.
12. Interviewed various persons, in both public and private life, for factual and inferential information helpful in this appraisal study.
13. Formed an opinion of the highest and best use applicable to the subject property appraised herein.
14. Made, or caused to be made, a search for recent sales of comparable properties. Has viewed, confirmed the sale price, and obtained certain other information pertaining to each sale property contained in this report.
15. Formed an estimate of market value of the subject property, as of the date of value expressed herein, by application the Sales Comparison Approach; the Cost and Income Capitalization Approaches were not considered applicable in the subject case.
16. Prepared and delivered this appraisal report in accordance with the Uniform Standards of Professional Appraisal Practice, and in summation of all the activities outlined above.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is made with the following understanding as set forth in items No. 1 through 17, inclusive:

1. That this narrative Appraisal Report is intended to comply with reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice, under Standard Rule 2-2(a), for an Appraisal Report. The information contained in this appraisal report is specific to the needs of the client; no responsibility is assumed for the unauthorized use of this report.
2. That title to the subject property is assumed to be good and merchantable. Liens and encumbrances, if any, have not been deducted from the final estimate of value. The subject property has been appraised as though under responsible ownership. The legal description is assumed accurate.
3. That the appraiser assumes there are no hidden or unapparent conditions of the subject property, subsoil, structures, or other improvements, if any, which would render them more or less valuable, unless otherwise stated. Further, the appraiser assumes no responsibility for such conditions or for the engineering which might be required to discover such conditions. That mechanical and electrical systems and equipment, if any, except as otherwise may be noted in this report, are assumed to be in good working order. The property appraised is assumed to meet all governmental codes, requirements, and restrictions, unless otherwise stated.
4. That no soils report of the subject property was provided to the appraiser; therefore information, if any, provided by other qualified sources pertaining to these matters is believed accurate, but no liability is assumed for such matters. Further, information, estimates and opinions furnished by others and contained in this report pertaining to the subject property and market data were obtained from sources considered reliable and are believed to be true and correct. No responsibility, however, for the accuracy of such items can be assumed by the appraiser.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

5. That unless otherwise stated herein, it is assumed there are no encroachments, easements, soil toxics/contaminants, or other physical conditions adversely affecting the value of the subject property.
6. That no report(s) pertaining to mold, organic toxins, or chemical substances at the subject property was provided to the appraiser; therefore, information, if any, provided by other qualified sources pertaining to these matters is believed accurate, but no liability is assumed by the appraiser for such matters. That unless otherwise stated herein, the subject property has been appraised assuming the absence of mold, organic toxins, the presence of asbestos, or other organic and/or chemical substances which may adversely affect the value of the subject property.
7. That no opinion is expressed regarding matters which are legal in nature or which require specialized investigation or knowledge ordinarily not employed by real estate appraisers, even though such matters may be mentioned in the report.
8. That no oil rights have been included in the opinion of value expressed herein. Further, that oil rights, if existing, are assumed to be at least 500 feet below the surface of the land, without the right of surface entry.
9. That the distribution of the total valuation in this report between land and improvements, if any, applies only under the existing program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
10. That the valuation of the property appraised is based upon economic and financing conditions prevailing as of the date of value set forth herein. Further, the valuation assumes good, competent, and aggressive management of the subject property.
11. That the appraiser has conducted a visual inspection of the subject property and the market data properties. Should subsequent information be provided relative to changes or differences in (1) the quality of title, (2) physical condition or characteristics of the property, and/or (3) governmental

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

restrictions and regulations, which would increase or decrease the value of the subject property, the appraiser reserves the right to amend the final estimate of value.

12. That the appraiser, by reason of this appraisal, is not required to give testimony in court or at any governmental or quasi-governmental hearing with reference to the property appraised, unless contractual arrangements have been previously made therefor.
13. That drawings, plats, maps, and other exhibits contained in this report are for illustration purposes only and are not necessarily prepared to standard engineering or architectural scale.
14. That this report is effective only when considered in its entire form, as delivered to the client. No portion of this report will be considered binding if taken out of context.
15. That possession of this report, or a copy thereof, does not carry with it the right of publication, nor shall the contents of this report be copied or conveyed to the public through advertising, public relations, sales, news, or other media, without the written consent and approval of the appraiser, particularly with regard to the valuation of the property appraised and the identity of the appraiser, or the firm with which he is connected, or any reference to the Appraisal Institute, or the American Society of Appraisers, or designations conferred by said organizations.
16. That the form, format, and phraseology utilized in this report, except the Certification, and Terms and Definitions, shall not be provided to, copied, or used by, any other real estate appraiser, real estate economist, real estate broker, real estate salesperson, property manager, valuation consultant, investment counselor, or others, without the written consent and approval of Ronald P. Laurain.
17. That this appraisal study is considered completely confidential and will not be disclosed or discussed, in whole or in part, with anyone other than the client, or persons designated by the client.

TERMS AND DEFINITIONS

Certain technical terms have been used in the following report which are defined, herein, for the benefit of those who may not be fully familiar with said terms.

MARKET VALUE (or Fair Market Value):

Market value is sometimes referred to as Fair Market Value; the latter is a legal term and a common synonym of Market Value. Market value as defined in Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) is defined as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing, or sales concessions granted by anyone associated with the sale."

SALES COMPARISON APPROACH:

One of the three accepted methods of estimating Market Value. This approach consists of the investigation of recent sales of similar properties to determine the price at which said properties sold. The information so gathered is judged and considered by the appraiser as to its comparability to the subject properties. Recent comparable sales are the basis for the Sales Comparison Approach.

TERMS AND DEFINITIONS (Continued)

COST-SUMMATION APPROACH:

Another accepted method of estimating Market Value. This approach consists of estimating the new construction cost of the building and yard improvements and making allowances for appropriate amount of depreciation. The depreciated reconstruction value of the improvements is then added to the Land Value estimate gained from the Sales Comparison Approach. The sum of these two figures is the value indicated by the Cost-Summation Approach.

INCOME CAPITALIZATION APPROACH:

The Income Capitalization Approach consists of capitalizing the net income of the property under study. The capitalization method studies the income stream, allows for (1) vacancy and credit loss, (2) fixed expenses, (3) operating expenses, and (4) reserves for replacement, and estimates the amount of money which would be paid by a prudent investor to obtain the net income. The capitalization rate is usually commensurate with the risk, and is adjusted for future depreciation or appreciation in value.

DEPRECIATION:

Used in this appraisal to indicate a lessening in value from any one or more of several causes. Depreciation is not based on age alone, but can result from a combination of age, condition or repair, functional utility, neighborhood influences, or any of several outside economic causes. Depreciation applies only to improvements. The amount of depreciation is a matter for the judgment of the appraiser.

HIGHEST AND BEST USE:

Used in this appraisal to describe that private use which will (1) yield the greatest net return on the investment, (2) be permitted or have the reasonable probability of being permitted under applicable laws and ordinances, and (3) be appropriate and feasible under a reasonable planning, zoning, and land use concept.

SUBJECT PROPERTY DESCRIPTION

SUBJECT PROPERTY



View looking northwesterly at the subject property from Acacia Parkway.
See additional photographs in the Addenda Section.

VESTEE: Garden Grove Agency for Community Development

ADDRESS: 10783± Acacia Parkway
Garden Grove, CA 92840

LEGAL DESCRIPTION: Portion of abandoned street (Acacia Parkway),
portion of the North 1/2 of the Southeast 1/4
of the Southeast 1/4 of Section 32, Township 4
South, Range 10 West, San Bernardino Base
and Meridian, California.

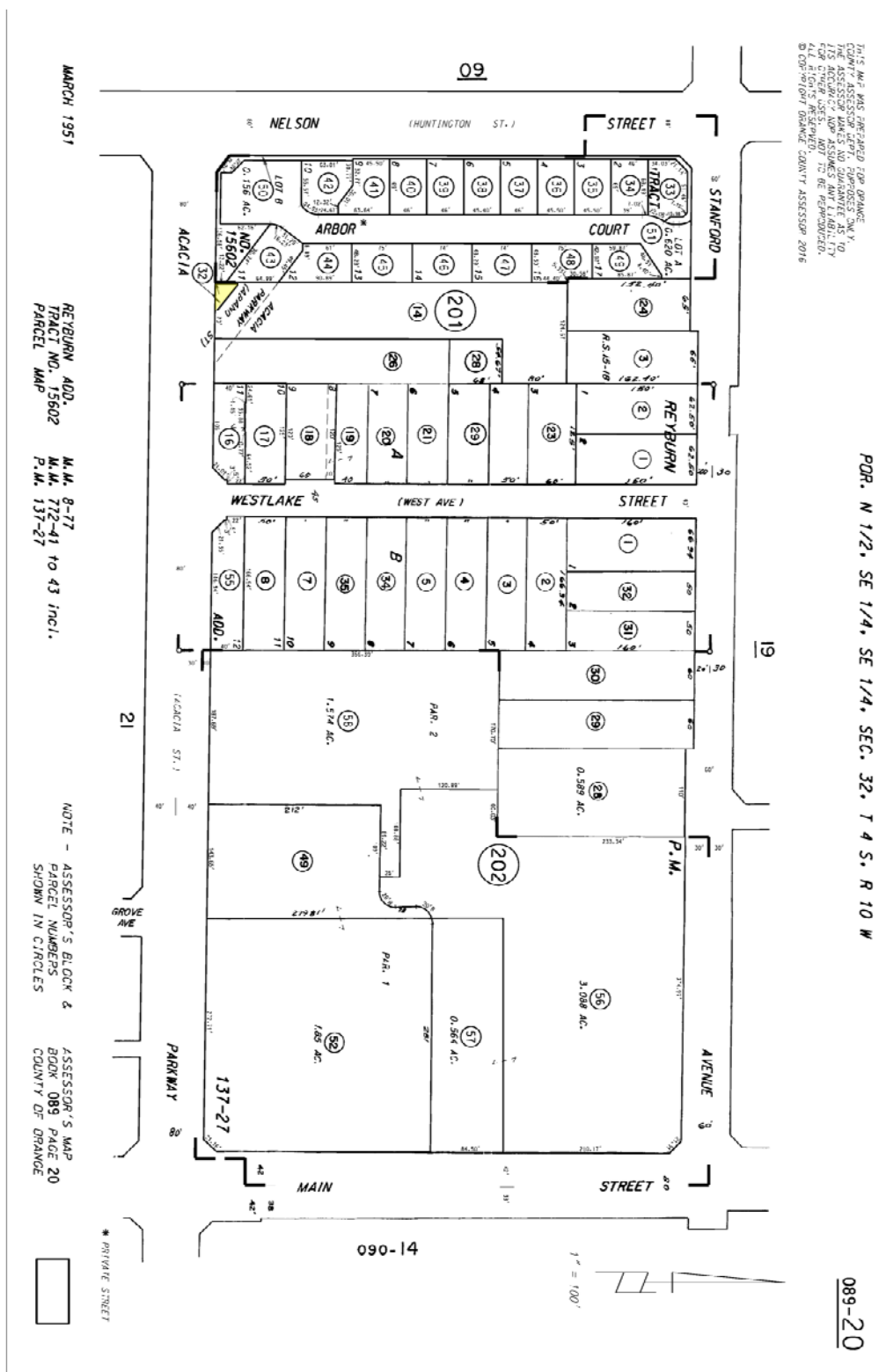
SITE DESCRIPTION

LOCATION:	The subject property is located on the north side of Acacia Parkway, beginning 140± feet east of Nelson Street, in the City of Garden Grove.
LAND SHAPE:	Effectively triangular land configuration.
DIMENSIONS:	Dimensions not provided by Orange County Assessor's mapping, however, approximately 35' x 40'.
LAND AREA:	675 square feet, per Assessor's records.
TOPOGRAPHY:	Effectively level.
DRAINAGE:	Appears to be adequate.
FLOOD HAZARD:	The subject property is located on FEMA Flood Zone Map 06059C0139J, dated December 3, 2009; per said map, the subject site is located in Flood Zone X with a 0.2 percent annual chance flood hazard. Flood insurance (for improved properties) is not federally required by lenders for loans on properties in Flood Zone X.
SOIL STABILITY:	Appears to be adequate based on the subject development, as well as developments in the immediate area. A soils report, however, was not provided for review.
SOIL CONTAMINATION:	None known or observed, however, an environmental assessment report was not provided for review. The subject site has been appraised as though free of soil contaminants requiring remediation.

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY AND ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

POR. N 1/2, SE 1/4, SE 1/4, SEC. 32, T 4 S, R 10 W

089-20



R. P. LAURAIN
& ASSOCIATES
APPRAISERS - ANALYSTS

SITE IMPROVEMENTS (Continued)

OIL/MINERAL RIGHTS:	The subject appraisal specifically excludes any existing oil or mineral rights. Further, oil or mineral rights, if existing, are assumed to be at least 500 feet below the surface of the land, without the right of surface entry.
EARTHQUAKE FAULT:	While the greater Southern California area is prone to earthquakes, no seismic or geological studies were provided for review. No responsibility is assumed for the possible impact of seismic activity or earthquakes.
FRONTAGE:	The subject property has 40± feet of frontage on Acacia Parkway.
RIGHT OF WAY WIDTH:	Acacia Parkway: 80 feet.
STREET SURFACING:	Asphalt paved traffic lanes.
CURB, GUTTER, SIDEWALK:	Concrete curbs, gutters and sidewalks on both sides of the street.
STREETLIGHTS:	Street lights mounted ornamental standards.
UTILITIES:	Water, gas, electric power, telephone service, and sanitary sewer are available in the immediate area.
ENCROACHMENTS:	None apparent, however, a survey pertaining to the subject property was not provided for review.
EASEMENTS:	A Preliminary Title Report was not provided for review. Easements, if existing, are assumed to be located along the property boundaries and/or not interfering with the existing or any future highest and best use development. It is assumed there are no "cross-lot" or "blanket" easements which will preclude a highest and best use development.

SITE IMPROVEMENTS (Continued)

ILLEGAL USES: None observed.

PRESENT USE: Effectively vacant land.

ZONING: The subject property is located in the CCSP-CCR20 (Community Center Specific Plan) zone district of the City of Garden Grove.

The Community Center Specific Plan was established "to develop a pattern of land uses which takes maximum advantage of the Community Center's physical, social, and economic potential." The "CCR" subdistrict, Community Center Residential, is intended "to serve the housing needs of the working population in the City of Garden Grove, specifically the Core Area" with a development density of 23 units per acre or 1/1,894 square feet.

The minimum lot size for CCR-20 (Community Center Residential Area 20) is 20,000 square feet. The maximum building height is 50 feet. The front yard setback is 15 feet. The rear yard setback is 5 feet. The interior side yard setback is 5 feet.

HIGHEST AND BEST USE: The reader is referred to the first portion of the Valuation Analysis Section for a discussion regarding the highest and best use of the subject site.

OWNERSHIP HISTORY

COMMENT: Information regarding the date of acquisition by the Garden Grove Agency for Community Development was not provided to the appraiser. Orange County Assessor's records indicate the subject property has been vested with the current owner for more than five years. The acquisition of the property by a public agency, however, may not be reflective of, or relevant to, the current fair market value.

ASSESSMENT DATA

ASSESSOR'S PARCEL NO.: 089-201-32

ASSESSED VALUATIONS: Land: \$23,558

TAX RATE AREA: 18090

TAX YEAR: 2019-2020

REAL ESTATE TAXES: Inasmuch as the subject property is owned by a public entity, the assessed values and applicable real estate taxes, if any, are not published by the Orange County Assessor.

* Real estate taxes will be adjusted in the event the subject property is sold to a private party. The adjusted real estate taxes will be $1.02\pm\%$ of the sale price, or Assessor's "cash value." In the absence of a sale, transfer, or capital improvements, the maximum allowable increase in the assessed valuations is 2% per year, per Real Estate Tax Initiative of 1978 (Proposition 13).

NEIGHBORHOOD ENVIRONMENT

LOCATION:

The subject property is located in the northeast portion of the City of Garden Grove. The City of Garden Grove encompasses 18 square miles populated by just under 175,000 residents within the corporate limits of the City. The predominant land use in the City is residential (51%), followed by commercial and industrial (14%). Office use make up less than 1% of the land within the city limits. The remaining land area is open space, institutional/government, vacant land parcels, and street and railroad rights of way.

ACCESS:

Major north-south thoroughfares in the subject area include Fairview Street, Harbor Boulevard, and Euclid Street. Major east-west thoroughfares include Garden Grove Boulevard, Chapman Avenue, and Lampson Avenue. The Santa Ana (5) Freeway is located approximately one and one half miles to the northeast and the Garden Grove (22) Freeway is located approximately one mile to the south of the subject property. Said freeways are part of the greater freeway network serving the Southern California region.

LAND USES:

The immediate neighborhood is zoned for low to medium density residential use. The majority of secondary streets in the immediate subject area are developed with low density single family and medium density multiple family residential developments. A Home Depot is located across the street. As stated, primary streets are predominantly developed with commercial uses. The Outlets at Orange is located three miles to the east of the subject property. Disneyland and Downtown Disney are located approximately two miles northeasterly.

NEIGHBORHOOD ENVIRONMENT (Continued)

BUILT-UP: The subject neighborhood is effectively 95% built-up, including public parks, public facilities, parking lots, and school sites.

PRICE RANGE: Single family residential properties generally range from \$500,000 to exceeding \$800,000, exclusive of condominium developments.

The indicated price range is dependent upon the various elements of comparability which include location, building size, building condition, design, number of bedrooms and baths, and the overall land size.

PRICE TREND: There was an upward value trend affecting residential properties in the general subject market area, from the first portion of 2000 through the mid portion of 2006, after which property values generally stabilized.

Beginning in 2007, residential property values began to decrease significantly. The decrease in residential sales activity and pricing continued through the mid to latter portion of 2009, due primarily to the subprime credit and housing crisis, and a lack of available financing.

In the latter portion of 2009 residential values abruptly stabilized, due primarily to fiscal stimulus programs and first-time home buyer tax credits. The residential real estate market remained largely flat from the latter portion of 2009 through the mid portion of 2012.

Residential property values in the greater subject market area began to increase in the first part of 2013, due largely to the continued availability of relatively low mortgage interest rates. Said price increase continued through the latter portion of 2019, however, the rate of increase slowed in 2019 as compared to prior years. The market appears to have stabilized in the first portion of 2020, through the present time.

NEIGHBORHOOD ENVIRONMENT (Continued)

AGE RANGE:

The age range of residential buildings in the immediate and general subject market area is generally from 25 to 70 years. Single family residential properties within the immediate subject market area range from effectively new to 70 years.

OTHER:

The availability and adequacy of public facilities, transportation, schools, commercial facilities, recreational opportunities, and residential housing are rated fair-average. The City of Garden Grove provides police protection and fire protection.

Refer to the CoStar Central OC West market report, as well as the Orange County Regional Data, in the Addenda Section.

VALUATION ANALYSIS

VALUATION ANALYSIS

The purpose of this valuation study is the estimation of market value of the subject property, as of the date of value set forth herein. Prior to the application of the appraisal process, which in this case employs the Sales Comparison Approach, it is necessary to consider and analyze the highest and best use of the subject property.

HIGHEST AND BEST USE ANALYSIS:

The 14th Edition of The Appraisal of Real Estate, by the Appraisal Institute, defines highest and best use on Page 332, as follows:

"The reasonably probable use of property that results in the highest value."

In the process of forming an opinion of highest and best use, consideration must be given to various environmental and political factors such as zoning restrictions, probability of zone change, private deed restrictions, location, land size and configuration, topography, and the character/quality of land uses in the immediate and general subject market area.

There are four basic criteria utilized in the highest and best use analysis of a property as if vacant, as well as presently improved. The four criteria are summarized as follows:

1. Physically possible.
2. Legally permissible.
3. Financially feasible.
4. Maximally productive.

The foregoing are typically considered sequentially; for example, a specific use may prove to be maximally productive, however, if it is not legally permissible, or physically possible, the productivity is irrelevant.

The subject property represents a remnant land parcel located on the north side of Acacia Parkway, east of Nelson Street. The site has a triangular land configuration and contains 675 square feet of land area, per Assessor's records. The subject property is not developable as an individual entity due the relatively small land size.

VALUATION ANALYSIS (Continued)

HIGHEST AND BEST USE ANALYSIS: (Continued)

All public utilities including water, gas, electric power, telephone, as well as sanitary sewer are available in the immediate subject area.

The subject remnant land parcel is located in the CCSP-CCR20 zone district, a medium density residential zone designation. The immediate subject area is developed with medium to high density residential development on the north side of Acacia Parkway; the south side of Acacia Parkway, across the street from the subject property, is improved with a Home Depot retail development. The subject site is an effectively vacant land parcel.

The physical characteristics of the subject remnant parcel, however, could not reasonably support any type of independent development, as a stand-alone remnant parcel. Due to the lack of development potential, as well as the remnant nature and limited utility thereof, as a single entity, the subject remnant land parcel is not considered readily marketable. Based on the foregoing, the subject remnant parcel, as a single entity, fails to meet the requirements of a good investment, i.e. (1) there is a limited market of potential/speculative buyers, (2) liquidity is rated poor, (3) conventional financing would be difficult to obtain, likely requiring an all cash purchase or financing carried by the seller, and (4) value collateral is low due to the discount in price necessary to attract a buyer.

In view of the foregoing, the highest and best use of the subject property is joinder to one or more adjacent properties, for some type of future development. Note, however, the adjacent properties are already developed so any potential joinder potential is speculative. An additional possible use which may be considered is the speculative purchase and holding for value appreciation and profit at the time of resale. Note that remnant land parcels having little or no development potential are sometimes purchased by investors, as speculative investments.

VALUATION METHODS:

There are three conventional methods (approaches) which can be used to estimate value. They are the Sales Comparison Approach, Cost-Summation Approach, and Income Capitalization Approach. The Sales Comparison Approach is the only valuation method considered reliable as an indicator of land value. The reader is referred to the last portion of the Preface Section, following the heading "Terms and Definitions," for a brief description of each approach.

VALUATION ANALYSIS (Continued)

VALUATION METHODS: (Continued)

Two-Phase Valuation:

A two-phase valuation approach has been employed in the subject appraisal study. The first phase involved the estimation of a unit rate (rate per square foot of land area) based on the assumption that the subject property has a typical land size, land configuration, access, and typical development potential. After reviewing and analyzing other "typical" land parcels which have sold in the general subject market area, the "base" unit rate considered applicable to the subject property is estimated at \$50.00 per square foot of land area.

The second phase of the appraisal study involved an analysis of remnant or limited utility land parcels which sold in the greater subject market area. The sale prices of the remnant land parcels were then compared to the sale prices of other comparable typical land parcels in the area of the remnant land parcels; the differential in land value thus demonstrates the discount indicated for the limited utility as single entities. As will be demonstrated, the discount applicable to the subject remnant land parcel is estimated at 90%. The applications of the first and second phases of the Sales Comparison Approach follow.

SALES COMPARISON APPROACH:

The Sales Comparison Approach takes into account properties which have sold in the open market. This approach, whether applied to vacant or improved property, is based on the Principle of Substitution which states, "The maximum value of a property tends to be set by the cost of acquiring an equally desirable substitute property, assuming no costly delay is encountered in making the substitution." Thus, the Sales Comparison Approach attempts to equate the subject property with sale properties by reviewing and weighing the various elements of comparability.

The Sales Comparison Approach has been applied to the subject property after an investigation was conducted of reasonably comparable industrial land having recently sold within the immediate and general subject market area. The reader is referred to the Market Data Section for detailed information pertaining to each sale property. Refer also to the Market Data Map in the Market Data Section, for an illustration of the location of each sale property.

The reader is referred to the summary of Land Value Indicators on the following page.

LAND VALUE INDICATORS:

<u>Data</u>	<u>Sale Date</u> <u>Address</u>	<u>Zoning</u>	<u>Land Size</u>	<u>Corner</u> <u>Street Type</u>	<u>No. of Units</u> <u>Density</u>	<u>Sale Price</u>	<u>\$ Per SF</u> <u>\$ Per Unit</u>
1	4-18 3801 Franklin Ave., Fullerton	R3	16,340 sf	no/secondary	10 1/1,634	\$900,000	\$55.08 \$90,000
2	10-18 8722 Garden Grove Blvd., Garden Grove	MU-2	39,640 sf	no/primary	19 1/2,086	\$1,675,000	\$42.26 \$88,158
3	12-18 8281 Page St., Buena Park	GMU	100,624 sf	no/secondary	54 1/1,863	\$6,350,000	\$63.11 \$117,593
4	1-19 3534-3538 W. Savanna St., Anaheim	RM-4	33,810 sf	no/secondary	19 1/1,779	\$1,650,000	\$48.80 \$86,842
5	1-20 800 N. Figueroa St., Santa Ana	R2	17,860 sf	yes/secondary	6 1/2,977	\$935,000	\$52.35 \$155,833
6	5-20 7072 Spruce St., Westminster	R-2	22,500 sf	no/secondary	7 1/3,214	\$1,205,000	\$53.56 \$172,143

R. P. LAURAIN
& ASSOCIATES
APPRAISERS - ANALYSTS

3-4

VALUATION ANALYSIS (Continued)

SALES COMPARISON APPROACH: (Continued)

The sale properties surveyed consist of effectively vacant land parcels, and improved parcels acquired for redevelopment, ranging in size from 16,340 to 100,624 square feet. The purchase prices per square foot of land area range from \$42.26 to \$66.11. The sales are set forth in chronological order and took place between March 2018 and May 2020.

Financing and Cash Equivalency Adjustments:

Sale properties are adjusted for financing arrangements involved in transactions which are not market-typical. A cash equivalency adjustment is generally made in those cases where the cash down payment is generally less than 10% of the purchase price and the financing is other than conventional. The less-than-typical cash down payment, combined with other than conventional financing (such as seller financing), could influence a higher purchase price.

All of the sale properties involved all cash transactions or conventional financing. A cash equivalency adjustment, therefore, has not been applied to any of the sale transactions.

Market Conditions:

An adjustment for market conditions (date of sale) is appropriate when certain sales occur during a rising or declining market. The adjustments are based upon observations of the real estate market and value appreciation/declining cycles dating back more than 15 years.

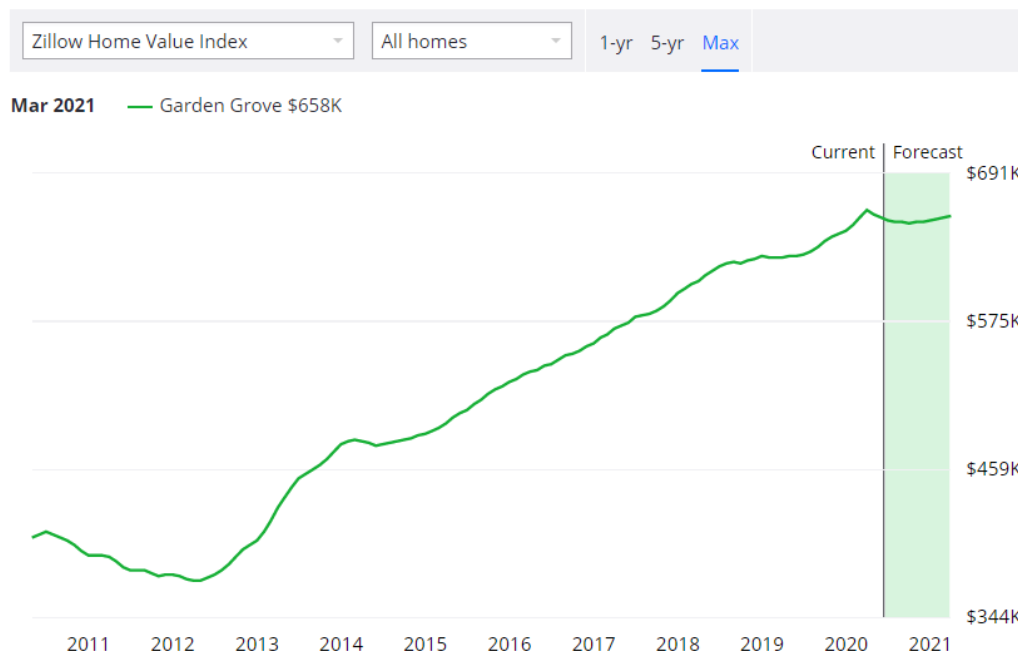
Real estate trends affecting residential properties in the subject market area experienced an upward value trend from 2003 through the first portion of 2007, after which property values generally stabilized. In the first portion of 2008, the residential real estate market experienced a significant decrease in price levels and development activity, which decrease accelerated in the latter portion of 2008 and continued through the latter portion of 2011.

Per discussions with various brokers, a review of various published reports and a review of numerous sale transactions, residential property values generally stabilized in 2012. In the latter part of 2012, the number of sale transactions began to increase, which led to nominal price increases beginning in the first portion of 2013. The rate of increase accelerated in 2015 through 2017. In 2018 through the present time, although residential property values have continued to increase, the rate of increase lessened as compared to 2016 and 2017.

VALUATION ANALYSIS (Continued)

SALES COMPARISON APPROACH: (Continued)

The reader is referred to the following Zillow graph pertaining to the median sale price of single family residences in the City of Garden Grove. The reader is also referred to excerpts from the Multiple Family Submarket report, Central OC West, as obtained from CoStar, in the Addenda Section containing additional data and information pertaining to multiple family residential trends.



Based on the foregoing, the market conditions adjustment applied to the sale properties is based on the following schedule:

January-December 2018:	+ 6.0% per year,	or	+ 0.5% per month
January-December 2019:	+ 3.0% per year,	or	+ 0.25% per month
January-June 2020	0.0% per year	or	0.0% per month

Elements of Comparability:

All of the sales employed herein conveyed title to the fee simple interest, and represent arms-length transactions. After viewing all of the land sale properties, an analysis was made of the various elements of comparability. Some of those elements include, but are not limited to, the following:

VALUATION ANALYSIS (Continued)

SALES COMPARISON APPROACH: (Continued)

General location.	Noise pollution
Best use/zoning.	Topography.
Development density.	Plans or entitlements.
Land size.	Off-site improvements.
Land configuration and utility.	Improvements/demolition
Corner location/access.	Soil contamination.

As stated, the marketability of each sale property was considered. Marketability is the practical aspect of selling a property in view of all the elements constituting value, and certain economic and financing conditions prevailing as of the date of sale.

It should be noted that the above elements of comparability were not assigned equal weight in making the analysis of each property. The general location, best use/zoning density, land configuration, noise pollution, plans or entitlements, and improvements/demolition were considered the most important factors when analyzing the various sale properties, as compared to the "typical" multiple family residential site.

The reader is referred to the Land Sales Comparison Grid on the following page. As stated, quantitative adjustments have been applied to the various sale properties for market conditions (date of sale). The elements of comparability have been considered on a qualitative basis due to the lack of direct market evidence regarding quantitative adjustments in the subject market. Note that the various elements of comparability were not assigned similar weight; the overall comparability of each sale property is set forth on the bottom of the Comparison Grid.

	Data	1	2	3	4	5	6
	Subject Site						
Purchase price:	-----	\$900,000	\$1,675,000	\$6,350,000	\$1,650,000	\$935,000	\$1,205,000
Rate per sq. ft.:	-----	\$55.08	\$42.26	\$63.11	\$48.80	\$52.35	\$53.56
Transactional adjustments							
Property rights conveyed:	fee simple	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Financing:	-----	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of sale:	-----	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Expenditures after sale:	-----	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Date of sale:	6-20	4-18	10-18	12-18	1-19	1-20	5-20
Market conditions, through 2019:	-----	7.0%	5.0%	3.0%	2.8%	0.0%	0.0%
Adjusted unit rates:	-----	\$58.94	\$44.37	\$65.00	\$50.14	\$52.35	\$53.56
Market conditions, 2020 (COVID-19 consideration):	-----	Sale is: superior	Sale is: superior	Sale is: superior	Sale is: superior	Sale is: superior	Sale is: superior
Comparability adjustments							
Location:	average	superior	similar	superior	similar	inferior	superior
Land size:	as if typical	similar	similar	similar	similar	similar	similar
Zoning/permitted uses:	CCSP-CCR20	similar	similar	similar	similar	similar	similar
Development density:	1/1,894 sf	similar	similar	similar	similar	inferior	inferior
Traffic/noise pollution:	average	superior	inferior	superior	superior	superior	superior
Corner/access:	as if typical	similar	similar	similar	similar	superior	similar
Topography:	effect. level	similar	similar	similar	similar	similar	similar
Land configuration:	as if typical	similar	similar	similar	similar	similar	similar
Site improvements/demolition:	vacant land	inferior	similar	inferior	inferior	inferior	inferior
Soil contamination:	as if clean	similar	similar	similar	similar	similar	similar
Off-site/street improvements:	average	similar	similar	similar	similar	similar	similar
Encumbrances/site utility:	average	similar	similar	similar	similar	similar	similar
Plans/entitlements:	none	similar	similar	similar	similar	similar	similar
	Data	1	2	3	4	5	6
Comparability adjustment, including consideration for 2020 market conditions (COVID-19):		superior	inferior	superior	similar	superior	superior

VALUATION ANALYSIS (Continued)

SALES COMPARISON APPROACH: (Continued)

Data 1, located in Fullerton; Data 3, located in Buena Park; and Data 6, located in Westminster are deemed superior to the subject property regarding general location. Data 5, located in Santa Ana, is considered inferior accordingly. All other sales are considered generally similar with respect to location.

Note that larger properties, whether improved or vacant land, sometimes sell at overall lower rates per square foot in accordance with general economic principals. In the subject case, however, the overall development density is considered the primary factor as a higher density will allow more developable units, even on a smaller site. As such, an adjustment for land size was not warranted for any of the sale properties.

The subject property is zoned CCSP-CCR20 having a development density of 23 units per acre, or one unit per 1,894 square feet of land area. Data 5 and 6, having lower development densities, are deemed slightly inferior with respect to density. The remaining sale properties are deemed similar to the subject property when considered on a rate per square foot basis

Data 5 contains a corner location on two secondary streets and is deemed superior with regarding corner/access.

The subject property is located on a semi-primary street, which is typically less desirable for multiple family residential development, due to noise pollution. Data 2, which has frontage on a primary street, is deemed inferior to the subject site regarding traffic/noise pollution. All other sales are considered superior to the subject property regarding traffic/noise pollution, as said properties have frontage on secondary streets.

The subject property is an effectively vacant land parcel. Data 2 is improved with an automobile car lot which had a lease extending through 2020. Any demolition costs are considered to be offset by the rental income generated through said lease. As such, Data 2 is considered similar with regards to site improvements/demolition costs. The remaining sale properties included certain site improvements that were not considered having any interim value and, therefore, the remaining sale properties are deemed inferior with respect to required demolition.

No other adjustments were warranted in the subject case.

VALUATION ANALYSIS (Continued)

SALES COMPARISON APPROACH: (Continued)

The reader is referred to the following array of the land sale properties utilized herein. The sales are placed in order within the array by rating with respect to overall comparability, i.e. superior, similar, inferior. Based on the foregoing, the market conditions adjusted unit rates applicable to the land sale properties range from \$44.37 to \$65.00 per square foot of land area, as follows:

<u>Data</u>	<u>Overall Comparability</u>	<u>Rate Per SF Land</u>
3	superior	\$65.00
1	superior	\$58.94
6	superior	\$53.56
5	superior	\$52.35
4	similar	\$50.14
Typical	- - -	\$50.00
2	inferior	\$44.37

All of the sale properties were considered helpful in the analysis. Based on the foregoing analysis, the land value unit rate considered applicable in the subject case, assuming the site is a "typical" multiple family residential land parcel, is estimated at:

As-if "typical" multiple family residential land:
\$50.00 per square foot.

VALUATION ANALYSIS (Continued)

LAND VALUE DISCOUNT:

A discount in price is reflected in the marketplace for properties offering limited utility or developability as single entities, such as the subject land parcel. This portion of the valuation analysis (second phase of the appraisal study) involved an analysis of remnant or limited utility land parcels which sold in the greater subject market area. The sale prices of the remnant land parcels were then compared to the sale prices of other comparable typical land parcels in the area of the remnant parcels; the differential in land value thus demonstrates the discount indicated for the limited utility/developability, often due to the relatively small land size, irregular land configuration, easements which prevent development, etc.

Due to the limited demand and marketability, and thus limited quantity of such sales, it was necessary to expand the market research to include (1) sales that took place over the past 30 years, during differing real estate cycles, (2) the greater Los Angeles and Orange County areas, and (3) residential or mixed use residential/commercial zone designations, in order to find, review and analyze an adequate and representative number of limited-use sale properties.

After locating said remnant land sale properties, the appraisers reviewed sales of comparable conventional/utilitarian parcels in the general area of the remnant land parcels, for the purpose of deriving the market-indicated discount. For example, if a remnant parcel was acquired at a rate of \$2.00 per square foot, and generally comparable utilitarian land in the area is selling for \$10.00 per square foot, the indicated discount is 80% (\$8.00 discount on remnant land ÷ \$10.00 as typical land = 80%).

The discounted land sales contained herein are located at 9 locations within the greater Los Angeles and Orange County areas; note that additional discounted land sales considered are retained in our office file. Each discounted land sale was compared with two or more comparable utilitarian land sales in the respective market areas. The limited utility land sales indicate discounts ranging from 63% to 97%. The group summaries are contained on the following pages.

SUMMARY OF LAND VALUE DISCOUNT DATA

Group A

<u>Sale</u>	<u>Date</u>	<u>Zoning</u>	<u>Land Size</u>	<u>Corner</u>	<u>Sale Price</u>	<u>\$ Per SF</u>
A	6-88	PD2	375 sf	no	\$1,200	\$3.20
	E. Side Crystal Ct., beg. 90' S. of Eighth St., Long Beach					
A-1	10-87	PD2	7,500 sf	no	\$278,000	\$37.07
	N. side Fourth St., beg. 100' W. of Daisy Ave., Long Beach					
A-2	1-89	PD2	27,500 sf	yes	\$1,150,000	\$41.82
	NE cnr. Fifth St. and San Francisco Ave., Long Beach					
A-3	9-89	PD2	54,000 sf	yes	\$2,246,590	\$41.60
	NW cnr. Maine Ave. and Fifth St., Long Beach					

Indicated discount of Sale A:

A-1	\$3.20	÷	\$37.07	=	9%	or discount of:	91%
A-2	\$3.20	÷	\$41.82	=	8%	or discount of:	92%
A-3	\$3.20	÷	\$41.60	=	8%	or discount of:	92%

Group B

<u>Sale</u>	<u>Date</u>	<u>Zoning</u>	<u>Land Size</u>	<u>Corner</u>	<u>Sale Price</u>	<u>\$ Per SF</u>
B	2-91	R3-1	865 sf	no	\$500	\$0.58
	W. side Flower St., beg. 133.7' S. of 80th St., Los Angeles					
B-1	5-90	R3-1	5,738 sf	no	\$49,000	\$8.54
	N. side 90th St., beg. 145' W. of Main St., Los Angeles					
B-2	6-90	R3-1	5,720 sf	no	\$43,000	\$7.52
	S. side 82nd St., beg. 270' W. of Broadway, Los Angeles					
B-3	2-92	R3-1	4,320 sf	no	\$45,000	\$10.42
	N. side 86th Pl., beg. 334' W. of Main St., Los Angeles					

Indicated discount of Sale B:

B-1	\$0.58	÷	\$8.54	=	7%	or discount of:	93%
B-2	\$0.58	÷	\$7.52	=	8%	or discount of:	92%
B-3	\$0.58	÷	\$10.42	=	6%	or discount of:	94%

SUMMARY OF LAND VALUE DISCOUNT DATA (Continued)

Group C

<u>Sale</u>	<u>Date</u>	<u>Zoning</u>	<u>Land Size</u>	<u>Corner</u>	<u>Sale Price</u>	<u>\$ Per SF</u>
C-1	2-06	SP SFR	935 sf	no	\$5,000	\$5.35
	Remnant land adj. N'ly of 12859 Rock Crest Ln., Pomona					
C-2	3-06	SP SFR	1,851 sf	no	\$10,000	\$5.40
	Remnant land adj. N'ly of 12843 Rock Crest Ln., Pomona					
C-3	3-06	SP SFR	1,370 sf	no	\$7,500	\$5.47
	Remnant land adj. N'ly of 12851 Rock Crest Ln., Pomona					
C-4	12-05	R1-6000	15,540 sf	yes	\$250,000	\$16.09
	SW cnr. Phillips Blvd. and Towne Ave., Pomona					
C-5	4-06	RS	4,200 sf	no	\$160,000	\$38.10
	W. side Monterey Ave., beg. 165' S. of Bird Farm Rd., Chino Hills					
C-6	2-07	RD4.5	10,080 sf	no	\$221,000	\$21.92
	N. side Walnut St., beg. 120' W. of Ross Ave., Chino					

Indicated discount of Sales C-1, C-2, and C-3 (mean):

C-4	\$5.41	÷	\$16.09	=	34%	or discount of:	66%
C-5	\$5.41	÷	\$38.10	=	14%	or discount of:	86%
C-6	\$5.41	÷	\$21.92	=	25%	or discount of:	75%

Group D

<u>Sale</u>	<u>Date</u>	<u>Zoning</u>	<u>Land Size</u>	<u>Corner</u>	<u>Sale Price</u>	<u>\$ Per SF</u>
D	8-05	OS/R1	2,894 sf	no	\$6,200	\$2.14
	S. side Centralia St., at terminus of Studebaker Rd., Lakewood					
D-1	12-04	RS-6	8,253 sf	no	\$374,000	\$45.32
	N. side Franklin St., beg. 45±' E. of Stanton Ave., Buena Park					
D-2	5-05	R2	19,670 sf	no	\$685,000	\$34.82
	N. side Cedar St., beg. 374±' E. of Lakewood Blvd., Bellflower					
D-3	10-05	R2	5,000 sf	no	\$215,000	\$43.00
	W. side Violeta Ave., beg. 200' S. of 223rd St., Hawaiian Gardens					

Indicated discount of Sale D:

D-1	\$2.14	÷	\$45.32	=	5%	or discount of:	95%
D-2	\$2.14	÷	\$34.82	=	6%	or discount of:	94%
D-3	\$2.14	÷	\$43.00	=	5%	or discount of:	95%

SUMMARY OF LAND VALUE DISCOUNT DATA (Continued)

Group E

<u>Sale</u>	<u>Date</u>	<u>Zoning</u>	<u>Land Size</u>	<u>Corner</u>	<u>Sale Price</u>	<u>\$ Per SF</u>
E	7-12	R1	1,205 sf	yes	\$4,500	\$3.73
	NW cnr. Faber St. and Inglewood Ave., Redondo Beach					
E-1	2-11	R1	6,040 sf	no	\$520,000	\$86.09
	2804 Timothy Ave., Redondo Beach					
E-2	4-11	R1	5,500 sf	no	\$450,000	\$81.82
	2917 Perkins Ln., Redondo Beach					
E-3	12-11	R1	7,500 sf	no	\$600,000	\$80.00
	2013 Morgan Ln., Redondo Beach					

Indicated discount of Sale E:

E-1	\$3.73	÷	\$86.09	=	4%	or discount of:	96%
E-2	\$3.73	÷	\$81.82	=	5%	or discount of:	95%
E-3	\$3.73	÷	\$80.00	=	5%	or discount of:	95%

Group F

<u>Sale</u>	<u>Date</u>	<u>Zoning</u>	<u>Land Size</u>	<u>Corner</u>	<u>Sale Price</u>	<u>\$ Per SF</u>
F	11-14	R1	925 sf	no	\$4,000	\$4.32
	Between 9192 and 9202 Madeline Dr., Huntington Beach					
F-1	3-15	RM-H	3,308 sf	yes	\$485,000	\$146.61
	420 California St., Huntington Beach					
F-2	8-15	R1	6,893 sf	no	\$552,000	\$80.08
	17262 Calle Zaragoza, Fountain Valley					
F-3	7-15	PDR-MD	7,242 sf	no	\$615,000	\$84.92
	1053 Wilson St., Costa Mesa					

Indicated discount of Sale F:

F-1	\$4.32	÷	\$146.61	=	3%	or discount of:	97%
F-2	\$4.32	÷	\$80.08	=	5%	or discount of:	95%
F-3	\$4.32	÷	\$84.92	=	5%	or discount of:	95%

SUMMARY OF LAND VALUE DISCOUNT DATA (Continued)

Group G

Sale	Date	Zoning	Land Size	Corner	Sale Price	\$ Per SF
G	11-12	R2-1	2,846 sf	no	\$15,000	\$5.27
	1426 E. 110th St., Los Angeles					
	residential R2 lot with subsurface water canal - not developable					
G-1	4-12	R2-1	3,200 sf	no	\$45,000	\$14.06
	9100 Barring Cross St., Los Angeles					
G-2	8-12	R2-1	7,117 sf	no	\$120,500	\$16.93
	123 W. 80th St., Los Angeles					
Indicated discount of Sale G:						
G-1	\$5.27	÷	\$14.06	=	37%	or discount of: 63%
G-2	\$5.27	÷	\$16.93	=	31%	or discount of: 69%

Group H

<u>Sale</u>	<u>Date</u>	<u>Zoning</u>	<u>Land Size</u>	<u>Corner</u>	<u>Sale Price</u>	<u>\$ Per SF</u>
H	7-13	C-TR/R1	108,900 sf	no	\$520,000	\$4.78
	1543 N. Tustin St., Orange former RR spur; mixed CTR and R-1 zone, 4,700 lineal feet					
H-1	2-13	C-R	34,412 sf	yes	\$975,000	\$28.33
	1220 N. Batavia Ave., Orange					
H-2	11-13	P	132,423 sf	no	\$4,000,000	\$30.21
	200 N. Cabrillo Park Dr., Santa Ana					
H-3	12-13	R-1	400,752 sf	no	\$17,430,000	\$43.49
	14751 Brookhurst St., Westminster					
Indicated discount of Sale H:						
H-1	\$4.78	÷	\$28.33	=	17%	or discount of: 83%
H-2	\$4.78	÷	\$30.21	=	16%	or discount of: 84%
H-3	\$4.78	÷	\$43.49	=	11%	or discount of: 89%

Group I

Sale	Date	Zoning	Land Size	Corner	Sale Price	\$ Per SF
I	7-15	effect. R-1-7	52,958 sf	no	\$110,000	\$2.08
	2899 E. Palmyra Ave., Orange					
I-1	1-14	R-1-6	87,120 sf	no	\$1,250,000	\$14.35
	6231 E. Wimbleton Ct., Orange					
I-2	5-15	E4	33,106 sf	no	\$460,000	\$13.89
	11422± La Vereda Dr., Lemon Heights (unincorp. Orange County)					
I-3	12-16	E4	58,060 sf	no	\$900,000	\$15.50
	11431± Plantero Dr., Lemon Heights (unincorp. Orange County)					
Indicated discount of Sale I:						
I-1	\$2.08	÷	\$14.35	=	14%	or discount of: 86%
I-2	\$2.08	÷	\$13.89	=	15%	or discount of: 85%
I-3	\$2.08	÷	\$15.50	=	13%	or discount of: 87%

VALUATION ANALYSIS (Continued)

LAND VALUE DISCOUNT: (Continued)

As stated, the discounted land sales reflect discount rates ranging from 63% to 97%. Note, however, the predominant range of discount rates is approximately 85% to 95%. The majority of the discount land sales represent residential zoned parcels having a relatively small land size. Data C-1, C-2 and C-3 represents the sale of three remnant Caltrans parcels to three different adjacent residential property owners. Data G represents the sale of a lot fully encumbered with a subsurface water canal which precluded surface development; the property was acquired by an adjacent property owner. Data H and I represent the sale of long and narrow former railroad rights of way. The remaining discount land sales (Data A, B, D, E, and F) represent the sale of relatively small residential remnant land parcels, not capable of independent development.

Given that the subject land parcel does have direct access from a public street, but is not capable of development as a single entity, the discount rate deemed applicable in the subject case is considered to be toward the mid portion of the predominant range of 85% to 95%. Based on the foregoing, a discount rate of 90% is employed in the subject case.

Conclusion:

Based on the foregoing, the indicated land value applicable to the subject site, based on a 90% discount, is estimated at \$3,500, as follows:

Land Value:
675 SF @ \$50.00 0.10* = \$3,375.
Adjusted: \$3,500

*Discount rate: 90%, reciprocal employed.

FINAL ESTIMATE OF VALUE:

Based on the foregoing valuation, the fee simple market value of the subject property, as of June 12, 2020, is estimated at:

\$3,500

VALUATION ANALYSIS (Continued)

MARKETING EXPOSURE:

The marketing exposure of a particular property is a direct function of supply and demand within a particular market segment. Generally, a higher demand results in a shorter marketing period. During the course of market research for the subject valuations, interviews were conducted with parties involved in the transactions employed in the Sales Comparison Approach. Based on said interviews, as well interviews with real estate brokers specializing in the subject market area, the marketing exposure estimated for the subject property, considering the remnant nature of the site, is approximately 12 to 18 months.

MARKET DATA

MARKET DATA SUMMARY

LAND VALUE INDICATORS:

<u>Data</u>	<u>Sale Date</u> <u>Address</u>	<u>Zoning</u>	<u>Land Size</u>	<u>Corner</u> <u>Street Type</u>	<u>No. of Units</u> <u>Density</u>	<u>Sale Price</u>	<u>\$ Per SF</u> <u>\$ Per Unit</u>
1	4-18 3801 Franklin Ave., Fullerton	R3	16,340 sf	no/secondary	10 1/1,634	\$900,000	\$55.08 \$90,000
2	10-18 8722 Garden Grove Blvd., Garden Grove	MU-2	39,640 sf	no/primary	19 1/2,086	\$1,675,000	\$42.26 \$88,158
3	12-18 8281 Page St., Buena Park	GMU	100,624 sf	no/secondary	54 1/1,863	\$6,350,000	\$63.11 \$117,593
4	1-19 3534-3538 W. Savanna St., Anaheim	RM-4	33,810 sf	no/secondary	19 1/1,779	\$1,650,000	\$48.80 \$86,842
5	1-20 800 N. Figueroa St., Santa Ana	R2	17,860 sf	yes/secondary	6 1/2,977	\$935,000	\$52.35 \$155,833
6	5-20 7072 Spruce St., Westminster	R-2	22,500 sf	no/secondary	7 1/3,214	\$1,205,000	\$53.56 \$172,143

MARKET DATA #1

3801 Franklin Avenue
Fullerton



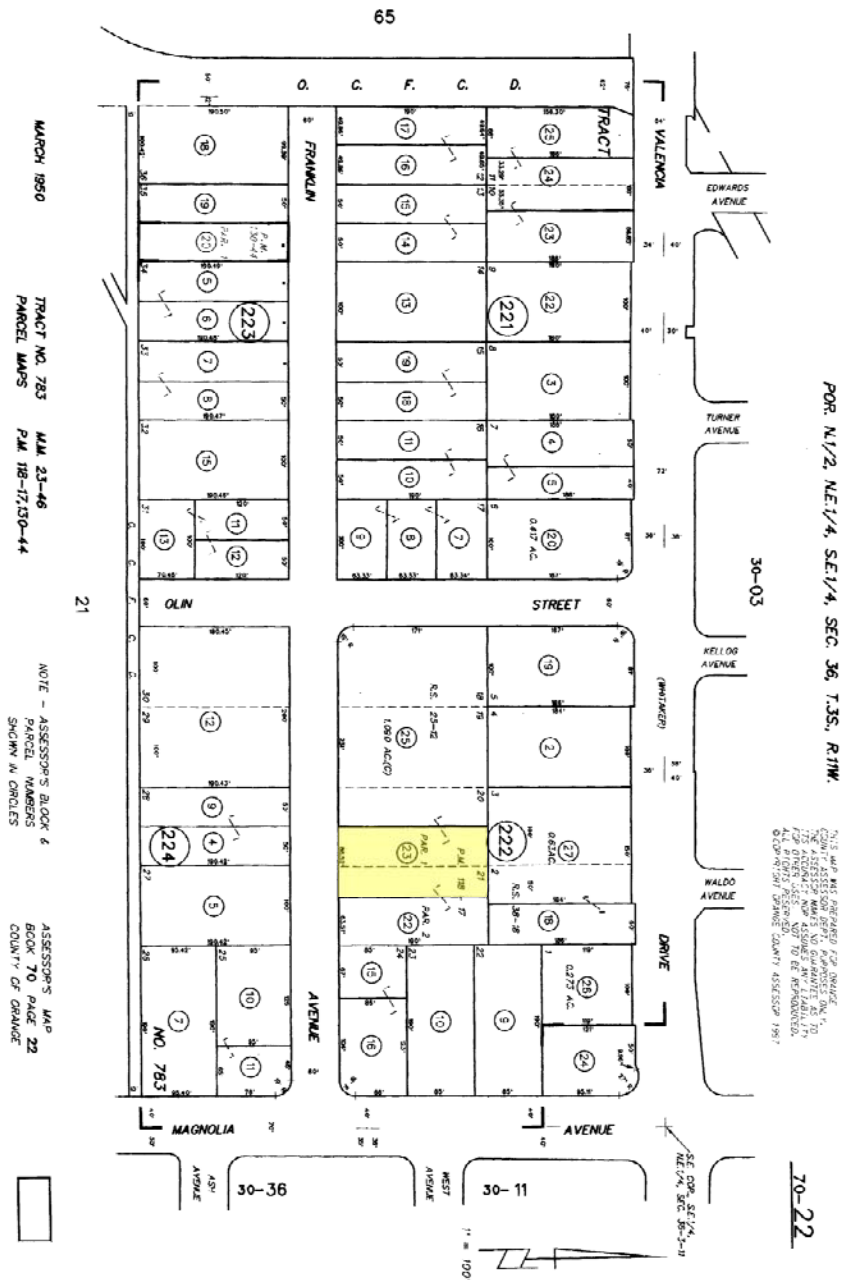
GRANTOR:	Ali Family Trust	APN:	070-222-23
GRANTEE:	3801 Franklin Partners, LLC	LAND SIZE:	16,340 sq.ft.
SALE DATE:	April 6, 2018	ZONING:	R3
DOC. NO.:	123699	TOPOGRAPHY:	Effectively level
SALE PRICE:	\$900,000	PRESENT USE:	Construction phase
TERMS:	All cash	UNIT RATE:	\$55.08 per SF land

COMMENT: The site was improved with a single family residence at the time of sale which was subsequently demolished to make way for a multiple family residential development.

R. P. LAURAIN
& ASSOCIATES

APPRAISERS - ANALYSTS

APN: 070-222-23



R. P. LAURAIN
& ASSOCIATES

APPRAISERS - ANALYSTS

MARKET DATA #2

8722 Garden Grove Boulevard
Garden Grove



GRANTOR:	Tyrone A. Covington	APN:	097-222-03
GRANTEE:	NRI Portfolios, LLC	LAND SIZE:	39,640 sq.ft.
SALE DATE:	October 15, 2018	ZONING:	MU-2
DOC. NO.:	373911	TOPOGRAPHY:	Effectively level
SALE PRICE:	\$1,675,000	PRESENT USE:	Used car lot
TERMS:	\$1,256,250 conventional	UNIT RATE:	\$42.26 per SF land

COMMENT: The subject property was purchased with the intent to redevelop condominiums, however there is a long term lease extending through 2020.

R. P. LAURAIN
& ASSOCIATES

APPRAISERS - ANALYSTS

APN: 097-222-03

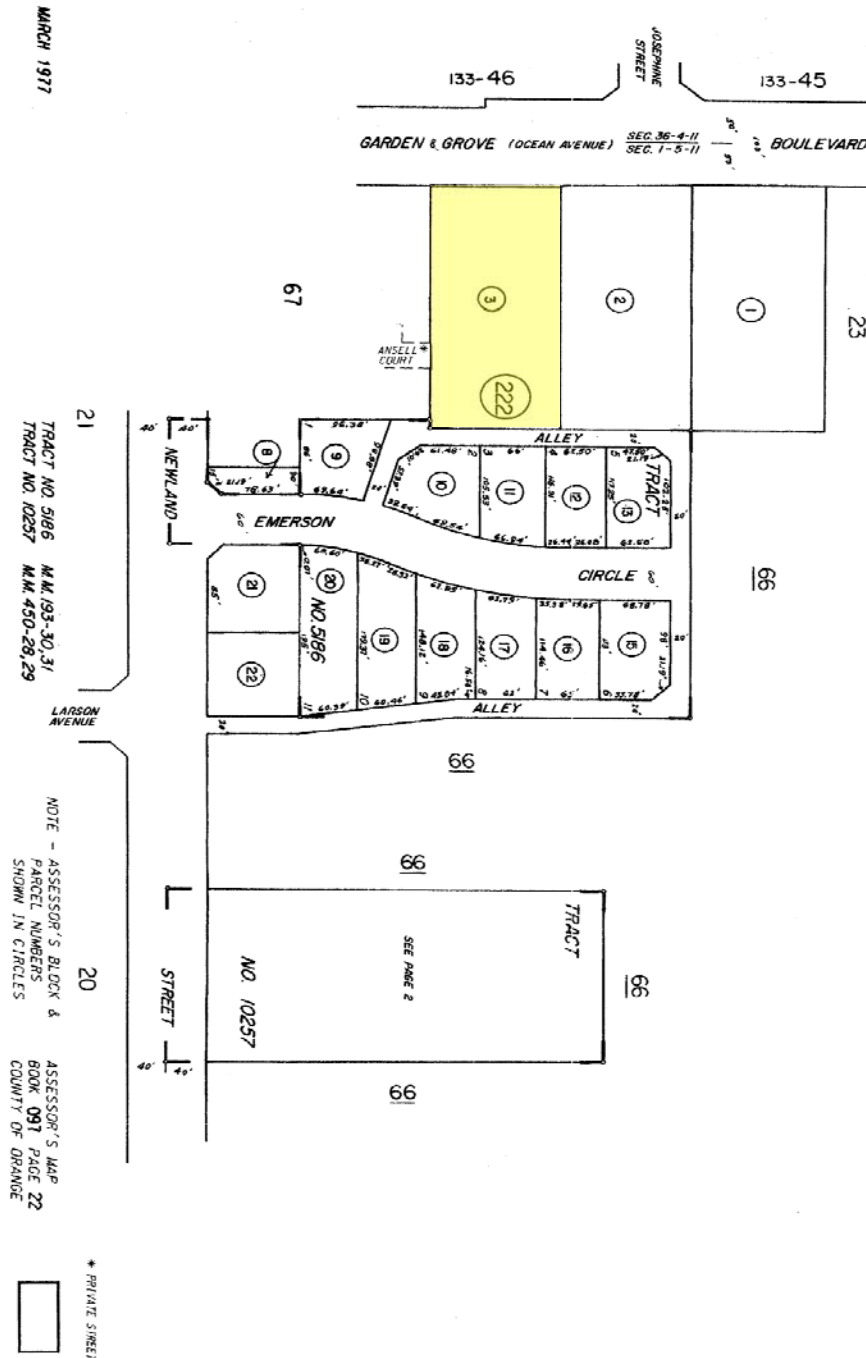
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POR. W 1/2, W 1/2, NE 1/4, SEC. 1, T 5 S, R 11 W

097-22

PAGE 1 OF 2
09722.00

1" = 100'



R. P. LAURAIN
& ASSOCIATES

APPRAISERS - ANALYSTS

MARKET DATA #3

8281 Page Street
Buena Park



GRANTOR:	First Church of the Nazarene Buena Park	APN:	070-080-48
GRANTEE:	Olson Urban II-Buena Park 6, LLC	LAND SIZE:	100,624 sq.ft.
SALE DATE:	December 18, 2018	ZONING:	GMU
DOC. NO.:	478581	TOPOGRAPHY:	Effectively level
SALE PRICE:	\$6,350,000	PRESENT USE:	Construction phase
TERMS:	All cash to seller	UNIT RATE:	\$63.11 per SF land

COMMENT: The subject property was improved with an older church building at the time of sale and is currently being developed with 54 housing units.

R. P. LAURAIN
& ASSOCIATES

APPRAISERS - ANALYSTS

[illegible]

APPRAISERS - ANALYSTS

MARKET DATA #4

3534-3538 West Savanna Street
Anaheim



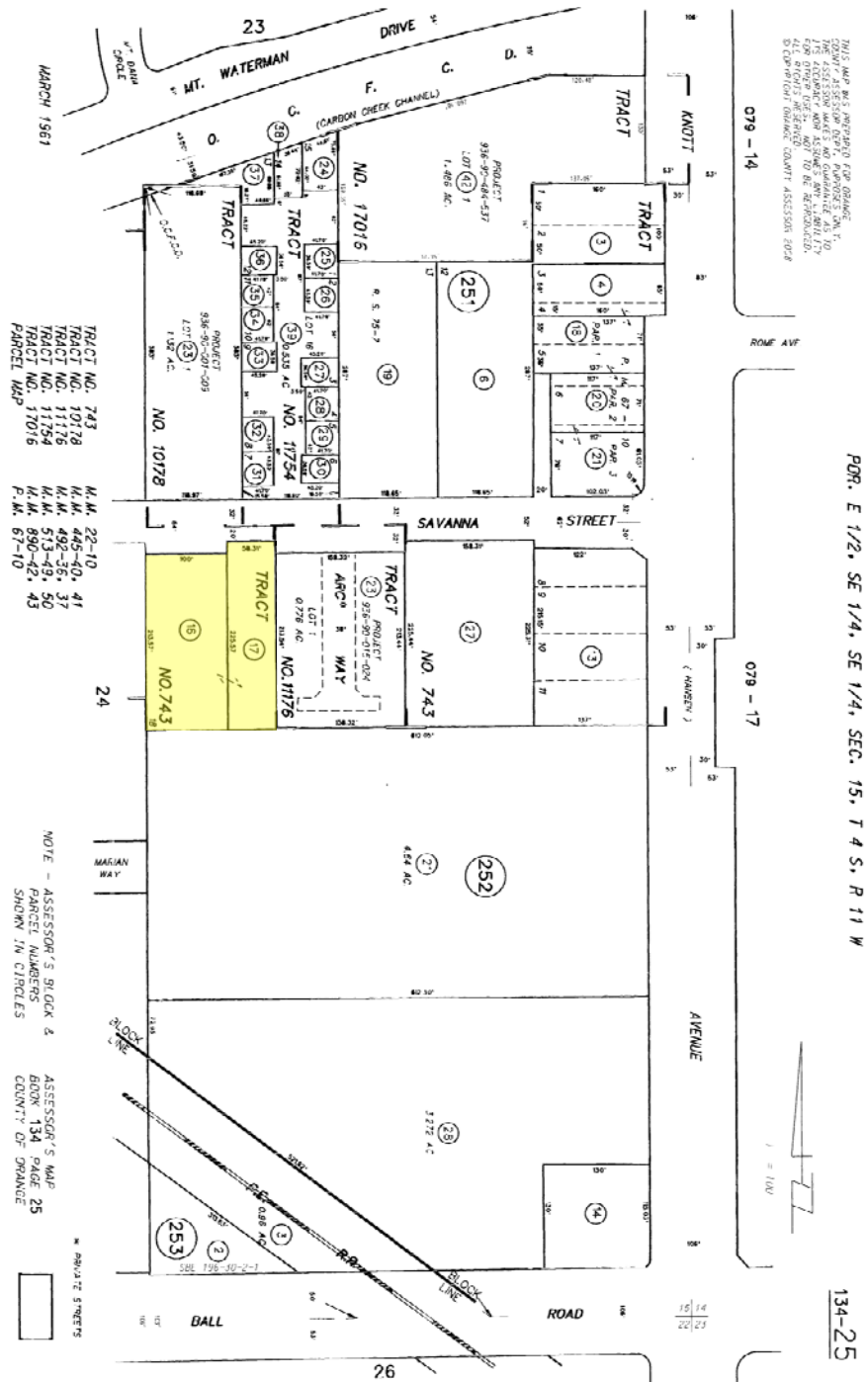
GRANTOR:	Ronald L. Lacher	APN:	134-252-16, 17
GRANTEE:	Bonanni Development & JB Construction	LAND SIZE:	33,810 sq.ft.
SALE DATE:	January 4, 2019	ZONING:	RM-4
DOC. NO.:	2725	TOPOGRAPHY:	Effectively level
SALE PRICE:	\$1,650,000	PRESENT USE:	Construction phase
TERMS:	\$1,035,000 conventional	UNIT RATE:	\$48.80 per SF land

COMMENT: The buyer acquired the site without entitlements. The sale included two separate parcels each of which were developed with a single family residence. The dwellings were subsequently demolished and the site is currently being developed with 19 townhomes. The land area is net of street dedication.

R . P . LAURAIN
& ASSOCIATES

APPRAISERS - ANALYSTS

APN: 134-252-16, 17



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& ASSOCIATES

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MARKET DATA #5

800 Figueroa Street
Santa Ana



GRANTOR:	Coboraca Investment, Inc.	APN:	198-161-48, 49, 50
GRANTEE:	Ngoc T. Nguyen	LAND SIZE:	17,860 sq.ft.
SALE DATE:	January 29, 2020	ZONING:	R2
DOC. NO.:	39769	TOPOGRAPHY:	Effectively level
SALE PRICE:	\$935,000	PRESENT USE:	Multiple family
TERMS:	\$620,000 conventional	UNIT RATE:	\$52.80 per SF land

COMMENT: The subject property was improved with a dilapidated office building at the time of sale which was subsequently demolished to make way for a multiple family residential development containing six units.

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APPRAISERS - ANALYSTS

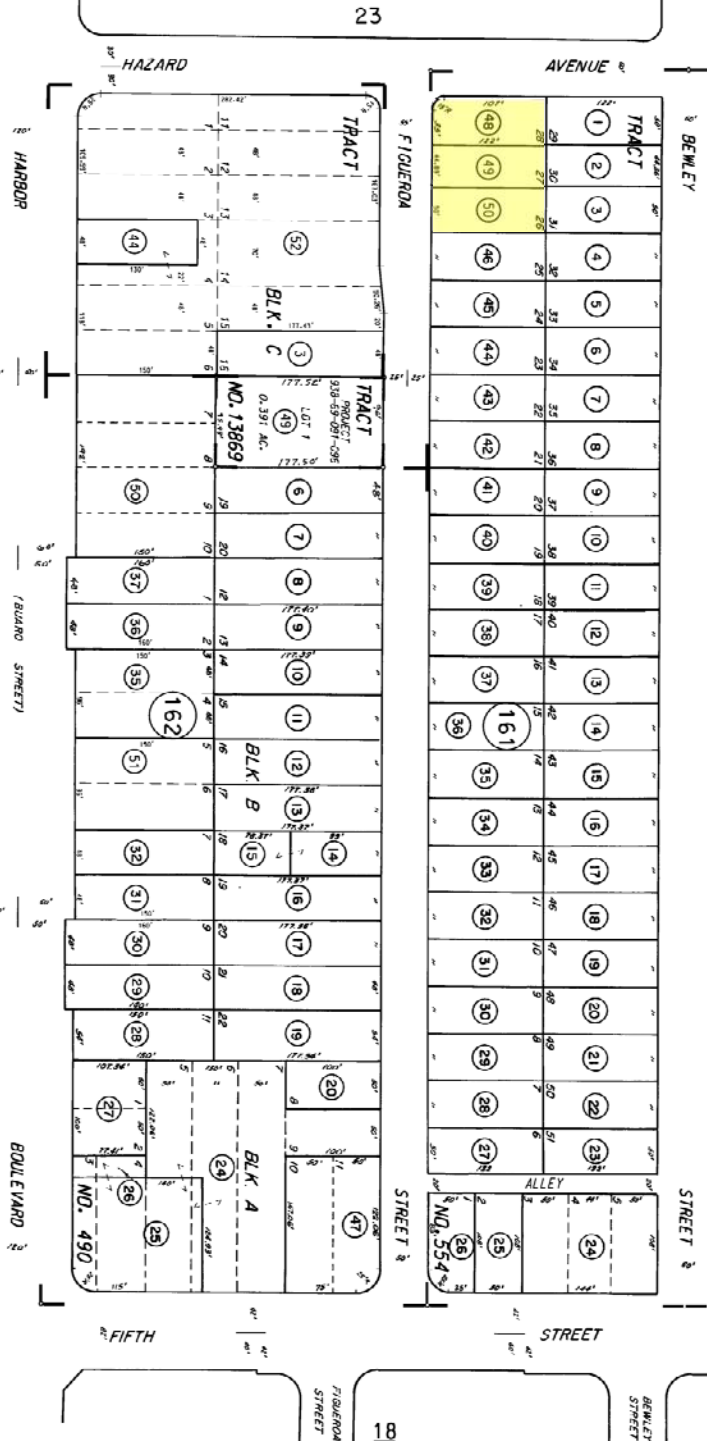
APN: 198-161-48, 49, 50

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17

1" = 100'

198-16



JANUARY 2016

TRACT NO. 490
TRACT NO. 554
TRACT NO. 13869

M.M. 17-22
M.M. 20-35
M.M. 642-23 to 25 incl.

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

ASSESSOR'S MAP BOOK 198 PAGE 16 COUNTY OF ORANGE

R. P. LAURAIN & ASSOCIATES

APPRAISERS - ANALYSTS

MARKET DATA #6

7072 Spruce Street
Westminster



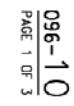
GRANTOR:	Nomiyama TT&T Living Trust	APN:	096-102-03
GRANTEE:	Tony Nguyen	LAND SIZE:	22,500 sq.ft
SALE DATE:	May 29, 2020	ZONING:	R-2
DOC. NO.:	244862	TOPOGRAPHY:	Effectively level
SALE PRICE:	\$1,205,000	PRESENT USE:	SFR scheduled for demolition
TERMS:	All cash	UNIT RATE:	\$53.56 per SF land

COMMENT: The site is improved with a single family residence scheduled for demolition and clearing to make way for a new multiple family residential development. The site was unentitled at the time of sale.

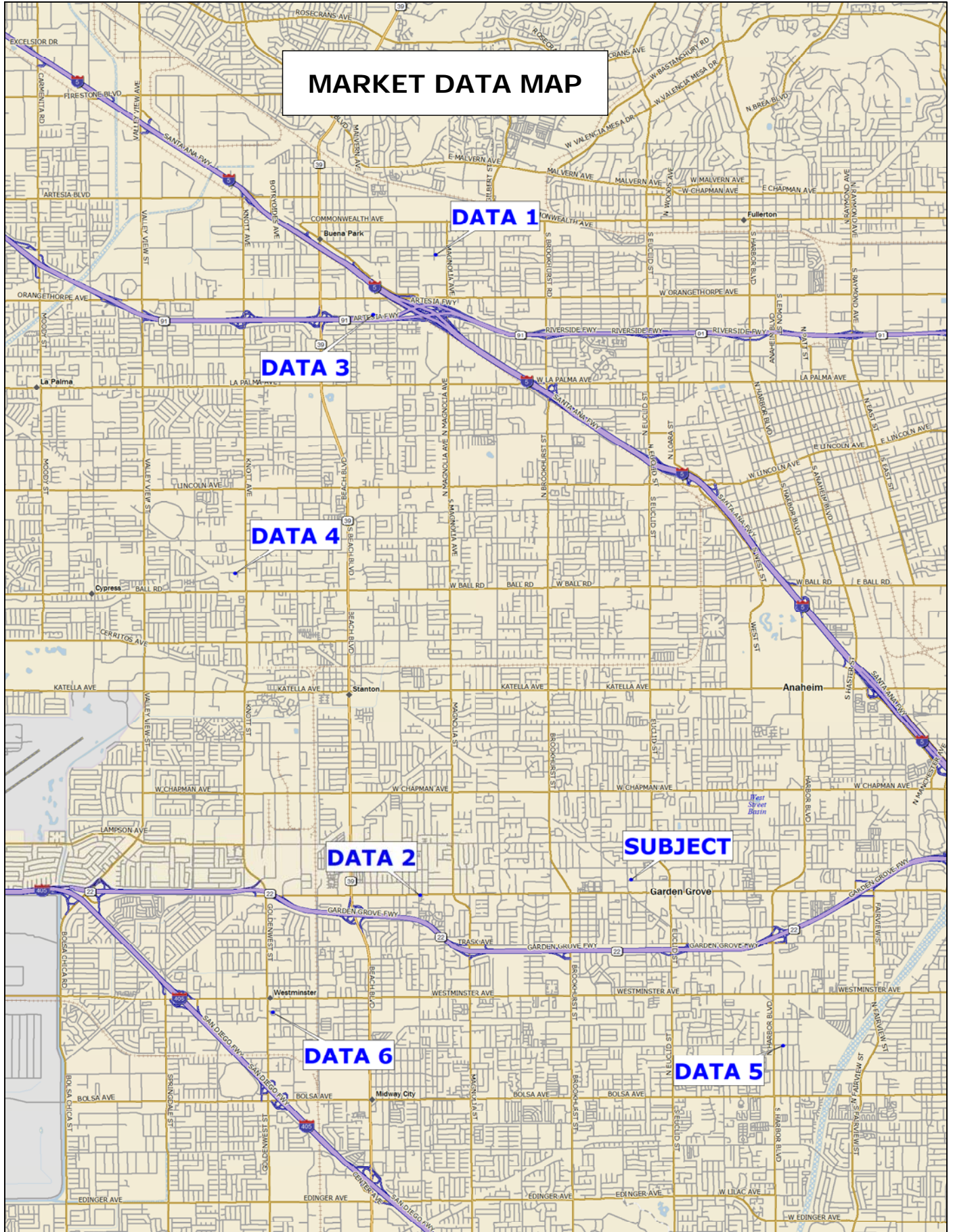
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ADDENDA

See Photo No. 1 on first page of Subject Property Description Section.

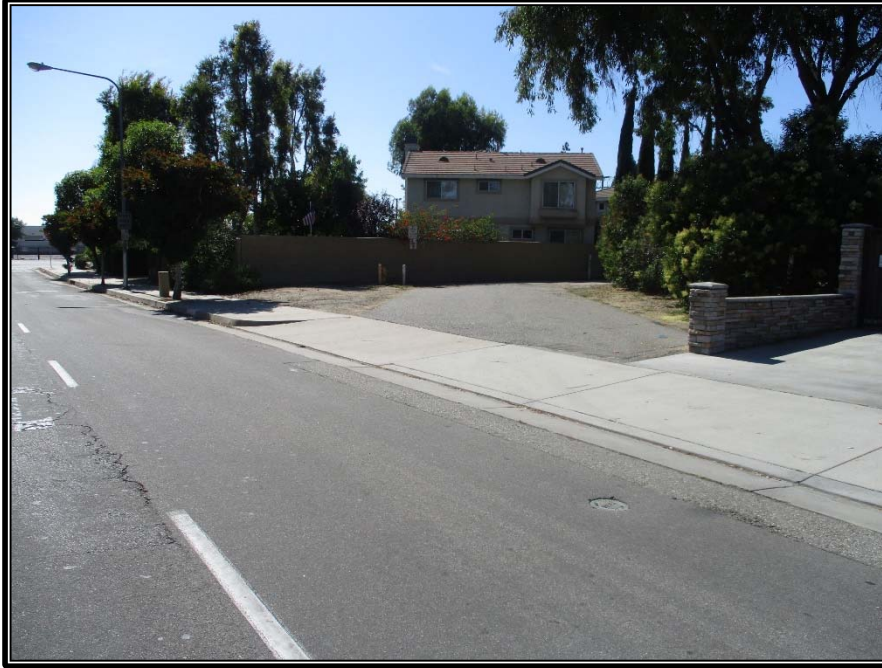


PHOTO NO. 2: View looking northwesterly at the subject property from Acacia Parkway.



PHOTO NO. 3: View northeasterly at the subject property from Acacia Parkway.



PHOTO NO. 4: View looking east along Acacia Parkway.



PHOTO NO. 5: View looking west along Acacia Parkway.

**COSTAR MULTIPLE FAMILY
SUBMARKET REPORT EXCERPT**

12 Mo. Delivered Units

80

12 Mo. Absorption Units

146

Vacancy Rate

4.1%

12 Mo. Asking Rent Growth

3.5%

With the county seat located within the submarket, Central OC West's (of I-5) housing options mostly fall within the more affordable slice of inventory. Vacancies are among the lowest in the metro and, with the exception of Tustin, have mostly trended below vacancies in neighboring submarkets. Even in the new supply that has delivered in the submarket this cycle, steady, albeit slow, lease-up has kept the vacancy rate from rising too much, mostly keeping it below the

historical average.

With Orange County showing slowing economics overall, in addition to the rising vacancies, rent growth has slowed in recent years, though there has been a small resurgence since the start of 2019. Central OC West continues to be in the top tier of targets for investors in the metro, though pricing has remained well below the metro average.

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	4,412	6.0%	\$2,393	\$2,389	25	0	448
3 Star	13,505	4.2%	\$1,862	\$1,853	(6)	0	0
1 & 2 Star	21,646	3.7%	\$1,536	\$1,528	(10)	0	0
Submarket	39,563	4.1%	\$1,804	\$1,796	9	0	448

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.2%	4.1%	4.4%	6.2%	2009 Q4	2.3%	2000 Q2
Absorption Units	146	135	79	1,678	2010 Q3	(436)	2001 Q4
Delivered Units	80	190	114	1,423	2010 Q3	0	2018 Q3
Demolished Units	0	12	5	190	2007 Q4	0	2019 Q3
Asking Rent Growth (YOY)	3.5%	2.7%	1.8%	7.9%	2001 Q1	-6.1%	2009 Q4
Effective Rent Growth (YOY)	4.1%	2.7%	1.9%	7.8%	2001 Q1	-6.3%	2009 Q4
Sales Volume	\$378 M	\$224.8M	N/A	\$457.6M	2010 Q4	\$37.3M	2011 Q4

Orange County's employment hubs are located in cities to the south and west, and Central OC West is a submarket heavily reliant on the service trade. Although the county seat is located within the submarket, residents with those administrative and support service jobs most prevalent in Santa Ana are more likely to fill the rosters of 2 and 3 Star communities than they are to rent new product.

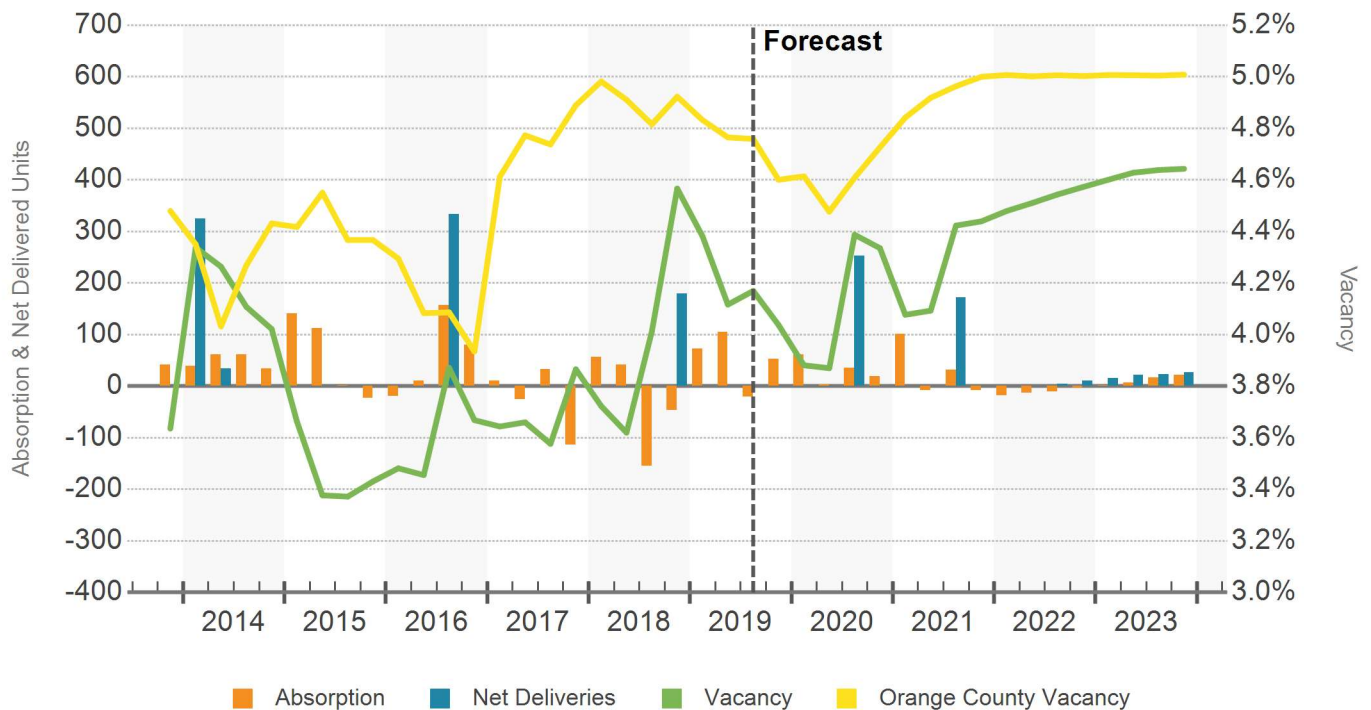
Downtown Santa Ana continues to gentrify and add restaurants, theaters, and shops in the hope of attracting younger residents and visitors, but the median household income for residents within two miles of central Santa Ana still sits below \$52,000. In addition, work has now begun on the \$400 million light rail project that would connect Downtown Santa Ana with Garden Grove, providing another outlet for residents to expand their employment opportunities. The submarket also includes a few Opportunity Zones, mostly in Downtown Santa Ana. The city is hoping that developers will be

enticed to build and renovate projects in these areas due to the tax benefits that the federal program provides.

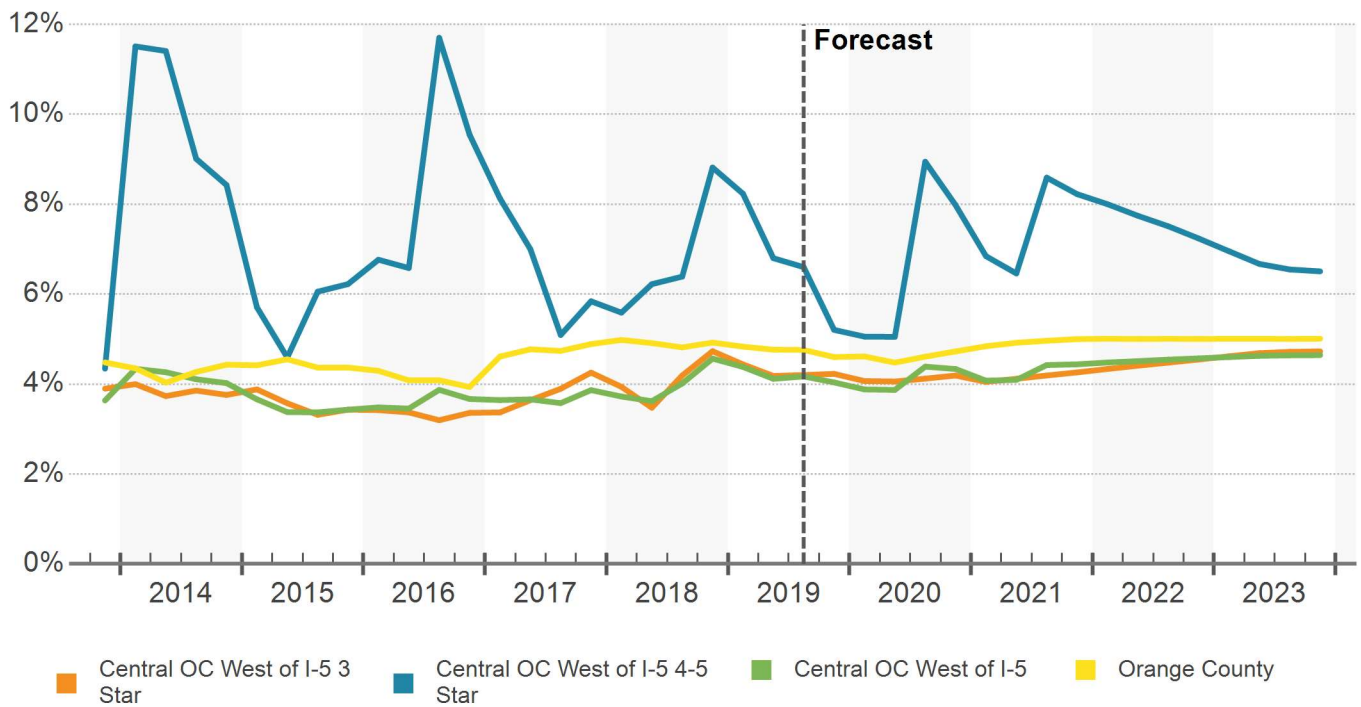
Perhaps because of the demographics, leasing of new properties in the submarket has been slow. While the metro's new inventory has been averaging around 25 units a month in the past few years during lease-up, Central OC West has seen leasing slightly below that. Communities in lease-up since 2014 have seen an average absorption of around 20 units a month. The newest property in the submarket, the 180-unit Brookhurst Place, delivered in October 2018 and has seen absorption of less than 15 units a month.

This slower than average absorption of new units, and some recent negative absorption caused vacancies to rise at the end of 2018. However, the continuing leasing up of the new units has allowed vacancies to compress back below the historical levels and continue to trend at one of the lowest levels in the metro.

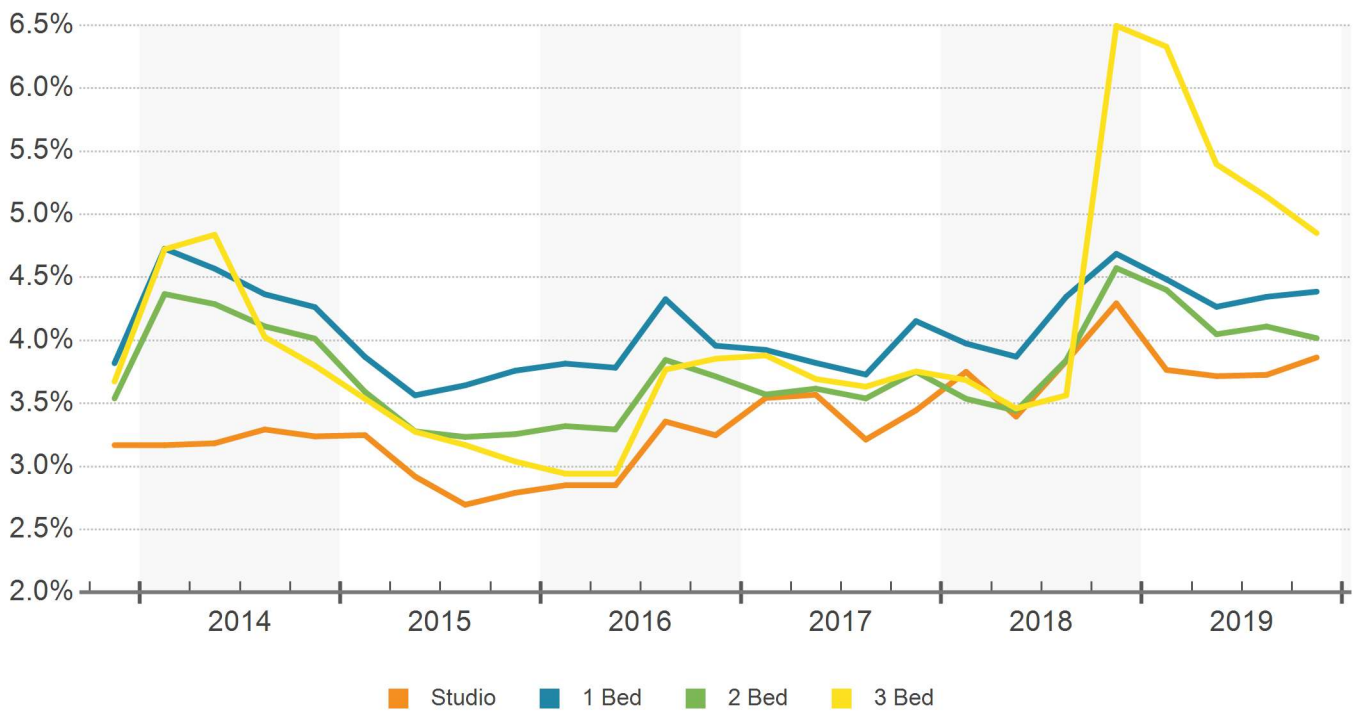
ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



VACANCY BY BEDROOM



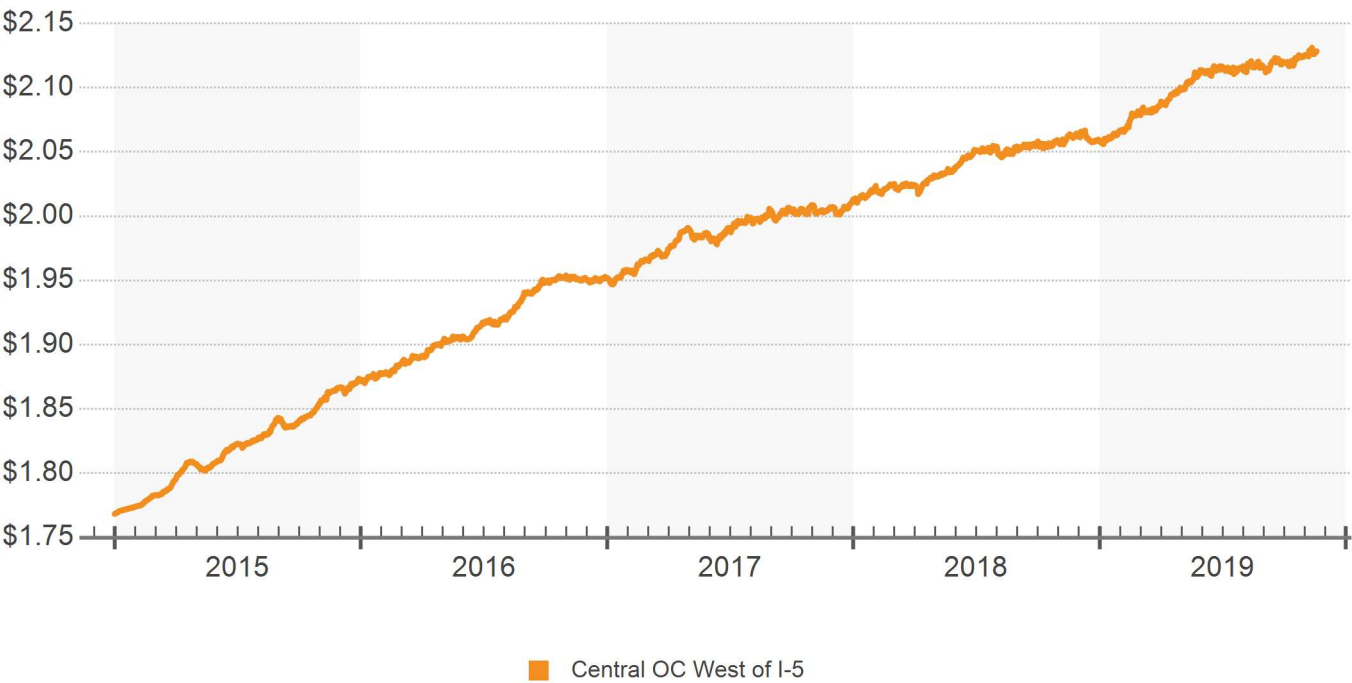
Median household income in Central OC West is the lowest in the metro and the only one below \$65,000, with rental households bringing in considerably less. Residents with lower than average incomes might be most comfortable in 2 and 3 Star apartments, where rent will consume only about 35% of income. Inventory rated 4 & 5 Star in the submarket may be out of reach of most residents, accounting for more than 50% of a renter's household income.

Rent growth has begun to slow in the past few years. Even still, rent growth only slowed by around 50 basis points last year, versus the more than 100 points it had

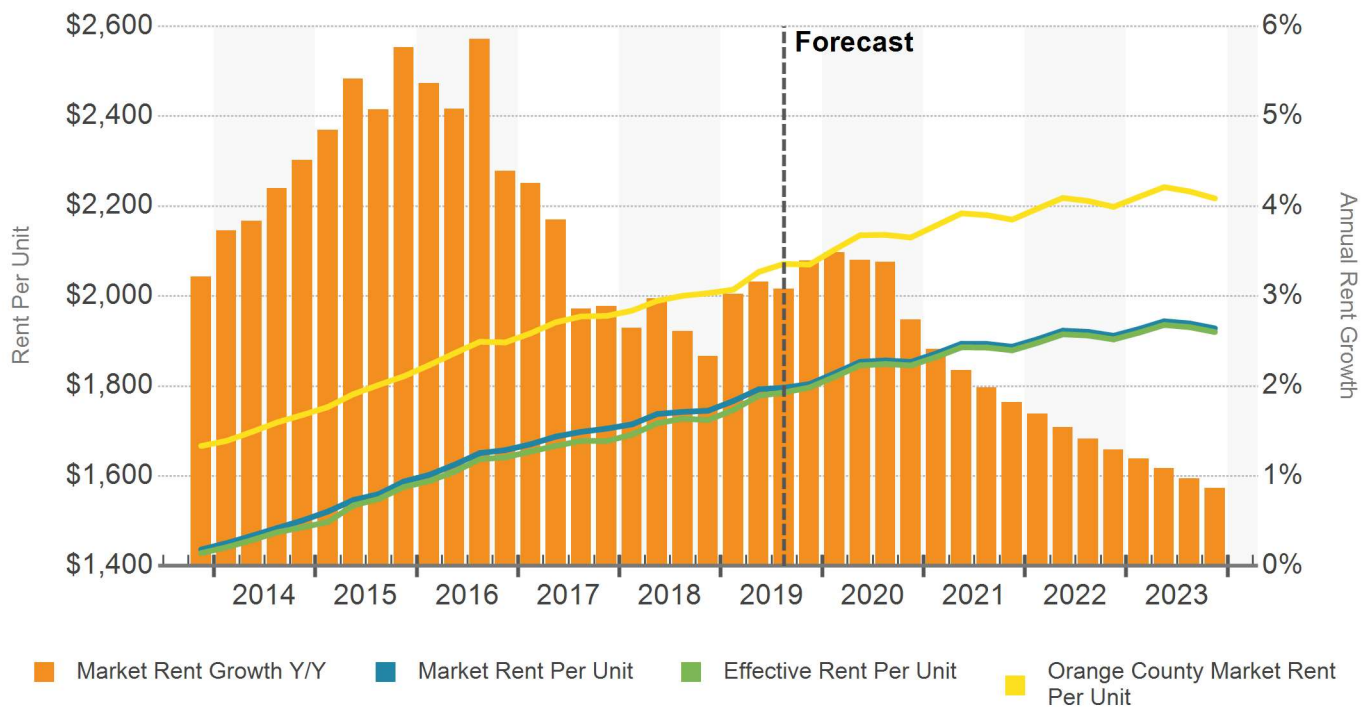
slowed in the previous two years. Annual rent growth currently sits around 3.5%, right around the historical average.

The newest inventory in the submarket easily posts the highest rents. These communities are highly amenitized, with bowling alleys and wine-tasting rooms. Studios are nearly nonexistent in this slice, an indication of the demographic that developers are targeting: families and empty nesters. AMLI Uptown Orange and Brookhurst Place, some of the area's newest properties, average \$2,520/month and \$2,660/month respectively, similar to Irvine's newer communities.

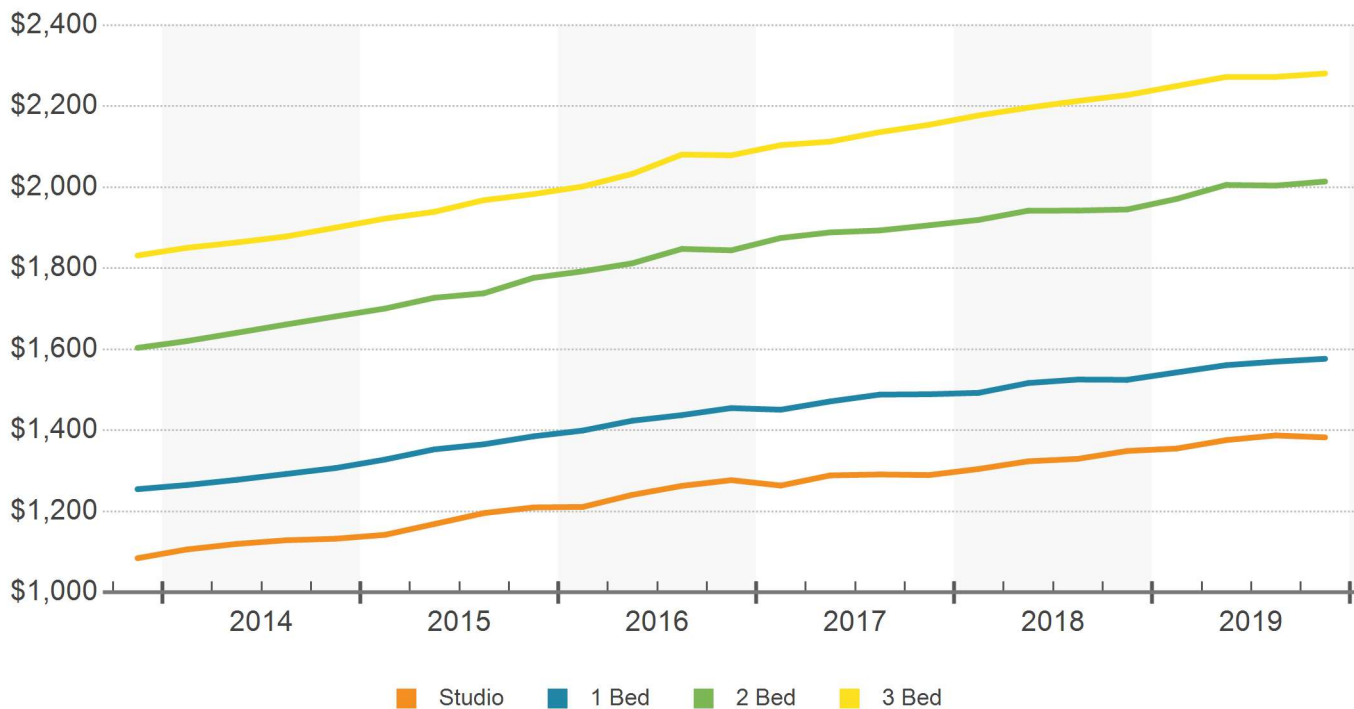
DAILY ASKING RENT PER SF



MARKET RENT PER UNIT & RENT GROWTH



MARKET RENT PER UNIT BY BEDROOM



It took some time following the recession, but builders have returned to the submarket over the past several years. Construction costs, though, continue to mount. The city of Santa Ana last estimated that building new apartments can cost close to \$300,000/unit, about 40% of which is in soft costs.

The newest development in the submarket is the aforementioned Brookhurst Place. The mega-development is located in Garden Grove and was developed by Kam Sang Company and Atlantic Times Square and delivered the first phase, 180 units, of a 640-unit mixed-use project in fall 2018. While the retail component should bring in up to 400 permanent and temporary retail workers, it's unlikely that the new apartments will be within their financial reach. The project is Garden Grove's first 4 & 5 Star development of any size, and apartments average more than \$2,660/month in an area with a median household income under \$60,000.

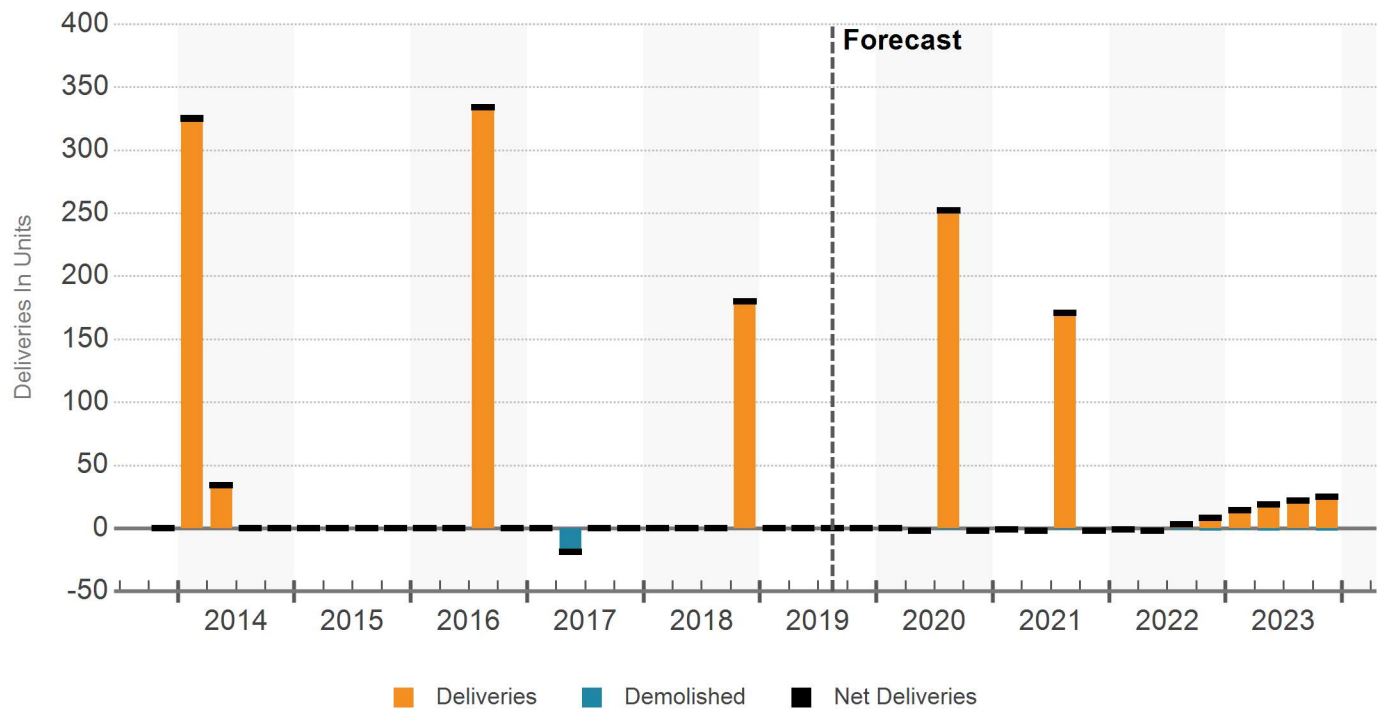
The other large development to deliver in recent years was the AMLI Uptown Orange. The property was built to take advantage of its proximity to UCI Medical Center and City Tower, targeting doctors and white-collar

professionals who can afford to pay rents well above the submarket's norms. The 334-unit development's location next to the Outlets at Orange should appeal to those looking for a live/work/play environment, not to mention those interested in living in a LEED Silver-designated property. While lease-up of the community was below the metro average at the time, it was one of the highest in the submarket, with around 22 units a month absorbing as it stabilized in about four quarters.

Developers seem to be continuing the recent focus on Santa Ana. The few projects under construction in the submarket are all located in Santa Ana, and many of the largest proposed projects also fall within city limits. One of the largest projects under construction is LaTerra Development's the Charlie, a 228-unit community. The project is located off of Westminster Avenue and is set to complete in the fall of 2019.

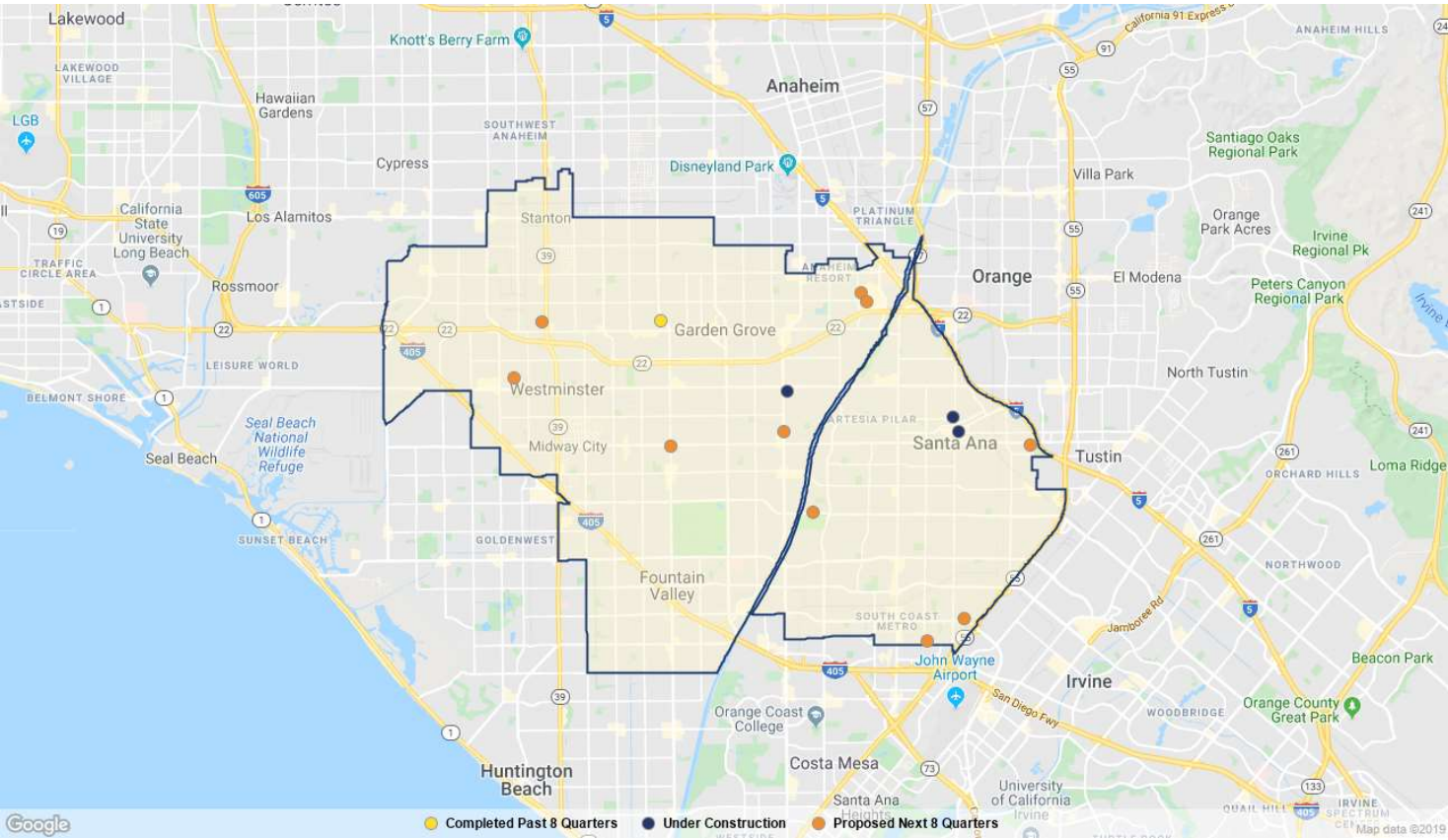
Many of the proposed projects in Santa Ana also fall within Opportunity Zones in the city. While communities such as Caribou Industries' 625IVE have seemingly stalled in the pipeline, there is a chance that the federal incentives might be enough to see these projects get off the ground.

DELIVERIES & DEMOLITIONS

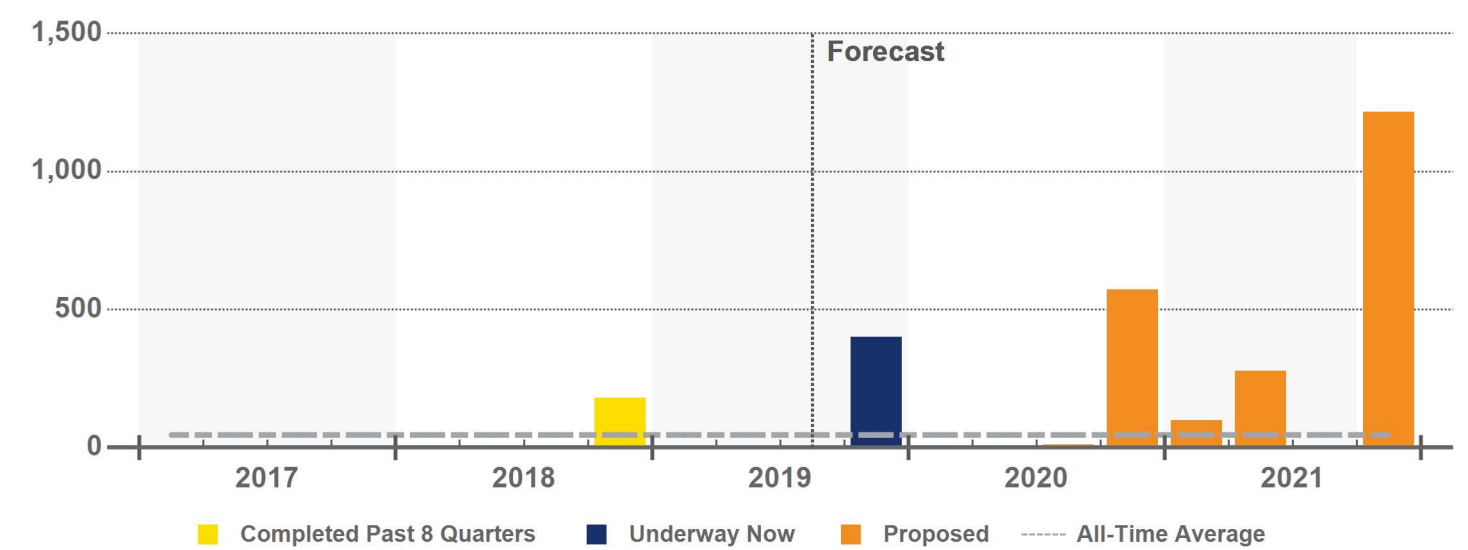


All-Time Annual Avg. Units	Delivered Units Past 8 Qtrs	Delivered Units Next 8 Qtrs	Proposed Units Next 8 Qtrs
184	180	400	2,177

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN UNITS



RECENT DELIVERIES

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1 Brookhurst Place 12801 Brookhurst St	★ ★ ★ ★ ★	180	5	Jan-2016	Oct-2018	Kam Sang Company, Inc. Kam Sang Company, Inc.

UNDER CONSTRUCTION

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1 The Charlie 3630 Westminster Ave	★ ★ ★ ★ ★	228	4	Aug-2017	Dec-2019	LaTerra Development Judkins, Glatt & Hulme LLP
2 888 Tower 888 N Main St	★ ★ ★ ★ ★	148	10	Jan-2019	Dec-2019	Caribou Industries Caribou Industries
3 4th Street Market Apartm... 201 E 4th St	★ ★ ★ ★ ★	24	2	Oct-2018	Dec-2019	S & A Properties S & A Properties

PROPOSED

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1 Elan 1660 E First St	★ ★ ★ ★ ★	603	6	Nov-2019	Nov-2021	Wermers Properties Quarry Capital LLC
2 City Plaza Apartments 1 City Blvd W	★ ★ ★ ★ ★	332	5	Nov-2019	Nov-2020	Greenlaw Partners Greenlaw Partners
3 Legado at The Met 200 E First American Way	★ ★ ★ ★ ★	278	5	Nov-2019	May-2021	Legado Companies Legado Companies
4 Legacy Sunflower 651 Sunflower Ave	★ ★ ★ ★ ★	223	5	Nov-2019	Nov-2020	Legacy Partners -
5 City Parkway West Apart... 500-600 City Parkway	★ ★ ★ ★ ★	213	5	Nov-2019	Nov-2021	Greenlaw Partners Greenlaw Partners
6 Bolsa Row 10002 Bolsa Ave	★ ★ ★ ★ ★	200	5	Nov-2019	Nov-2021	- Ip Westminster Llc
7 The Village @ Beach 7901 Garden Grove Blvd	★ ★ ★ ★ ★	200	2	Nov-2019	Dec-2021	Brookfield Residential -
8 421 N Harbour Blvd	★ ★ ★ ★ ★	99	4	Nov-2019	Mar-2021	- Sancam, Inc.
9 3025 W Edinger St	★ ★ ★ ★ ★	18	3	Nov-2019	Nov-2020	- City of Santa Ana
10 7251 20th St	★ ★ ★ ★ ★	11	3	Nov-2019	Sep-2020	- Christopher J Albers

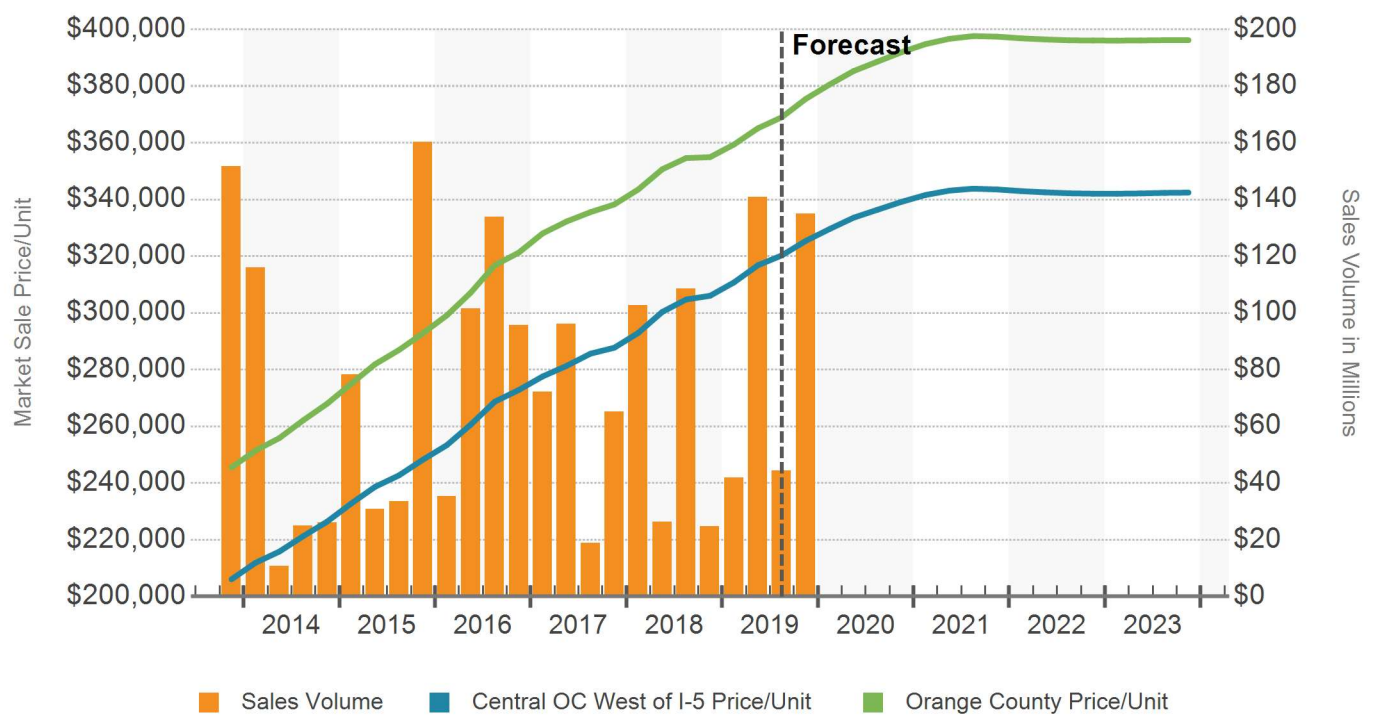
Central OC West continues to be among the top targets for investors in the metro, alongside North County, and the number of transactions each year is typically north of 50. Investors of all stripes, from those looking for five units to those in search of institutional product, are active. Units are trading for among the lowest prices in the metro. Market cap rates are a bit higher here than in the rest of Orange County, although they, too, sit below 5%.

The submarket's investment profile aligns neatly with North County, where the stock is older, comprising primarily 2 and 3 Star communities, and often has some deferred maintenance. A typical sale in the submarket would be the sale of the Tuscan Villas Apartments in December 2018 for \$10 million. The 38-unit apartment complex was 100% occupied, which resulted in a reported 4.25% cap rate. This was after the previous

owner had bought the property in mid-2017 for \$8.15 million and made minor renovations to the property. More recently, the Bush Court Apartments sold in February 2019 for \$12.55 million (\$222,700/unit). The 2 Star, 55-unit community had been renovated since it had last sold in 2012 when the price was \$6.5 million and it was 100% occupied.

While most sales involve smaller assets, a few big properties will trade here. Perhaps most notably, LaTerra Development sold its still-under-construction complex in Santa Ana, in June 2019, for \$100.8 million (\$442,300 per unit). The 228-unit apartment will be rebranded from the planned "The Line" to "The Charlie" by the new owners. LaTerra Development will continue with the development of the project, which is scheduled to finish this summer, and it will stay aboard until the property is stabilized.

SALES VOLUME & MARKET SALE PRICE PER UNIT



Sales Past 12 Months

Central OC West of I-5 Multi-Family

Sale Comparables

Avg. Price/Unit (thous.)

Average Price (mil.)

Average Vacancy at Sale

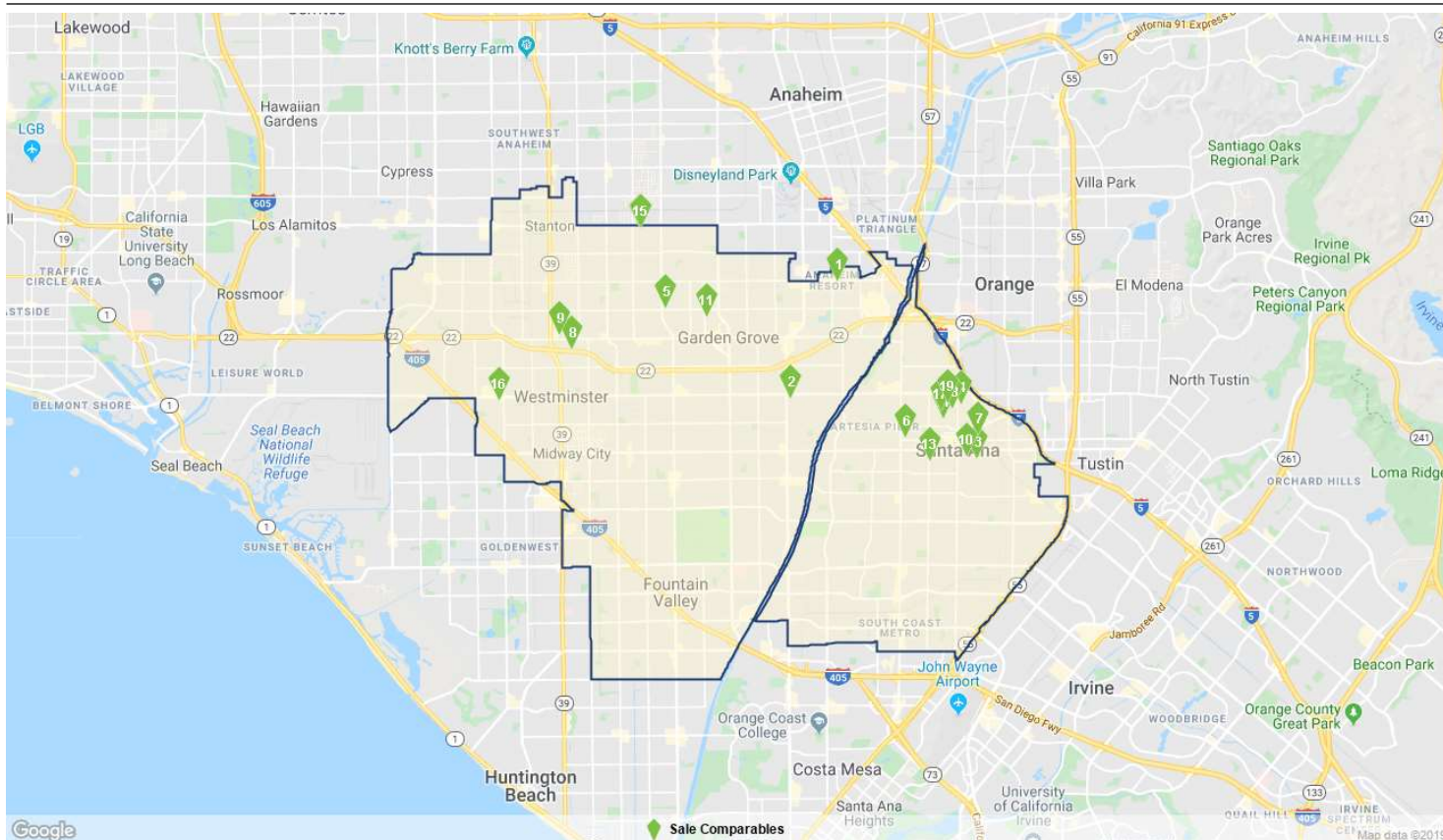
113

\$277

\$6.3

5.0%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$152,000	\$6,267,989	\$1,643,009	\$108,100,000
Price Per Unit	\$30,400	\$277,185	\$247,916	\$492,072
Cap Rate	2.5%	4.5%	4.4%	7.0%
Vacancy Rate at Sale	0%	5.0%	0%	100%
Time Since Sale in Months	0.1	5.8	6.1	12.0
Property Attributes	Low	Average	Median	High
Property Size in Units	2	15	6	402
Number of Floors	1	1	2	5
Average Unit SF	0	782	752	3,298
Year Built	1906	1963	1961	2019
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.1	★ ★ ★ ★ ★	★ ★ ★ ★ ★



**ORANGE COUNTY
REGIONAL DATA**

REGIONAL DATA

The value of real property is influenced by the attributes and utility of land and physical improvements, as well as inter-relationships of markets, demographic forces, transportation, government, environmental influences and other factors. Said factors influence the location and density of population distribution and activities in certain areas and regions over others.

ORANGE COUNTY REGION:

The County of Orange is located generally along the California coastline, between Los Angeles County and San Diego County. It occupies 798 square miles and has 42 miles of oceanfront. There are 33 cities and 13 unincorporated communities in the County. The climate is mild throughout the year with an average rainfall of 15 inches. The coastal region is subject to early morning fog, and as a result, sunshine is recorded about 60% of the year while farther inland this percentage increases to 80%. Mean temperatures range from 48° to 76° Fahrenheit.

The Orange County population has grown from 61,375 in 1920 to 216,224 in 1950, 487,701 in 1960, 1,420,386 in 1970, 1,932,700 in 1980, 2,410,556 in 1990, and 2,846,289 in 2000. According to the 2010 census, Orange County's population totaled 3,010,232. This was an increase of 163,943 or 4.76% over the County's 2000 census figure. The County's growth rate has averaged approximately 2% annually during the entire period.

The City of Santa Ana serves as the county seat and is the largest city in Orange County with a population of 334,227. The City of Anaheim rates as the second largest city with a population of 336,265. The race/ethnic make-up of Orange County is 60.8% white; 33.7% Hispanic; 18.2% Asian and Pacific Island; 1.7% black; 0.6% native American; 15.0% remainder.

Transportation in Orange County is provided for by a variety of means. John Wayne (Orange County) Airport, located in Newport Beach, is the county's only major airport; Long Beach Airport and Los Angeles International Airport, in Los Angeles County, are also frequently used by Orange County residents. Commercial seaport terminals are available in San Diego County, and Long Beach/Los Angeles harbors. Railroad services are provided by Atchison, Topeka and Santa Fe, National Amtrak, and Southern Pacific. There are approximately 600 trucking lines which operate in Southern California and that serve Orange County. Orange County is intersected by eight freeways and

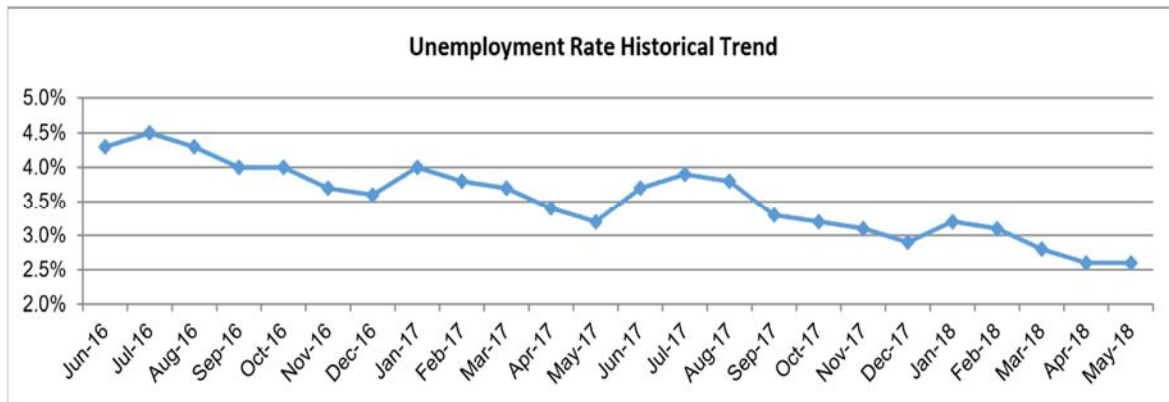
REGIONAL DATA (Continued)

ORANGE COUNTY REGION: (Continued)

numerous state highways. Bus transportation is provided for by Greyhound Lines, Southern California Rapid Transit District, and the Orange County Transit District.

Per the State of California Employment Development Department, please note the following:

The unemployment rate in the Orange County was approximately 2.6% in May of 2018, unchanged from the revised 2.6% in April of 2018, and below the year-ago estimate of 3.2 percent. This compares with an unadjusted unemployment rate of 3.7% for California and 3.6% for the nation during the same period.



Refer to the January 2018 metrics pertaining to the breakdown of employment, by industry, on the following page.

REGIONAL DATA (Continued)**ORANGE COUNTY REGION:** (Continued)**Orange County Industry Employment Comparisons**

Orange County Industry Employment	Dec-16	Nov-17	Dec-17	YoY % Change	MoM % Change
Professional & Business Services	300,600	304,400	308,400	2.6%	1.3%
Educational & Health Services	204,200	208,300	209,200	2.4%	0.4%
Leisure & Hospitality	211,100	219,700	220,900	4.6%	0.5%
Retail Trade	159,500	160,500	160,600	0.7%	0.1%
Government	164,000	161,900	160,300	-2.3%	-1.0%
Durable Goods Manufacturing	116,400	112,100	112,000	-3.8%	-0.1%
Financial Activities	119,300	117,800	118,200	-0.9%	0.3%
Construction	96,900	104,700	104,300	7.6%	-0.4%
Wholesale Trade	81,600	80,900	81,300	-0.4%	0.5%
Other Services	50,100	53,300	53,800	7.4%	0.9%
Nondurable Goods Manufacturing	40,700	39,400	39,700	-2.5%	0.8%
Transportation, Warehousing & Utilities	29,600	27,700	28,600	-3.4%	3.2%
Information	25,900	26,100	26,200	1.2%	0.4%
Mining and Logging	500	500	500	0.0%	0.0%

This indicator breaks down Orange County's employment by industry for the current month, comparing changes in employment levels since the previous month and the previous year.

Source: California Employment Development Department

REGIONAL DATA (Continued)

ORANGE COUNTY REGION: (Continued)

Per Zillow, in May 2018, the county's median sales price of existing homes (resale activity) was \$700,000. Condominium, duplex or townhouse style housing generally range in value from \$450,000 to \$550,000. Sales of condominium and townhouse development projects were extremely strong during the 1980s and early 1990s, especially in the first-time buyer market. There was a substantial decline in value of all types of properties within the greater Southern California region between 1991 and 1996. Overall housing prices declined between 20% and 40% between 1991 and 1997, depending primarily on location and value range.

Beginning in 1998, there was evidence of increased real estate market activity. There was a general upward value trend affecting residential properties within the immediate and general subject market area, from 2003 through the mid portion of 2006, after which property values generally stabilized. Beginning in 2007, residential property values began to decrease significantly. The decrease in residential sales activity and pricing continued through the latter portion of 2008, due primarily to the subprime credit and housing crisis, multi-billion dollar write-downs of mortgage-backed securities by regional and national banks, and a lack of available financing. In the mid to latter portion of 2009 residential values abruptly stabilized, due primarily to fiscal stimulus programs and first time home buyer tax credits. In 2010, certain markets began to experience an increase in sales, as well as a nominal increase in property values (5%-10%). Any brief increases in residential property values in the mid portion of 2010 subsequently subsided and were considered to be attributed to the first time home buyers tax credit. In 2013 residential property values resumed and upward trend with a slight increase in pricing and sales activity. The upward trend generally continued through 2017 and appears to have stabilized in recent months.

Orange County has experienced high levels of development within the past 25 years. Most of the acreage and undeveloped land parcels are located within the eastern and northeastern portion of the County. There are 143,915 acres dedicated for residential use, 25,115 acres dedicated for commercial use, and 112,112 acres of open space. Development intensity has increased near the coastline in southern Orange County, and parts of northern San Diego County. Development, however, between 1991 and 1997, and again between 2007 and 2010, was limited due to the lack of demand and construction financing; recent development is proceeding cautiously. The megalopolis predicted 35 years ago, between Los Angeles and San Diego, is in the developing stages.

**QUALIFICATIONS
OF
APPRAISER**

R . P . L A U R A I N
& A S S O C I A T E S
APPRAISERS - ANALYSTS

BACKGROUND AND QUALIFICATIONS

John P. Laurain, MAI, ASA
Certified General Real Estate Appraiser
California Certification No. AG 025754

PRESIDENT:

R. P. Laurain & Associates, Inc.
3353 Linden Avenue, Suite 200
Long Beach, California 90807
Office: (562) 426-0477 - Fax: (562) 988-2927
rpla@rplaurain.com

PROFESSIONAL ORGANIZATION AFFILIATIONS:

The Appraisal Institute
MAI Designated Member

American Society of Appraisers
Senior member; hold professional endorsement and
designation "ASA" in urban real estate.

American Arbitration Association
Associate arbitrator in title insurance matter.

Certified General Real Estate Appraiser by the
Office of Real Estate Appraisers, State of California.
Certification No. AG 025754.

APPRAISAL BACKGROUND:

Real estate appraisal and valuation consultation services conducted for public purposes include eminent domain studies, street widening and grade separation (bridge) projects, public school and university expansion projects, relocation studies, housing and public loan programs, Navy housing, senior housing, public bond measures, leasing of publicly-owned properties, Quimby Act park fee studies, Fair Political Practices Commission analyses, budgetary studies, and transfers (exchanges) of properties between public agencies. Private real estate appraisal services have been conducted for lending institutions, insurance companies, attorneys, estates for tax and donation purposes, private subdivision development studies, and other private uses.

BACKGROUND AND QUALIFICATIONS (Continued)

APPRAISAL BACKGROUND: (Continued)

Residential Property:

Residential properties appraised include single family, condominiums, own-your-own, townhouse, low and medium density multiple family, 100+ unit apartment complexes, waterfront properties, boat docks, mobile home parks, vacant single-family lot and acreage parcels, and low to high density vacant land parcels.

Commercial and Industrial Property:

Commercial property appraisal studies have included single and multi-tenant retail, strip centers, shopping centers, low-rise and high-rise office buildings, medical offices, restaurants and fast-food developments, nightclubs, convenience stores, theaters, automobile repair and service facilities, service stations, truck fueling and washing stations, car wash facilities, automobile sales, mixed-use properties including single resident occupancy (SRO) developments, as well as hotel and motel properties, and vacant land.

Industrial property appraisals have included warehouses, light and heavy manufacturing, distribution and transit facilities, food processing, cold storage, lumber yards, recycling centers, open storage, vacant land, remnant and landlocked parcels, properties encumbered with oil and water injection wells, sites with soil contamination and land fill properties.

Special Purpose and Special Use Properties:

Appraisal services and valuation studies of public, quasi-public, special use, and nonprofit facilities include, among others, seaport properties, airport properties (FBO, hangars, warehouse, office, land, etc.), submerged land, river rights-of-way, reservoirs, agricultural land, conservation/mitigation and wetland properties, utility and railroad rights-of-way, flood control channels, city hall buildings and civic center complexes, courthouses, libraries, fire and police stations, post offices, public parking structures, parks, public and private schools, adult learning centers, athletic facilities and gyms, bowling alleys, tennis centers, youth homes, after school facilities, daycare facilities, hospitals, skilled nursing facilities, churches, meeting halls and veteran facilities.

Valuation Methodologies:

In addition to the three conventional valuation methods (Sales Comparison Approach, Cost-Summation Approach, and Income Capitalization Approach), valuation methodologies have included discounted cash flow analyses, leased fee, and leasehold analyses, absorption discounts, deferred maintenance, cost-to-cure, bonus value, excess rent, across-the-fence, value-in-use, fractional interests, hypothetical valuations, and reuse studies.

BACKGROUND AND QUALIFICATIONS (Continued)

APPRAISAL BACKGROUND: (Continued)

Property interests appraised for eminent domain purposes include full and partial takings, as well as severance damage and project benefit studies. Valuation of various types of easements have included permanent surface, street, temporary construction, slope, utility, pipeline and subsurface, aerial, bridge structure, signal light, exclusive and nonexclusive surface rights, multi-layered, battered pilings, tie-back, railroad, drainage ditch, and flood control easements.

Clients:

Real estate research, analysis and appraisal services performed on projects for the following public agencies and private corporations while associated with R. P. Laurain & Associates, Inc., since 1986:

Cities:

City of Alhambra	City of El Monte	City of Palmdale
City of Artesia	City of El Segundo	City of Palm Springs
City of Azusa	City of Glendale	City of Paramount
City of Baldwin Park	City of Hawaiian Gardens	City of Pasadena
City of Bell	City of Huntington Beach	City of Riverside
City of Bell Gardens	City of Huntington Park	City of Rosemead
City of Bellflower	City of Industry	City of San Juan Capistrano
City of Buena Park	City of Irwindale	City of Santa Ana
City of Burbank	City of La Mirada	City of Santa Fe Springs
City of Carson	City of Lawndale	City of Seal Beach
City of Cathedral City	City of Long Beach	City of Signal Hill
City of Chino Hills	City of Los Alamitos	City of South El Monte
City of Compton	City of Los Angeles	City of South Gate
City of Covina	City of Monrovia	City of Tustin
City of Cudahy	City of Monterey Park	City of Upland
City of Cypress	City of Newport Beach	City of West Hollywood
City of Diamond Bar	City of Norwalk	City of Whittier
City of Downey	City of Ontario	

BACKGROUND AND QUALIFICATIONS (Continued)

APPRAISAL BACKGROUND: (Continued)

Other Public and Quasi-Public Agencies:

Alameda Corridor Engineering Team
Alameda Corridor Transportation Authority
California High Speed Rail Authority
Caltrans
Castaic Lake Water Agency
Hawthorne School District
Kern County
Long Beach Community College District
Long Beach Airport
Long Beach Unified School District
Long Beach Water Department
Los Angeles County Department of Beaches and Harbors
Los Angeles County Chief Executive Office
Los Angeles County Internal Services Department
Los Angeles County Metropolitan Transportation Authority
Los Angeles County Public Works
Los Angeles Unified School District
Los Angeles World Airports
Lynwood Unified School District
Orange County Transportation Authority
Orange County Public Works
Port of Los Angeles
Port of Long Beach
Riverside County Transportation Commission
San Bernardino County
Southern California Edison
State of California, Santa Monica Mountains Conservancy
U. S. Department of the Navy
U. S. Postal Service

Other:

Various attorneys, corporations, lending institutions, and private individuals.

Gold Coast Appraisals, Inc.:

Associate appraiser, as independent contractor, during portions of 1991 and 1992, specializing in appraisal of single family residential through four-unit residential properties.

BACKGROUND AND QUALIFICATIONS (Continued)

EXPERT WITNESS:

Qualified as an expert witness in the Los Angeles County Superior Court, Central District.

Qualified as an expert witness Orange County Superior Court.

Qualified as an expert witness in an arbitration matter before Judicial Arbitration and Mediation Services in the Counties of Los Angeles and Orange.

Provided testimony as an expert witness in conjunction with eminent domain matters before the San Bernardino and Riverside County Superior Courts.

ACADEMIC BACKGROUND:

Cypress Community College - Basic curriculum.

Long Beach Community College - Basic curriculum.

Real estate and related courses taken through and at various Community Colleges, Universities, the Appraisal Institute, and business schools, in accordance with the Continuing Education Requirements of the State of California, as follows:

- Fundamentals of Real Estate Appraisal
- Appraisal Principles and Techniques
- California Real Estate Principles
- Real Estate Appraisal: Residential
- Principles of Economics
- California Real Estate Economics
- Basic Income Capitalization Approach
- Advanced Income Capitalization Approach
- Advanced Market Analysis and Highest & Best Use
- Advanced Applications
- Advanced Concepts and Case Studies
- Real Estate Escrow
- California Real Estate Law
- Uniform Standards of Professional Appraisal Practice, Part A
- Uniform Standards of Professional Appraisal Practice, Part B
- Federal and State Laws and Regulations
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
- Valuation of Conservation Easements

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Garden Grove
11222 Acacia Parkway
Garden Grove, California 92840
Attn: City Clerk's Office

DOCUMENTARY TRANSFER TAX \$ NONE

The undersigned hereby declares this Instrument to be exempt from Recording Fees (Govt. Code §§ 6103 and 27383) and Documentary Transfer Tax (Rev. & Tax. Code §11922).

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF GARDEN GROVE AS SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT**, a public body corporate and politic, organized and operating under Parts 1.8 and 1.85 of Division 24 of the California Health and Safety Code, and the successor to the former Garden Grove Agency for Community Development ("Former Agency" or "Grantor"), hereby **GRANTS** to the **CITY OF GARDEN GROVE**, a municipal corporation ("City" or "Grantee"), the real property in the County of Orange, State of California, described in the legal description attached hereto as Attachment No. 1 and incorporated herein.

"GRANTOR":

**CITY OF GARDEN GROVE AS SUCCESSOR
AGENCY TO THE GARDEN GROVE AGENCY
FOR COMMUNIT DEVELOPMENT**
a public body, corporate and politic

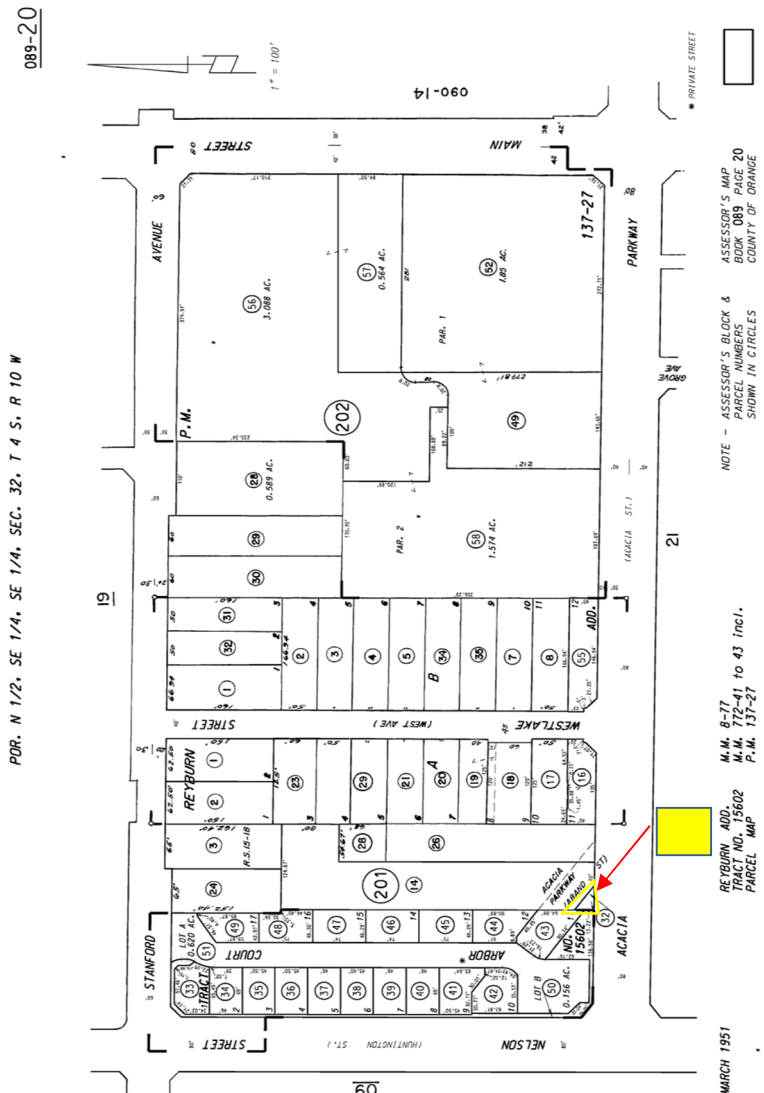
By: _____
Scott C. Stiles, Executive Director
or Authorized Designee

EXHIBIT A TO GRANT DEED LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE LAND DESCRIBED AS PARCEL 3 IN THE DEED TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT RECORDED NOVEMBER 12, 1991 AS INSTRUMENTS NO. 91-614090, AND RE-RECORDED JANUARY 23, 1992 AS INSTRUMENT NO. 92-40917, BOTH OF OFFICIAL RECORDS OF ORANGE COUNTY, BOUNDED WESTERLY BY THE EASTERLY LINE OF TRACT NO. 15602, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 772, PAGES 44, 42, AND 43 OF MISCELLANEOUS MAPS, AND BOUNDED SOUTHERLY BY THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT NO. 15602.

APN: 089-201-32



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____) SS.

On _____ before me, _____, Notary Public,

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

SIGNATURE OF NOTARY PUBLIC

CERTIFICATE OF ACCEPTANCE
Grant Deed to City

This is to certify that the interests in certain real property conveyed under the foregoing **GRANT DEED** dated as of _____, 2021 as granted by **THE CITY OF GARDEN GROVE AS SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT**, is a public body corporate and politic, organized and operating under Parts 1.8 and 1.85 of Division 24 of the California Health and Safety Code, and the successor to the former Garden Grove Agency for Community Development ("Former Agency" or "Grantor"), to the **CITY OF GARDEN GROVE**, a municipal corporation ("City" or "Grantee"), is hereby accepted by the undersigned officer or agent on behalf of the City pursuant to joint action by the City Council and the Former Agency on March 23, 2021 and the City consents to recordation of this Grant Deed by its duly authorized officer.

Dated: _____, 2021

CITY OF GARDEN GROVE
a municipal corporation

By: _____
Scott Stiles, City Manager
or Authorized Designee

ATTEST:

Teresa Pomeroy, City Clerk
or Authorized Designee

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	City Manager/Director	Dept.:	Community and Economic Development
Subject:	Approval of the transfer of a portion of a public alley located east of Rockinghorse Road and south of Garden Grove Boulevard. <i>(Joint Action Item with the Successor Agency.)</i>		
		Date:	3/23/2021

OBJECTIVE

For the City Council and Successor Agency to approve and accept the transfer of certain Real Property located on the north side on a portion of a public City alley, east of Rockinghorse Road and South of Garden Grove Boulevard.

BACKGROUND

Following redevelopment dissolution in 2012, furthering redevelopment wind-down efforts require the Successor Agency to dispose of the real property assets of the former Garden Grove Agency for Community Development (former Agency). This is achieved through implementation of the approved Long Range Property Management Plan (LRPMP) by the Department of Finance that governs the disposition method for the former Agency properties.

Subject property is identified as Assessor Parcel Number 100-504-74 (Property) listed as Property Number 49 in the LRPMP. The Property is a remnant, vacant, long and narrow land area of approximately 1,481 square feet (.034 acres) and part of an existing public alley right-of-way (Exhibit B).

DISCUSSION

The remnant Property is located on the north side on a portion of a public City alley, east of Rockinghorse Road and South of Garden Grove Boulevard, improved with a raised planter of which the southerly boundary abuts a public alley and the northerly boundary is improve with a six-foot block wall adjacent to residential use. As part of an existing public alley right-of-way, the additional land area would continue to assist with vehicular circulation. An appraisal by an independent professional appraiser determined the Fair Market Value to be \$500.00. The appraisal report

is attached as (Exhibit C).

It is recommended that City Council accept and approve transfer of the remnant Property from the Successor Agency. The transfer and disposition of this Property is exempt from the Surplus Land Act as it is less than 5,000 square feet in land area. Following joint action by Successor Agency and the City, concurrence and approval of the disposition by the Oversight Board and the State Department of Finance is required.

FINANCIAL IMPACT

The cost of the disposition/transfer will be \$500.00 to the General Fund, and funds are available in the adopted budget.

RECOMMENDATION

It is recommended that the City Council:

- Authorize the City Manager and City Clerk to execute the documents required to accept the Grant Deed and pertinent documents needed to effectuate the disposition/transfer and make minor modifications as needed, on behalf of the City; and,

It is recommended that the Successor Agency Board:

- Adopt the Resolution approving the disposition/transfer between the City and the Successor Agency for the Property located on the north side on a portion of a public City alley, east of Rockinghorse Road and South of Garden Grove Boulevard; and,
- Authorize the Executive Director and Successor Agency Secretary to execute the Grant Deed, any pertinent documents needed to effectuate the disposition/transfer and make minor modifications as needed, on behalf of the Successor Agency.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Exhibit A - Resolution - 100 505 74	3/10/2021	Resolution	Exhibit_A_-_Resolution_-_100_505_74.doc
Exhibit B - Parcel Exhibit - 100 505 74	3/10/2021	Exhibit	Exhibit_B_-_Parcel_Exhibit_-_100_505_74.pdf
Exhibit C - Appraisal Report - 100 505 74	3/10/2021	Exhibit	Exhibit_C_-_Appraisal_Report_-_100_505_74.pdf
Exhibit D - Grant Deed 100 505 74	3/10/2021	Exhibit	Exhibit_D_-_Grant_Deed_100_505_74.docx

**GARDEN GROVE SUCCESSOR AGENCY
RESOLUTION NO. XX-2021**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY
FOR COMMUNITY DEVELOPMENT APPROVING THE DISPOSITION TRANSFER
OF CERTAIN REAL PROPERTY TO THE CITY OF GARDEN GROVE IN
ACCORDANCE WITH THE LONG RANGE PROPERTY MANAGEMENT PLAN AND
DISSOLUTION LAW**

WHEREAS, the Successor Agency to the Garden Grove Agency for Community Development ("Successor Agency") is a public body corporate and politic, organized and operating under Parts 1.8 and 1.85 of Division 24 of the California Health and Safety Code, and the successor to the former Garden Grove Agency for Community Development ("former Agency") that was previously a community redevelopment agency organized and existing pursuant to the Community Redevelopment Law, Health and Safety Code Section 33000, et seq. ("CRL");

WHEREAS, Assembly Bill x1 26 ("AB x1 26") added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code and which laws were modified, in part, and determined constitutional by the California Supreme Court in the petition *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. S194861 ("*Matosantos* Decision"), which laws and court opinion caused the dissolution of all redevelopment agencies and winding down of the affairs of former redevelopment agencies; thereafter, such laws were amended further by Assembly Bill 1484 ("AB 1484") (together AB x1 26, the *Matosantos* Decision, and AB 1484 are referred to as the "Dissolution Laws");

WHEREAS, as of February 1, 2012 the former Agency was dissolved pursuant to the Dissolution Laws and as a separate public entity, corporate and politic the Successor Agency administers the enforceable obligations of the former Agency and otherwise unwinds the former Agency's affairs, all subject to the review and approval by the oversight board ("Oversight Board");

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a "long-range property management plan" (also referred to herein as the "LRPMP") addressing the future disposition and use of all real property of the former Agency no later than six months following the issuance to the Successor Agency of a finding of completion by the State Department of Finance ("DOF") pursuant to Health and Safety Code Section 34179.7;

WHEREAS, DOF issued a finding of completion to the Successor Agency on May 15, 2013;

WHEREAS, the Successor Agency prepared an LRPMP and the LRPMP prepared by the Successor Agency was approved by the Successor Agency, the Oversight Board, and the DOF;

WHEREAS, the approved LRPMP designates the subject real property, identified in line 49 on the matrix attached to the LRPMP, as property to be sold;

WHEREAS, the Successor Agency will transfer the Property to the City for its appraised value;

WHEREAS, the conveyance of the Property to City complies with the CRL, the Dissolution Laws and the LRPMP;

NOW, THEREFORE, BE IT RESOLVED THAT THE SUCCESSOR AGENCY TO GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT does hereby resolve as follows:

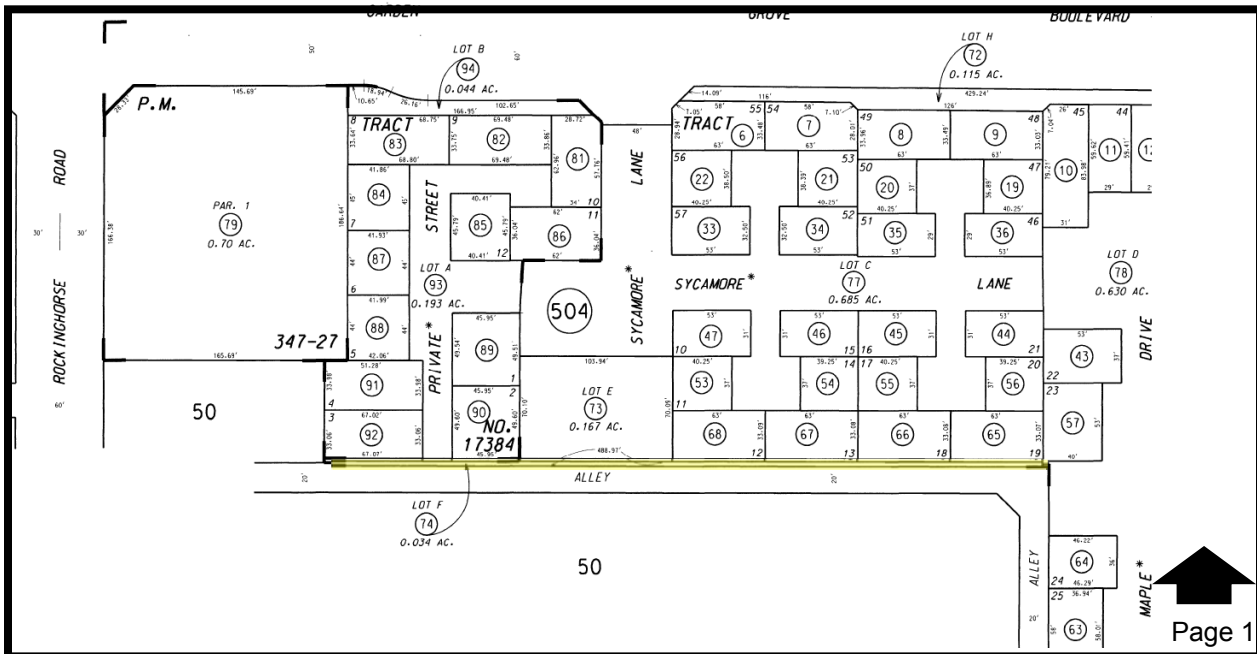
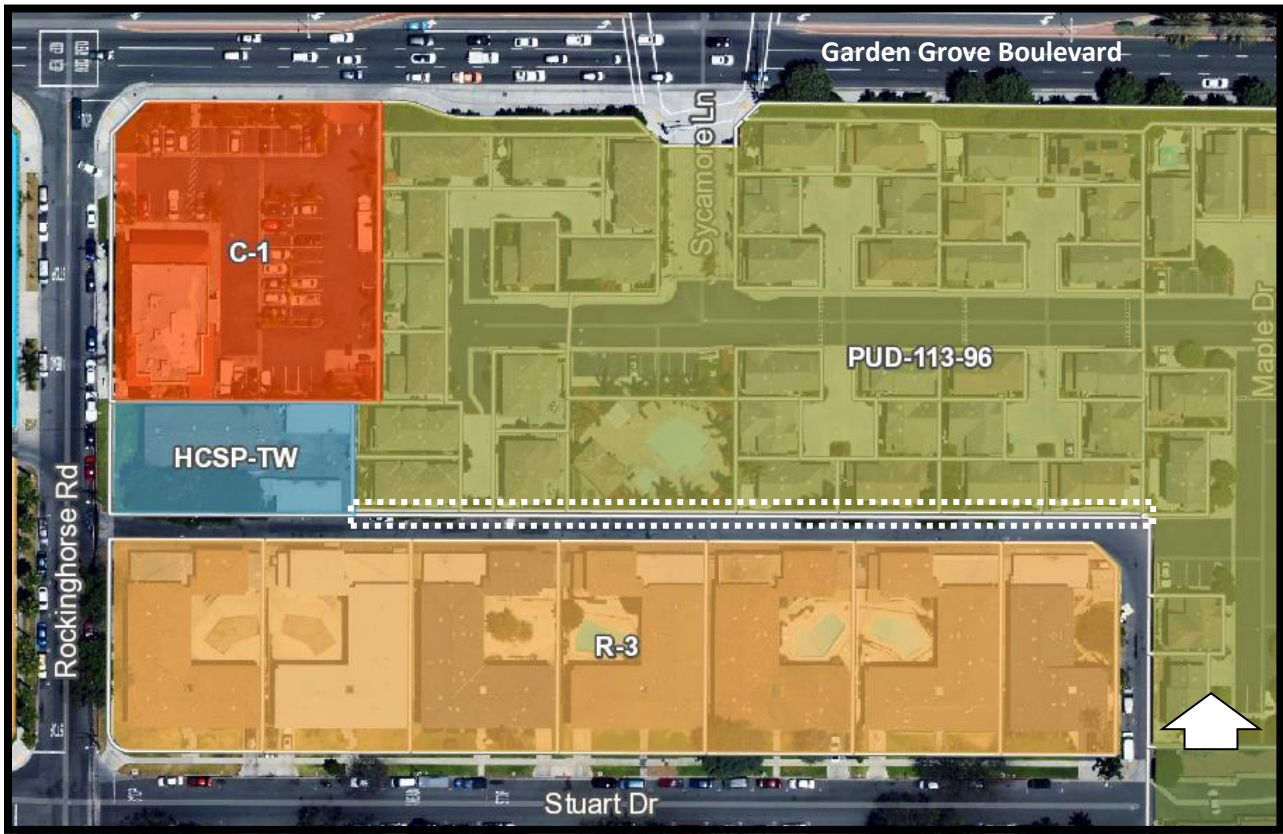
Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The Successor Agency hereby approves and authorizes the conveyance of the Property in accordance with the approved LRPMP for the purchase price of \$500.00.

Section 3. The Executive Director of the Successor Agency shall sign the passage and adoption of this Resolution and thereupon the same shall take effect and be in force.

Section 4. The Successor Agency Executive Director is hereby directed to transmit this Resolution to the State Department of Finance.

EXHIBIT B: PARCEL EXHIBIT



APPRAISAL REPORT

SITE 1 – PORTION OF PUBLIC ALLEY
EAST OF ROCKINGHORSE ROAD AND
SOUTH OF GARDEN GROVE BOULEVARD
GARDEN GROVE, CALIFORNIA
APN: 100-504-74



R. P. LAURAIN
& ASSOCIATES
INCORPORATED

APPRAISAL REPORT

SITE 1 – PORTION OF PUBLIC ALLEY
EAST OF ROCKINGHORSE ROAD AND
SOUTH OF GARDEN GROVE BOULEVARD
GARDEN GROVE, CALIFORNIA
APN: 100-504-74

Effective Date
of
Market Value Study
June 12, 2020

Prepared for
CITY OF GARDEN GROVE
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
Attention: Paul Guerrero
11222 Acacia Parkway
Garden Grove, CA 92842

Prepared by
R. P. LAURAIN & ASSOCIATES, INC.
3353 Linden Avenue, Suite 200
Long Beach, California 90807

Date of Report
June 24, 2020

R . P . L A U R A I N
& A S S O C I A T E S

INCORPORATED



3353 LINDEN AVENUE, SUITE 200

LONG BEACH, CALIFORNIA 90807

TELEPHONE (562) 426-0477

FACSIMILE (562) 988-2927

RPLA@RPLAURAIN.COM

June 24, 2020

City of Garden Grove
Economic and Community Development Department
11222 Acacia Parkway
Garden Grove, CA 92842

Attention: Paul Guerrero

Subject: Site 1– Portion of Public Alley
East of Rockinghorse Road and
South of Garden Grove Boulevard
Garden Grove, California
APN: 100-504-74

In accordance with your request and authorization, we have personally inspected and appraised the above-referenced property. The appraisal study included an inspection of the subject property and the valuation analysis.

The subject property represents a long and narrow land parcel which is part of a public alley. Although a title report was not provided for review, per the City of Garden Grove Planning Department it is understood that the tentative tract map also states that "all vehicular access rights to public alley released and relinquished to the City of Garden Grove." The subject property represents a long and narrow remnant land parcel containing 1,481 square feet of land area, per Assessor's mapping. As part of an existing alley, the subject property does not have a zone designation.

It will be demonstrated in the accompanying appraisal report that the value of the underlying fee interest in the subject property, as part of a larger public alley right of way, is deemed to be a nominal amount.

After considering the various factors which influence value, the market value of the subject property, as of June 12, 2020, is estimated at:

\$500 (nominal)

City of Garden Grove
Attention: Paul Guerrero
June 24, 2020
Page 2

Extraordinary Assumption:

In the subject case, an Extraordinary Assumption is employed which assumes that the property rights appraised herein represent the underlying fee interest as encumbered with the existing public alley vehicular access rights in favor of the City of Garden Grove. The underlying fee ownership is currently vested with the Successor Agency to the Garden Grove Agency for Community Development. The subject property is currently utilized as part of a public alley. As such, it is assumed that the sale of the underlying fee interest would not include any vehicular access rights retained by the City of Garden Grove, whether such rights are identified on a tentative tract map, easement deed, retained by prescription, or otherwise indicated by any document. The subject property has been appraised accordingly.

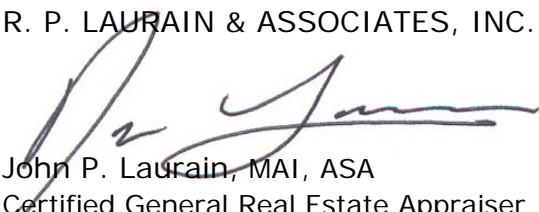
The foregoing values are subject to the assumptions and limiting conditions set forth in the Preface Section, and the valuation study in the Valuation Analysis Section. No portion of this report shall be amended or deleted.


This appraisal complies with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice, under Standard Rule 2-2(a), for an Appraisal Report. This report has been submitted in duplicate; an electronic (PDF) copy has also been provided.

If you have any questions regarding the report, please contact the undersigned at your convenience.

Very truly yours,

R. P. LAURAIN & ASSOCIATES, INC.


John P. Laurain, MAI, ASA
Certified General Real Estate Appraiser
California Certification No. AG 025754


Austin S. Ku
Trainee Appraiser
BREA Identification No. 3007399

JPL:jlr

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VALUATION

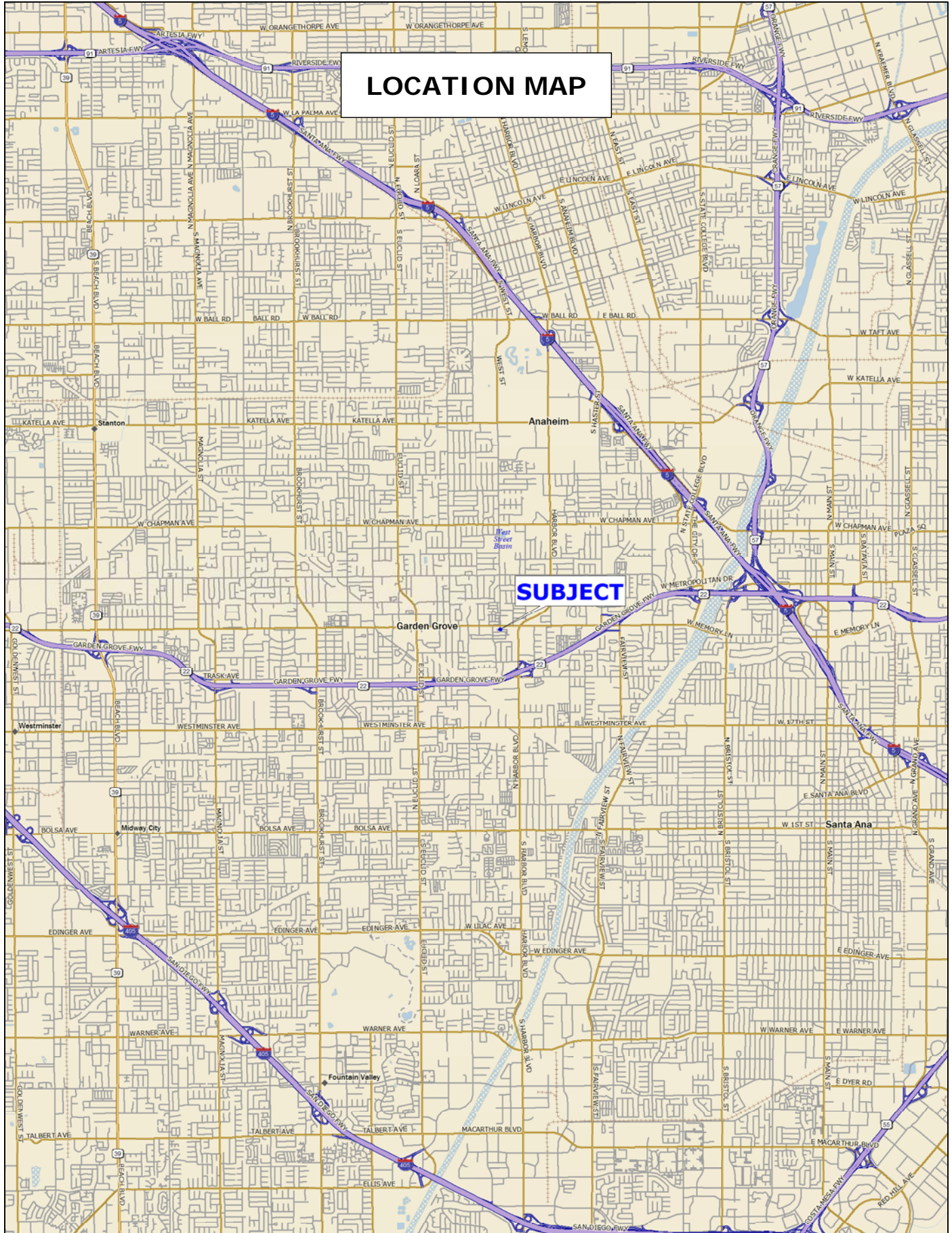
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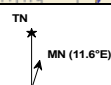
PREFACE



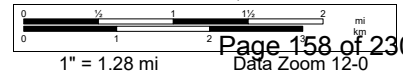
Data use subject to license.

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Scale 1 : 81,250



DATE OF VALUE

The date of value (effective date) employed in this report, and all opinions and computations expressed herein, are based on June 12, 2020. Said date being generally concurrent with the inspection of the subject property, and the valuation analysis process.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal report is to express an estimate of market value of the underlying fee interest in the subject property, as part of larger public alley, as encumbered with vehicular access surface rights retained by the City of Garden Grove, as of the date of value set forth above. The definition of market value is set forth in the following portion of this section following the heading "Terms and Definitions."

Further, it is the purpose of this appraisal report to describe the subject property, and to render an opinion of the highest and best use based on (1) the character of potential development of the property appraised, (2) the requirements of local governmental authorities affecting the subject property, (3) the reasonable demand in the open market for properties similar to the subject property, and (4) the location of the subject property considered with respect to other existing and competitive districts within the immediate and general subject market area.

Further, it is the purpose of this appraisal report to provide an outline of certain factual and inferential information which was compiled and analyzed in the process of completing this appraisal study.

PROPERTY RIGHTS APPRAISED

The property rights appraised herein are those of the underlying fee interest in a public alley. Fee simple is defined as, "An absolute fee; a fee without limitations to any particular class of heirs, or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate." Caltrans defines "underlying fee" as the portion of ownership encumbered by a public road easement. In the subject case the underlying fee is that of a public alley.

INTENDED USER OF APPRAISAL

It is understood that the intended user of the appraisal will be the client, the City of Garden Grove, and specific representatives thereof.

INTENDED USE OF APPRAISAL

It is understood that this appraisal will be utilized by the City of Garden Grove and specific representatives thereof to establish the market value of the subject property for the possible acquisition (purchase) of the property appraised.

CERTIFICATION

The undersigned does hereby certify that:

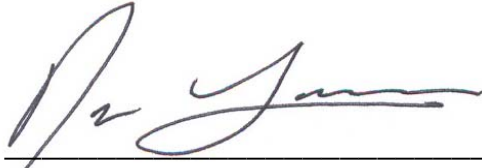
We have personally inspected the subject property; we have no present or contemplated future interest in the real estate which is the subject of this appraisal report. Also, we have no personal interest or bias with respect to the subject matter of this appraisal report, or the parties involved in this assignment.

Our engagement in this assignment and the amount of compensation are not contingent upon the reporting or development of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a predetermined or stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. Also, to the best of our knowledge and belief the statements of fact contained in this appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.

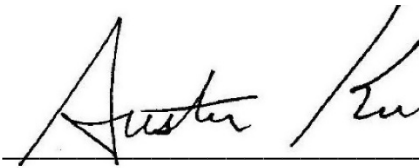
This appraisal report sets forth all of the assumptions and limiting conditions (imposed by the terms of this assignment or by the undersigned), affecting our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

The reported analyses, opinions and conclusions, were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institutes, and the Uniform Standards of Professional Appraisal Practice. As of the date of this report, John P. Laurain has completed the continuing education program for Designated Members of the Appraisal Institute, as well as the State of California and the American Society of Appraisers. Austin S. Ku has completed the education requirements of the State of California for the Appraiser Trainee License. Note that duly authorized representatives of said organizations have the right to review this report. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

No one other than the undersigned prepared the analyses, conclusions, and opinions for this appraisal study. Austin S. Ku assisted with market research, the appraisal inspection, and the valuation analysis. No other person provided significant professional assistance. I have not appraised or provided any other services pertaining to the subject property in the last three years.



John P. Laurain, MAI, ASA
Certified General Real Estate Appraiser
California Certification No. AG 025754
Renewal Date: April 16, 2021



Austin S. Ku
Trainee Appraiser
BREA Identification No. 3007399

SCOPE OF THE APPRAISAL

The appraiser, in connection with the following appraisal study, has:

1. Been retained, and has accepted the assignment, to make an objective analysis and valuation study of the subject property and to report, without bias, the estimate of fair market value. The subject property is particularly described in the following portion of this report in the section entitled Subject Property Description.
2. Toured the general area by automobile to become acquainted with the extent, condition, and quality of nearby developments, sales and offerings in the area, density and type of development, topographical features, economic conditions, trends toward change, etc.
3. Walked within the subject property, and some of the nearby neighborhood, to become acquainted with the current particular attributes, or shortcomings, of the subject property.
4. Completed an inspection of the subject property for the purpose of becoming familiar with certain physical characteristics.
5. Made a visual observation concerning public streets, access, drainage, and topography of the subject property.
6. Obtained information regarding public utilities and sanitary sewer available at the subject site.
7. Made, or obtained from other qualified sources, calculations on the area of land contained within the subject property. Has made, or caused to be made, plats and plot plan drawings of the subject property, and has checked such plats and plot plan drawings for accuracy and fair representation.
8. Taken photographs of the subject property, together with photographs of the immediate environs.
9. Made, or caused to be made, a search of public records for factual information regarding recent sales of the subject property.

SCOPE OF THE APPRAISAL (Continued)

10. Reviewed current maps, zoning ordinances, and other material for additional background information pertaining to the subject property, and sale properties.
11. Attempted to visualize the subject property as it would be viewed by a willing and informed buyer, as well as a willing and informed seller.
12. Interviewed various persons, in both public and private life, for factual and inferential information helpful in this appraisal study.
13. Formed an opinion of the highest and best use applicable to the subject property appraised herein.
14. Made, or caused to be made, a search for recent sales of comparable properties. Has viewed, confirmed the sale price, and obtained certain other information pertaining to each sale property contained in this report.
15. Formed an estimate of market value of the subject property, as of the date of value expressed herein, by application the Sales Comparison Approach; the Cost and Income Capitalization Approaches were not considered applicable in the subject case.
16. Prepared and delivered this appraisal report in accordance with the Uniform Standards of Professional Appraisal Practice, and in summation of all the activities outlined above.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is made with the following understanding as set forth in items No. 1 through 17, inclusive:

1. That this narrative Appraisal Report is intended to comply with reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice, under Standard Rule 2-2(a), for an Appraisal Report. The information contained in this appraisal report is specific to the needs of the client; no responsibility is assumed for the unauthorized use of this report.
2. That title to the subject property is assumed to be good and merchantable. Liens and encumbrances, if any, have not been deducted from the final estimate of value. The subject property has been appraised as though under responsible ownership. The legal description is assumed accurate.
3. That the appraiser assumes there are no hidden or unapparent conditions of the subject property, subsoil, structures, or other improvements, if any, which would render them more or less valuable, unless otherwise stated. Further, the appraiser assumes no responsibility for such conditions or for the engineering which might be required to discover such conditions. That mechanical and electrical systems and equipment, if any, except as otherwise may be noted in this report, are assumed to be in good working order. The property appraised is assumed to meet all governmental codes, requirements, and restrictions, unless otherwise stated.
4. That no soils report of the subject property was provided to the appraiser; therefore information, if any, provided by other qualified sources pertaining to these matters is believed accurate, but no liability is assumed for such matters. Further, information, estimates and opinions furnished by others and contained in this report pertaining to the subject property and market data were obtained from sources considered reliable and are believed to be true and correct. No responsibility, however, for the accuracy of such items can be assumed by the appraiser.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

5. That unless otherwise stated herein, it is assumed there are no encroachments, easements, soil toxics/contaminants, or other physical conditions adversely affecting the value of the subject property.
6. That no report(s) pertaining to mold, organic toxins, or chemical substances at the subject property was provided to the appraiser; therefore, information, if any, provided by other qualified sources pertaining to these matters is believed accurate, but no liability is assumed by the appraiser for such matters. That unless otherwise stated herein, the subject property has been appraised assuming the absence of mold, organic toxins, the presence of asbestos, or other organic and/or chemical substances which may adversely affect the value of the subject property.
7. That no opinion is expressed regarding matters which are legal in nature or which require specialized investigation or knowledge ordinarily not employed by real estate appraisers, even though such matters may be mentioned in the report.
8. That no oil rights have been included in the opinion of value expressed herein. Further, that oil rights, if existing, are assumed to be at least 500 feet below the surface of the land, without the right of surface entry.
9. That the distribution of the total valuation in this report between land and improvements, if any, applies only under the existing program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
10. That the valuation of the property appraised is based upon economic and financing conditions prevailing as of the date of value set forth herein. Further, the valuation assumes good, competent, and aggressive management of the subject property.
11. That the appraiser has conducted a visual inspection of the subject property and the market data properties. Should subsequent information be provided relative to changes or differences in (1) the quality of title, (2) physical condition or characteristics of the property, and/or (3) governmental

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

restrictions and regulations, which would increase or decrease the value of the subject property, the appraiser reserves the right to amend the final estimate of value.

12. That the appraiser, by reason of this appraisal, is not required to give testimony in court or at any governmental or quasi-governmental hearing with reference to the property appraised, unless contractual arrangements have been previously made therefor.
13. That drawings, plats, maps, and other exhibits contained in this report are for illustration purposes only and are not necessarily prepared to standard engineering or architectural scale.
14. That this report is effective only when considered in its entire form, as delivered to the client. No portion of this report will be considered binding if taken out of context.
15. That possession of this report, or a copy thereof, does not carry with it the right of publication, nor shall the contents of this report be copied or conveyed to the public through advertising, public relations, sales, news, or other media, without the written consent and approval of the appraiser, particularly with regard to the valuation of the property appraised and the identity of the appraiser, or the firm with which he is connected, or any reference to the Appraisal Institute, or the American Society of Appraisers, or designations conferred by said organizations.
16. That the form, format, and phraseology utilized in this report, except the Certification, and Terms and Definitions, shall not be provided to, copied, or used by, any other real estate appraiser, real estate economist, real estate broker, real estate salesperson, property manager, valuation consultant, investment counselor, or others, without the written consent and approval of Ronald P. Laurain.
17. That this appraisal study is considered completely confidential and will not be disclosed or discussed, in whole or in part, with anyone other than the client, or persons designated by the client.

EXTRAORDINARY ASSUMPTION

An Extraordinary Assumption is defined in the Uniform Standards of Professional Appraisal Practice (USPAP) as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."

The following Extraordinary Assumption has been employed in the subject case:

That the property rights appraised herein represent the underlying fee interest as encumbered with the existing public alley vehicular access rights in favor of the City of Garden Grove. The underlying fee ownership is currently vested with the Successor Agency to the Garden Grove Agency for Community Development. The subject property is currently utilized as part of a public alley. As such, it is assumed that the sale of the underlying fee interest would not include any vehicular access rights retained by the City of Garden Grove, whether such rights are identified on a tentative tract map, easement deed, retained by prescription, or otherwise indicated by any document. The subject property has been appraised accordingly.

TERMS AND DEFINITIONS

Certain technical terms have been used in the following report which are defined, herein, for the benefit of those who may not be fully familiar with said terms.

MARKET VALUE (or Fair Market Value):

Market value is sometimes referred to as Fair Market Value; the latter is a legal term and a common synonym of Market Value. Market value as defined in Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) is defined as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing, or sales concessions granted by anyone associated with the sale."

SALES COMPARISON APPROACH:

One of the three accepted methods of estimating Market Value. This approach consists of the investigation of recent sales of similar properties to determine the price at which said properties sold. The information so gathered is judged and considered by the appraiser as to its comparability to the subject properties. Recent comparable sales are the basis for the Sales Comparison Approach.

TERMS AND DEFINITIONS (Continued)

COST-SUMMATION APPROACH:

Another accepted method of estimating Market Value. This approach consists of estimating the new construction cost of the building and yard improvements and making allowances for appropriate amount of depreciation. The depreciated reconstruction value of the improvements is then added to the Land Value estimate gained from the Sales Comparison Approach. The sum of these two figures is the value indicated by the Cost-Summation Approach.

INCOME CAPITALIZATION APPROACH:

The Income Capitalization Approach consists of capitalizing the net income of the property under study. The capitalization method studies the income stream, allows for (1) vacancy and credit loss, (2) fixed expenses, (3) operating expenses, and (4) reserves for replacement, and estimates the amount of money which would be paid by a prudent investor to obtain the net income. The capitalization rate is usually commensurate with the risk, and is adjusted for future depreciation or appreciation in value.

DEPRECIATION:

Used in this appraisal to indicate a lessening in value from any one or more of several causes. Depreciation is not based on age alone, but can result from a combination of age, condition or repair, functional utility, neighborhood influences, or any of several outside economic causes. Depreciation applies only to improvements. The amount of depreciation is a matter for the judgment of the appraiser.

HIGHEST AND BEST USE:

Used in this appraisal to describe that private use which will (1) yield the greatest net return on the investment, (2) be permitted or have the reasonable probability of being permitted under applicable laws and ordinances, and (3) be appropriate and feasible under a reasonable planning, zoning, and land use concept.

SUBJECT PROPERTY DESCRIPTION

SUBJECT PROPERTY

COMMENT:

The subject property represents a long and narrow land parcel which is part of a public alley. Although a title report was not provided for review, per the City of Garden Grove Planning Department it is understood that the tentative tract map also states that "all vehicular access rights to public alley released and relinquished to the City of Garden Grove."

The property rights appraised herein, therefore, are those of the underlying fee interest, as encumbered with the existing public alley vehicular access rights in favor of the City of Garden Grove. As such, an Extraordinary Assumption has been employed herein, as follows:

Extraordinary Assumption:

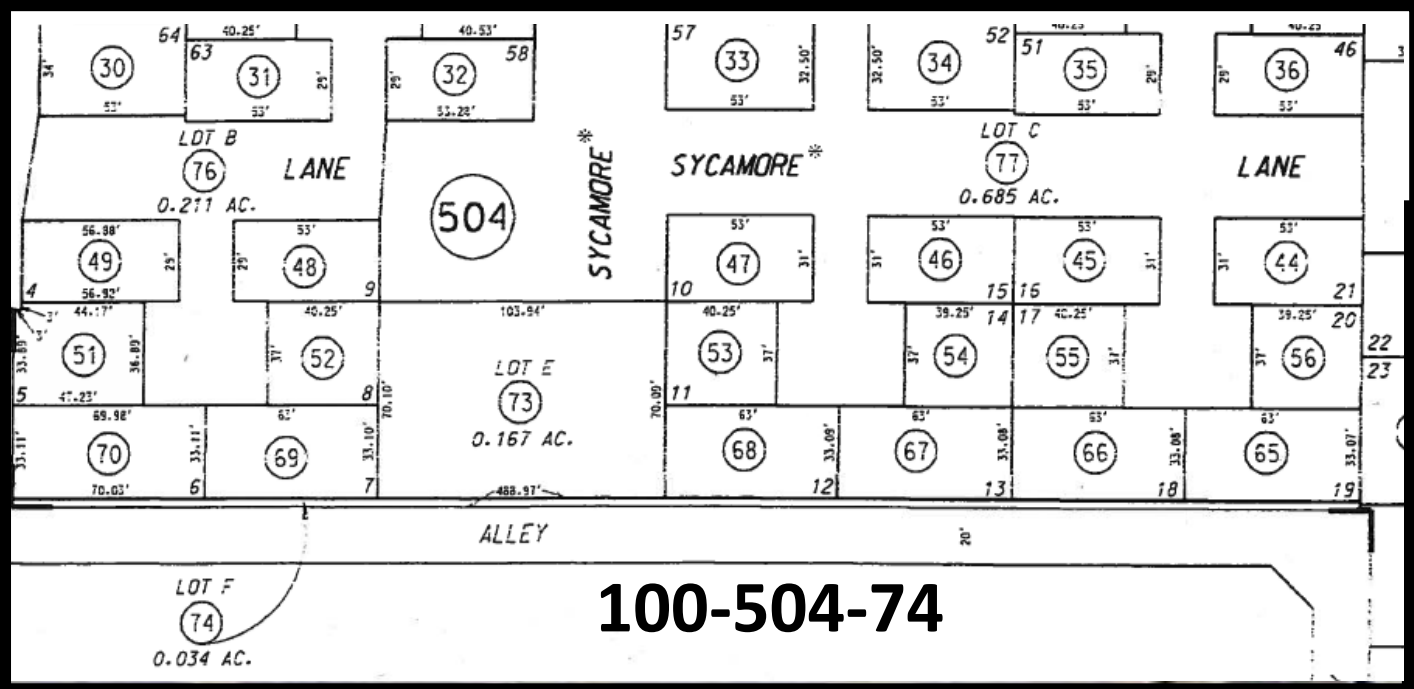
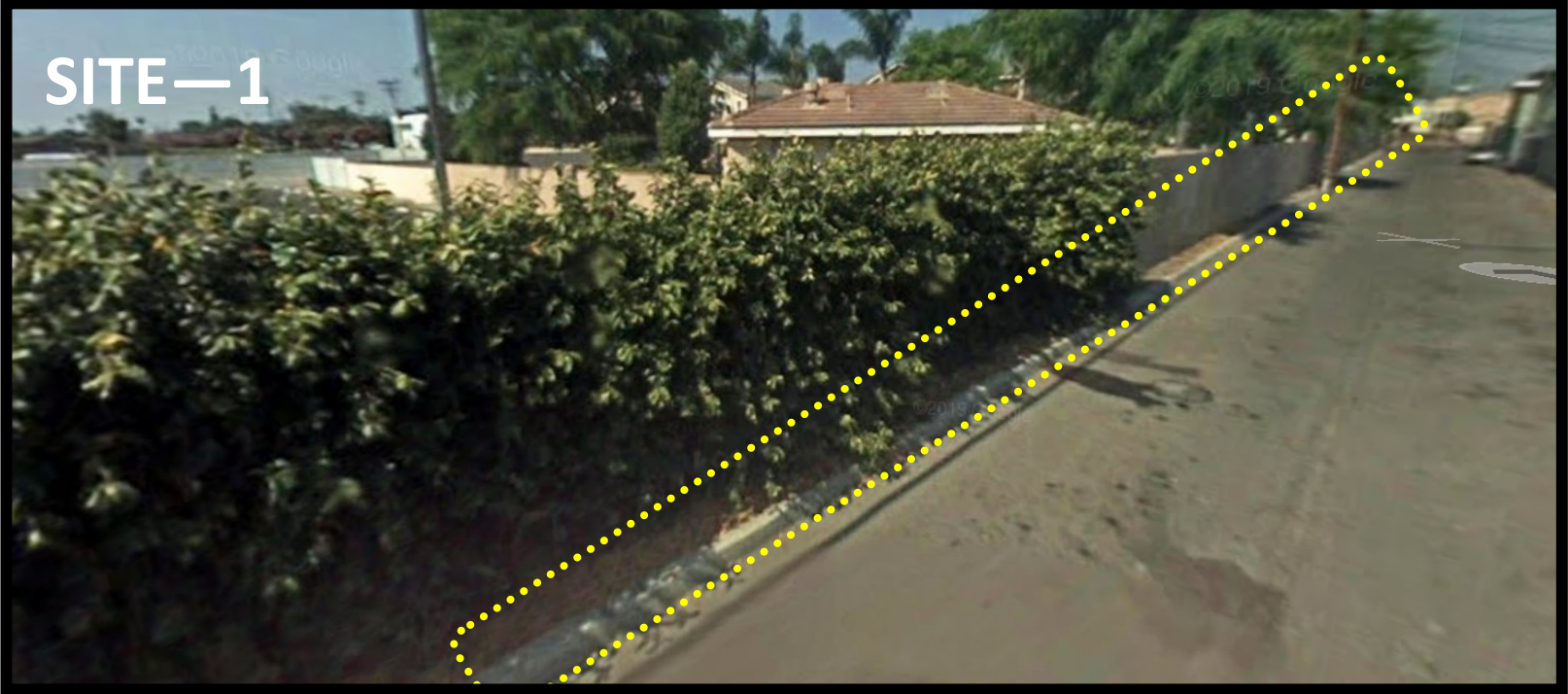
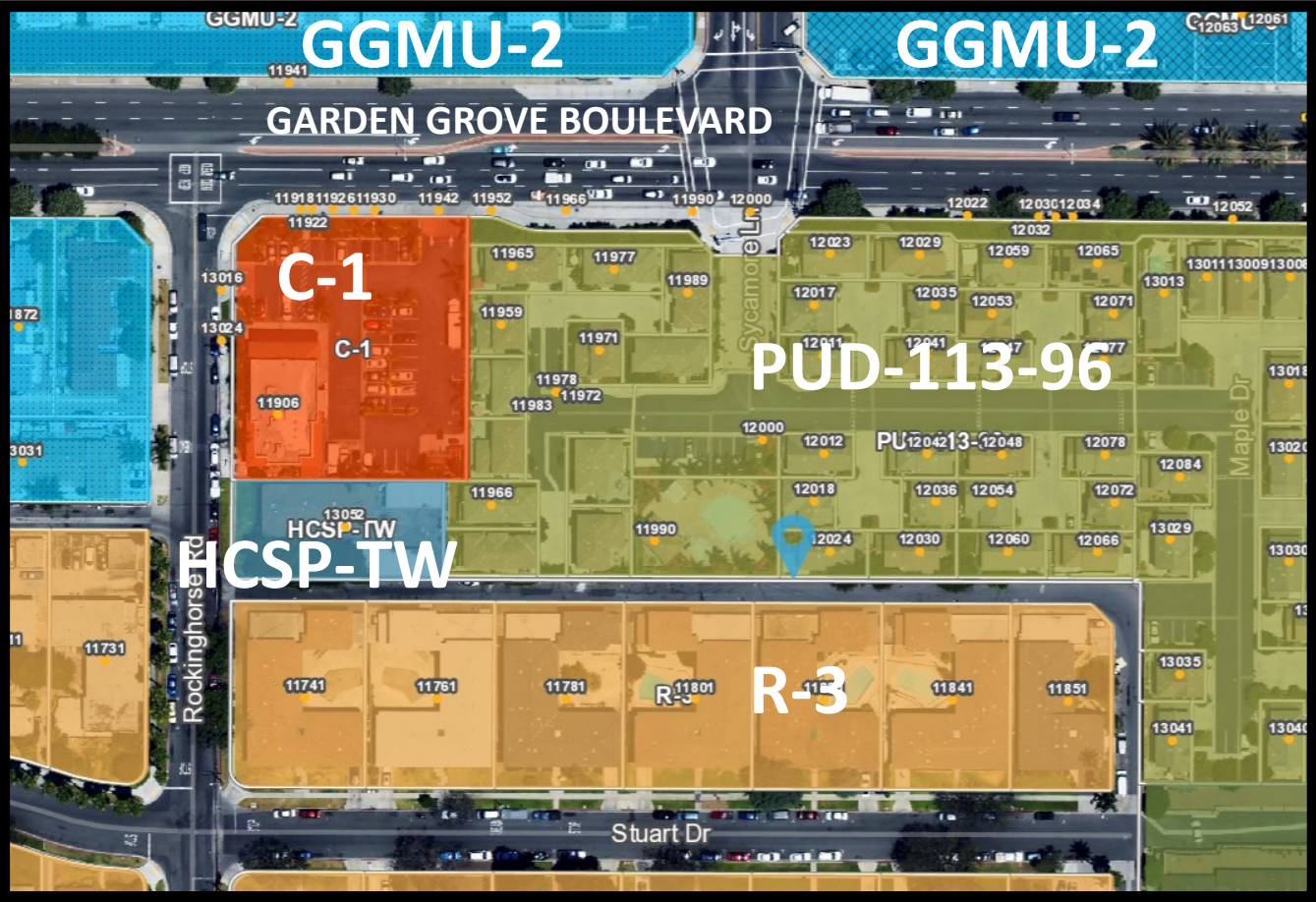
That the property rights appraised herein represent the underlying fee interest as encumbered with the existing public alley vehicular access rights in favor of the City of Garden Grove. The underlying fee ownership is currently vested with the Successor Agency to the Garden Grove Agency for Community Development. The subject property is currently utilized as part of a public alley. As such, it is assumed that the sale of the underlying fee interest would not include any vehicular access rights retained by the City of Garden Grove, whether such rights are identified on a tentative tract map, easement deed, retained by prescription, or otherwise indicated by any document. The subject property has been appraised accordingly.

The reader is referred to the exhibit provided by the City of Garden Grove on the following page. See additional photographs in the Addenda Section.

VESTEE: Successor Agency to the Garden Grove Agency
for Community Development

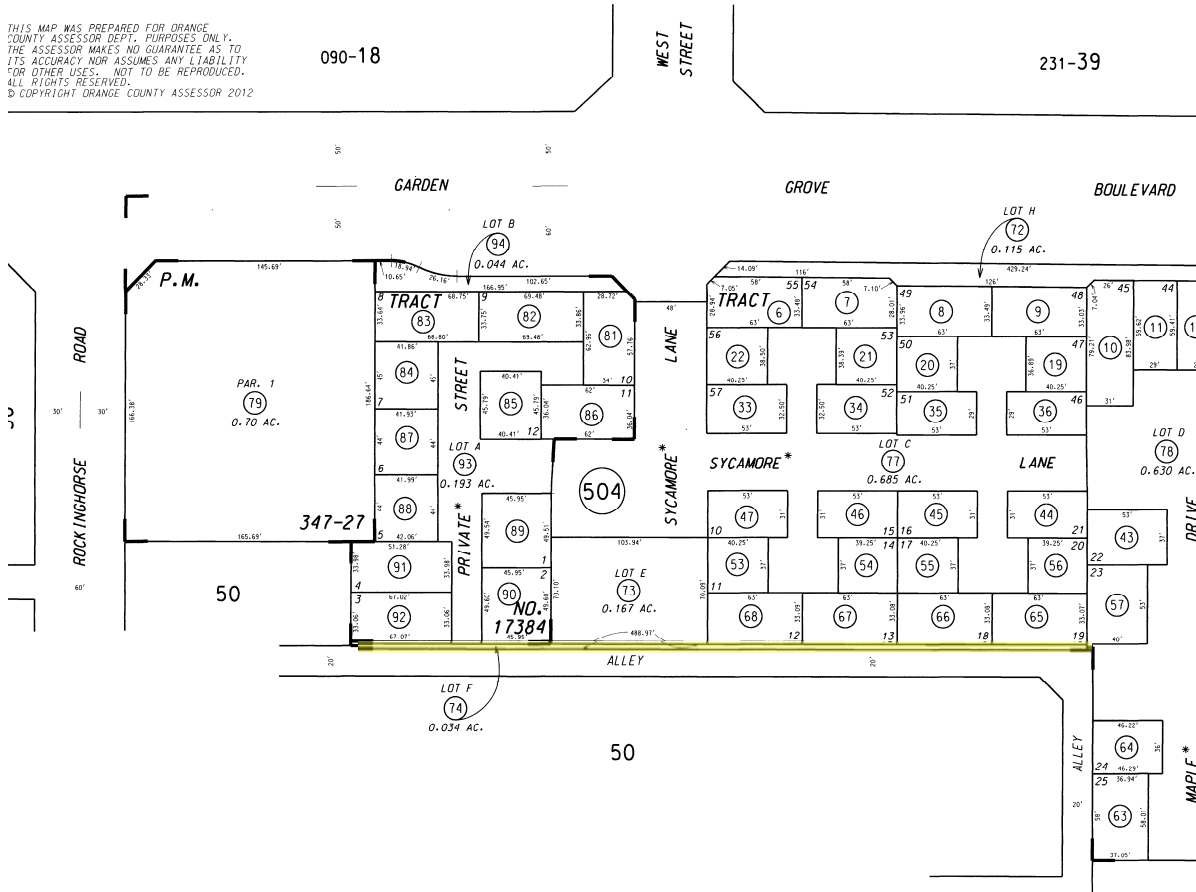
ADDRESS: None; portion of public alley.
Garden Grove, CA 92840

LEGAL DESCRIPTION: Lot F, Tract No. 15399, per map recorded in
Book 765, Pages 4 to 10 inclusive,
Miscellaneous Maps, in the office of the County
Recorder, County of Orange, California.



APN: 100-504-74

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2012



JANUARY 1999

TRACT NO. 15399
TRACT NO. 17384
PARCEL MAP

M.M. 765-4 to 10 inc.
M.M. 903-49, 50
P.M. 347-27

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

ASSESSOR'S BOOK 1C
COUNTY

R. P. LAURAIN
& ASSOCIATES
APPRAISERS - ANALYSTS

SITE DESCRIPTION

LOCATION:	The subject property represents a portion of the public alley located east of Rockinghorse Road and South of Garden Grove Boulevard, in the City of Garden Grove.
LAND SHAPE:	Long and narrow, effectively rectangular land configuration.
DIMENSIONS:	The length of the subject parcel is 488.97 feet, per Assessor's mapping, which would imply a width of approximately 3 feet, based on Assessor's Mapping land size.
LAND AREA:	0.034 acres, per Assessor's mapping, or 1,481 square feet.
TOPOGRAPHY:	Effectively level.
DRAINAGE:	Appears to be adequate as part of a public alley.
FLOOD HAZARD:	The subject property is located on FEMA Flood Zone Map 06059C0141J, dated December 3, 2009; per said map, the subject site is located in Flood Zone X with a reduced flood risk due to levee. Flood insurance (for improved properties) is not federally required by lenders for loans on properties in Flood Zone X.
SOIL STABILITY:	Appears to be adequate based on developments in the immediate area. A soils report, however, was not provided for review.
SOIL CONTAMINATION:	None known or observed, however, an environmental assessment report was not provided for review. The subject site has been appraised as though free of soil contaminants requiring remediation.

SITE IMPROVEMENTS (Continued)

OIL/MINERAL RIGHTS:	The subject appraisal specifically excludes any existing oil or mineral rights. Further, oil or mineral rights, if existing, are assumed to be at least 500 feet below the surface of the land, without the right of surface entry.
EARTHQUAKE FAULT:	While the greater Southern California area is prone to earthquakes, no seismic or geological studies were provided for review. No responsibility is assumed for the possible impact of seismic activity or earthquakes.
FRONTAGE:	The subject property is part of a public alley which alley has access from Rockinghorse Road.
RIGHT OF WAY WIDTH:	Rockinghorse Road: 60 feet
STREET SURFACING:	Asphalt paved traffic lanes.
CURB, GUTTER, SIDEWALK:	Concrete curbs, gutters and sidewalks on each side of street.
STREETLIGHTS:	Mounted ornamental standards.
UTILITIES:	Water, gas, electric power, telephone service, and sanitary sewer are available in the immediate area.
ENCROACHMENTS:	None apparent, however, a survey pertaining to the subject property was not provided for review.
EASEMENTS:	A Preliminary Title Report was not provided for review. As stated, the subject property represents a portion of a public alley and it is understood that all vehicular access rights to the public alley have been released and relinquished to the City of Garden Grove. See the Extraordinary Assumption on Page 2-1.
ILLEGAL USES:	None observed.

SITE IMPROVEMENTS (Continued)

PRESENT USE: Effectively vacant land. Surface alley improvements are owned by the City.

ZONING: Per the City of Garden Grove Planning Department the subject property, as part of a public alley, does not have a zone designation. Note that the property adjacent south of the public alley is zoned R-3, a multiple family residential zone district. The property adjacent north of the public alley is zoned PUD-113-96, a Planned Unit Development, having a R-2 medium density multiple family residential land use.

HIGHEST AND BEST USE: The reader is referred to the first portion of the Valuation Analysis Section for a discussion regarding the highest and best use of the subject site.

OWNERSHIP HISTORY

COMMENT: Information regarding the date of acquisition by the Garden Grove Agency for Community Development was not provided to the appraisers. Orange County Assessor's records do not indicate when the subject property was acquired.

ASSESSMENT DATA

ASSESSOR'S PARCEL NO.: 100-504-74

COMMENT: As part of a public alley vested with a public agency assessed valuations and real estate taxes are not applicable*.

* Real estate taxes will be adjusted in the event the subject property is sold to a private party. The adjusted real estate taxes will be 1.02±% of the sale price, or Assessor's "cash value." In the absence of a sale, transfer, or capital improvements, the maximum allowable increase in the assessed valuations is 2% per year, per Real Estate Tax Initiative of 1978 (Proposition 13).

NEIGHBORHOOD ENVIRONMENT

LOCATION:

The subject property is located in the southeast portion of the City of Garden Grove. The City of Garden Grove encompasses 18 square miles populated by just under 175,000 residents within the corporate limits of the City. The predominant land use in the City is residential (51%), followed by commercial and industrial (14%). Office use make up less than 1% of the land within the city limits. The remaining land area is open space, institutional/government, vacant land parcels, and street and railroad rights of way.

ACCESS:

Major north-south thoroughfares in the subject area include Fairview Street, Harbor Boulevard, and Euclid Avenue. Major east-west thoroughfares include Garden Grove Boulevard, Chapman Avenue, and Lampson Avenue. The Garden Grove (22) Freeway is located within one-half mile south of the subject property. Said freeway is part of the greater freeway network serving the Southern California region.

LAND USES:

The immediate neighborhood is zoned for low and medium density residential uses. The majority of secondary streets in the immediate subject area are developed with medium density multiple family residential and well as some low density single family residential developments. Primary streets are predominantly developed with commercial and some hotel uses. The Anaheim Convention Center and Disneyland Resort are located approximately two miles northerly of the subject neighborhood.

NEIGHBORHOOD ENVIRONMENT (Continued)

BUILT-UP: The subject neighborhood is effectively 95% built-up, including public parks, public facilities, parking lots, and school sites.

PRICE RANGE: Single family residential properties generally range from \$500,000 to exceeding \$800,000, exclusive of condominium developments.

The indicated price range is dependent upon the various elements of comparability which include location, building size, building condition, design, number of bedrooms and baths, and the overall land size.

PRICE TREND: There was an upward value trend affecting residential properties in the general subject market area, from the first portion of 2000 through the mid portion of 2006, after which property values generally stabilized.

Beginning in 2007, residential property values began to decrease significantly. The decrease in residential sales activity and pricing continued through the mid to latter portion of 2009, due primarily to the subprime credit and housing crisis, and a lack of available financing.

In the latter portion of 2009 residential values abruptly stabilized, due primarily to fiscal stimulus programs and first-time home buyer tax credits. The residential real estate market remained largely flat from the latter portion of 2009 through the mid portion of 2012.

Residential property values in the greater subject market area began to increase in the first part of 2013, due largely to the continued availability of relatively low mortgage interest rates. Said price increase continued through the latter portion of 2019, however, the rate of increase slowed in 2019 as compared to prior years. The market appears to have stabilized in the first portion of 2020, through the present time.

NEIGHBORHOOD ENVIRONMENT (Continued)

AGE RANGE:

The age range of residential buildings in the immediate and general subject market area is generally from 25 to 70 years. Single family residential properties within the immediate subject market area range from effectively new to 70 years.

OTHER:

The availability and adequacy of public facilities, transportation, schools, commercial facilities, recreational opportunities, and residential housing are rated fair-average. The City of Garden Grove provides police protection and fire protection.

Refer to the Orange County Regional Data in the Addenda Section.

VALUATION ANALYSIS

VALUATION ANALYSIS

The purpose of this appraisal study is to estimate the fair market value of the underlying fee interest in the subject property, as encumbered with the public alley vehicular access rights. It will be demonstrated in the following portion of this section that the value of the underlying fee interest in the public right of way is deemed to be a nominal amount of \$500.

Larger Parcel:

The subject property appraised herein represents the underlying fee interest in a long and narrow land parcel which is part of a larger public alley located east of Rockinghorse Road and south of Garden Grove Boulevard. Per information provided by the City of Garden Grove it is understood that the tentative tract map also states that "all vehicular access rights to public alley released and relinquished to the City of Garden Grove." The remainder larger portion of the public alley, as shown on Assessor's mapping, is not included in the appraisal study. The subject property (larger parcel), therefore, includes Assessor's Parcel Number 100-504-74 only, as being part of the public alley. While it is understood that the underlying fee interest in the subject property is vested with the Successor Agency to the Garden Grove Agency for Community Development, per the Extraordinary Assumption employed herein the City of Garden Grove retains all vehicular access rights to the public alley.

HIGHEST AND BEST USE ANALYSIS:

The 14th Edition of The Appraisal of Real Estate, by the Appraisal Institute, defines highest and best use on Page 332, as follows:

"The reasonably probable use of property that results in the highest value."

In the analysis of which uses are reasonably probable, four criteria are applied in the following order to develop adequate support for the determination of highest and best use:

1. Physically possible
2. Legally permissible
3. Financially feasible
4. Maximally productive

VALUATION ANALYSIS (Continued)

HIGHEST AND BEST USE ANALYSIS: (Continued)

In the process of forming an opinion of highest and best use, consideration must be given to various environmental and political factors such as zoning restrictions, probability of zone change, private deed restrictions, location, land size and configuration, topography and the character/quality of land uses in the immediate and general subject market area. These criteria are generally considered sequentially; however, the tests of physical possibility and legal permissibility can be applied in either order. Uses that meet the three criteria of being reasonably probable are then tested for economic productivity, to identify the maximally productive use. The reasonably probable use with the highest value (i.e. maximally productive) is the highest and best use.

Conclusion:

The subject property represents the underlying fee interest in a portion of an existing public alley; the City of Garden Grove retains all vehicular access rights to the public alley.

The underlying fee owner, therefore, has virtually no practical use or rights to the surface land area. While a preliminary title report was not provided for review, per information provided by the City of Garden Grove it is understood that the tentative tract map also states that "all vehicular access rights to public alley released and relinquished to the City of Garden Grove." The subject property is physically utilized as part of a public alley. Per the City of Garden Grove Planning Department, public streets and alleys do not have a zone designation. Privately owned property to the north and south of the public alley are located in multiple family residential zone districts.

Based on the foregoing, the highest and best use of the subject property is limited to a highly speculative investment for potential reversion and/or re-sale at some point beyond the foreseeable future, in the unlikely event the public alley is vacated and the long and narrow subject property is made available as a remnant land parcel for potential joinder to an adjacent property.

VALUATION ANALYSIS (Continued)

VALUATION METHODS:

There are three conventional methods (approaches) which can be used to estimate value. They are the Sales Comparison Approach, Cost Approach and Income Capitalization Approach. The reader is referred to the last portion of the Preface Section, following the heading "Terms and Definitions," for a brief description of each approach to value.

The Sales Comparison Approach would typically be the only approach considered applicable as a reliable indicator of land value. In the subject case, however, there are no reasonably comparable land sales of underlying fee interests in public street, alley, or highway rights of way. Likewise, there are no private sale transactions regarding public alleys owned in fee. As such, the analysis regarding the value of the underlying fee interest is based on judicial precedent and various principals set forth in the Caltrans Right of Way Manual.

VALUATION PREMISE:

The purpose of this appraisal study is to estimate the fair market value of the subject property, as presently encumbered with vehicular access rights as part of a public alley. As such, the rights of the subject property are considered to represent the underlying fee interest in the public alley. Although a Preliminary Title Report was not provided for review, per the City of Garden Grove Planning Department it is understood that the tentative tract map also states that "all vehicular access rights to public alley released and relinquished to the City of Garden Grove." As such, an Extraordinary Assumption has been employed herein.

Extraordinary Assumption:

That the property rights appraised herein represent the underlying fee interest as encumbered with the existing public alley vehicular access rights in favor of the City of Garden Grove. The underlying fee ownership is currently vested with the Successor Agency to the Garden Grove Agency for Community Development. The subject property is currently utilized as part of a public alley. As such, it is assumed that the sale of the underlying fee interest would not include any vehicular access rights retained by the City of Garden Grove, whether such rights are identified on a tentative tract map, easement deed, retained by prescription, or otherwise indicated by any document. The subject property has been appraised accordingly.

VALUATION ANALYSIS (Continued)

VALUATION PREMISE: (Continued)

Permanent street, highway, alley, and related right of way easements and rights, by nature, are deemed tantamount to a fee acquisition. In the subject case, it is not considered reasonably probable that the existing public alley would be vacated anytime in the foreseeable future. Further, public alley and street areas are typically excluded from the private ownership land areas, whether the streets or alleys are owned in fee by a public agency, are dedicated for public street or alley use as part of a parcel map or tentative tract map, or represent permanent street easements. As such, the underlying fee interest in a public street, highway, or alley right of way is not considered having any measurable monetary value.

Under California law and certain judicial precedent, a street or highway easement grants more than just rights of surface use. California courts have held that a grant of a street and highway easement includes underground rights for utilities and is tantamount to fee rights. (*Galeb v. Cupertino Sanitation Dist.* (1964) 227 Cal.App. 2d 294, 303-304; *Colegrove Water Co. v. City of Hollywood* (1907) 151 Cal. 425, 429-430 [holding that grant of street easement includes right to occupy soil beneath the street for sewers, gas, water pipes and other conduits]; *City & County of San Francisco v. Grote* (1898) 120 Cal. 59, 61 [holding that conveyance of an easement for street purposes conveys a "right of exclusive possession"]; *Mancino v. Santa Clara County Flood District* (1969) 272 Cal.App.2d 678 [same].)

Further, as stated in the Caltrans Right of Way Manual, Section 7.04.10.00, note that: "Caltrans defines "underlying fee" as the portion of ownership encumbered by a public road easement. Per Streets and Highways Code Section 83, the underlying fee *"within the boundaries of a state highway . . . constitute a part of the right of way"* and shall be without compensation paid. As the public has full control over the surface use and the only right the underlying fee owner has is one of reversion, underlying fee is typically valued at \$1.00."

In the subject case, the surface use of the land is retained by the City of Garden Grove for public alley use. It is understood that the tentative tract map also states that "all vehicular access rights to public alley released and relinquished to the City of Garden Grove." Hence, upon the sale of the underlying fee interest, the City of Garden Grove would still retain the surface use of the land area for public alley purposes. Likewise, under the foregoing judicial precedent said rights retained by the City may also reasonable be considered to include the right to occupy soil beneath the alley, or aerial rights, for utility purposes.

VALUATION ANALYSIS (Continued)

VALUATION PREMISE: (Continued)

In addition, it is not considered reasonably probable that the City of Garden Grove would vacate the existing public alley at any time in the foreseeable future, as the existing public alley, which the subject property is a portion of, provides vehicular access to properties on both the north and south sides of the alley. Hence, as discussed in the highest and best use, the only potential private use of the subject property is limited to a highly speculative investment for potential reversion and/or re-sale at some point beyond the foreseeable future, in the unlikely event the public alley is vacated and the long and narrow subject property is made available as a remnant land parcel for potential joinder to an adjacent property.

Based on the foregoing, the value of the underlying fee interest in the subject property, as effectively encumbered with vehicular access rights retained by the City of Garden Grove for public alley purposes, is deemed a nominal amount

While the aforementioned Caltrans Right-of-Way Manual Section 7.04.10.00 indicates the underlying fee interest is "typically valued at \$1.00," a "nominal" amount is included herein. Section 7.02.14.00 of the Caltrans Manual states, in part, that if the value of the requirement is so minimal as to not be calculable or to not have an effect on the market value of the parcel, show "Nominal" in the amount column.

Subject Property Value: Nominal

It is acknowledged, however, that a monetary amount of compensation should be quantified for the acquisition of a property right which, in the subject case, represents a long and narrow land parcel encumbered with vehicular access rights for a public alley. While the Right-of-Way Manual Section 7.04.10.00 indicates the underlying fee interest is "typically valued at \$1.00," a "nominal" amount between \$0 and \$500 is typically adjusted upward to \$500, per Section 7.02.14.00A.

FINAL ESTIMATE OF VALUE:

Based on the foregoing, the indicated fair market value of the subject property, representing a remnant land parcel encumbered with vehicular access rights retained by the City of Garden Grove, as of June 12, 2020, is estimated at:

\$500 (nominal)

R . P . LAURAIN
& ASSOCIATES
APPRAISERS - ANALYSTS

ADDENDA

See Aerial photograph in the Subject Property Description Section.

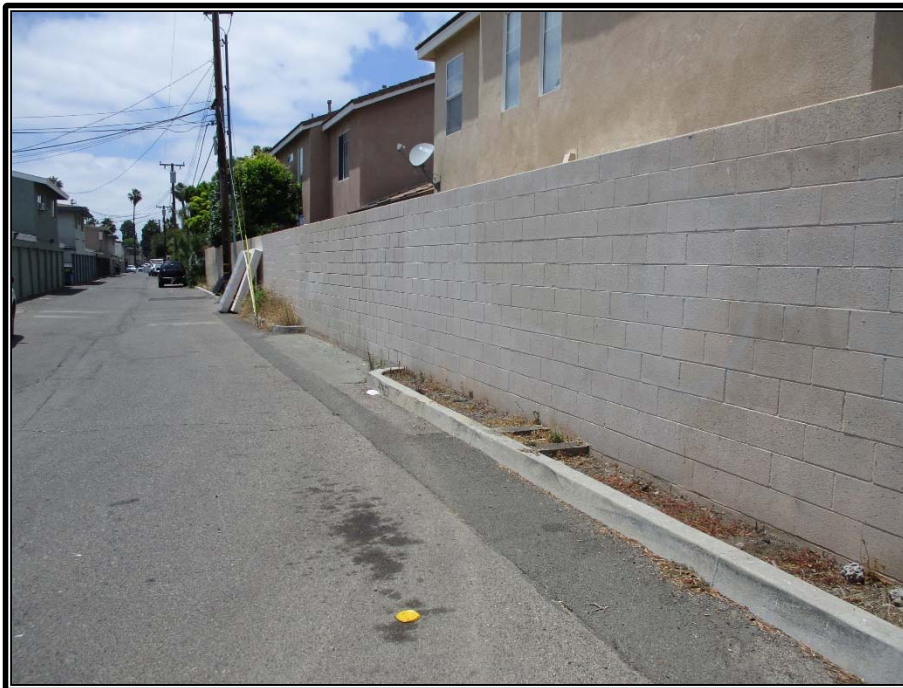


PHOTO NO. 1: View looking westerly at the subject property (portion of alley) from east portion thereof.



PHOTO NO. 2: View looking easterly at the subject property (portion of alley) from west portion thereof.



PHOTO NO. 3: View looking south along Rockinghorse Road from a point adjacent to the public alley.

**ORANGE COUNTY
REGIONAL DATA**

REGIONAL DATA

The value of real property is influenced by the attributes and utility of land and physical improvements, as well as inter-relationships of markets, demographic forces, transportation, government, environmental influences and other factors. Said factors influence the location and density of population distribution and activities in certain areas and regions over others.

ORANGE COUNTY REGION:

The County of Orange is located generally along the California coastline, between Los Angeles County and San Diego County. It occupies 798 square miles and has 42 miles of oceanfront. There are 33 cities and 13 unincorporated communities in the County. The climate is mild throughout the year with an average rainfall of 15 inches. The coastal region is subject to early morning fog, and as a result, sunshine is recorded about 60% of the year while farther inland this percentage increases to 80%. Mean temperatures range from 48° to 76° Fahrenheit.

The Orange County population has grown from 61,375 in 1920 to 216,224 in 1950, 487,701 in 1960, 1,420,386 in 1970, 1,932,700 in 1980, 2,410,556 in 1990, and 2,846,289 in 2000. According to the 2010 census, Orange County's population totaled 3,010,232. This was an increase of 163,943 or 4.76% over the County's 2000 census figure. The County's growth rate has averaged approximately 2% annually during the entire period.

The City of Santa Ana serves as the county seat and is the largest city in Orange County with a population of 334,227. The City of Anaheim rates as the second largest city with a population of 336,265. The race/ethnic make-up of Orange County is 60.8% white; 33.7% Hispanic; 18.2% Asian and Pacific Island; 1.7% black; 0.6% native American; 15.0% remainder.

Transportation in Orange County is provided for by a variety of means. John Wayne (Orange County) Airport, located in Newport Beach, is the county's only major airport; Long Beach Airport and Los Angeles International Airport, in Los Angeles County, are also frequently used by Orange County residents. Commercial seaport terminals are available in San Diego County, and Long Beach/Los Angeles harbors. Railroad services are provided by Atchison, Topeka and Santa Fe, National Amtrak, and Southern Pacific. There are approximately 600 trucking lines which operate in Southern California and that serve Orange County. Orange County is intersected by eight freeways and

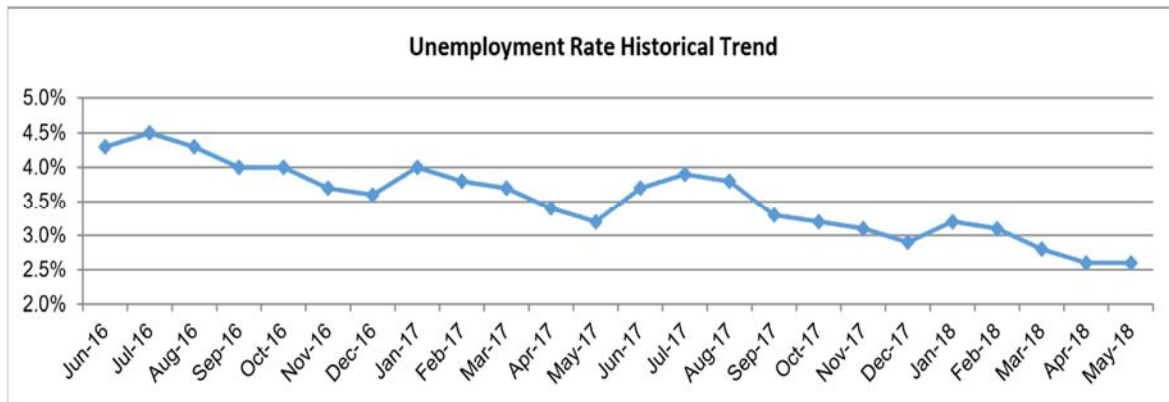
REGIONAL DATA (Continued)

ORANGE COUNTY REGION: (Continued)

numerous state highways. Bus transportation is provided for by Greyhound Lines, Southern California Rapid Transit District, and the Orange County Transit District.

Per the State of California Employment Development Department, please note the following:

The unemployment rate in the Orange County was approximately 2.6% in May of 2018, unchanged from the revised 2.6% in April of 2018, and below the year-ago estimate of 3.2 percent. This compares with an unadjusted unemployment rate of 3.7% for California and 3.6% for the nation during the same period.



Refer to the January 2018 metrics pertaining to the breakdown of employment, by industry, on the following page.

REGIONAL DATA (Continued)**ORANGE COUNTY REGION:** (Continued)**Orange County Industry Employment Comparisons**

Orange County Industry Employment	Dec-16	Nov-17	Dec-17	YoY % Change	MoM % Change
Professional & Business Services	300,600	304,400	308,400	2.6%	1.3%
Educational & Health Services	204,200	208,300	209,200	2.4%	0.4%
Leisure & Hospitality	211,100	219,700	220,900	4.6%	0.5%
Retail Trade	159,500	160,500	160,600	0.7%	0.1%
Government	164,000	161,900	160,300	-2.3%	-1.0%
Durable Goods Manufacturing	116,400	112,100	112,000	-3.8%	-0.1%
Financial Activities	119,300	117,800	118,200	-0.9%	0.3%
Construction	96,900	104,700	104,300	7.6%	-0.4%
Wholesale Trade	81,600	80,900	81,300	-0.4%	0.5%
Other Services	50,100	53,300	53,800	7.4%	0.9%
Nondurable Goods Manufacturing	40,700	39,400	39,700	-2.5%	0.8%
Transportation, Warehousing & Utilities	29,600	27,700	28,600	-3.4%	3.2%
Information	25,900	26,100	26,200	1.2%	0.4%
Mining and Logging	500	500	500	0.0%	0.0%

This indicator breaks down Orange County's employment by industry for the current month, comparing changes in employment levels since the previous month and the previous year.

Source: California Employment Development Department

REGIONAL DATA (Continued)

ORANGE COUNTY REGION: (Continued)

Per Zillow, in May 2018, the county's median sales price of existing homes (resale activity) was \$700,000. Condominium, duplex or townhouse style housing generally range in value from \$450,000 to \$550,000. Sales of condominium and townhouse development projects were extremely strong during the 1980s and early 1990s, especially in the first-time buyer market. There was a substantial decline in value of all types of properties within the greater Southern California region between 1991 and 1996. Overall housing prices declined between 20% and 40% between 1991 and 1997, depending primarily on location and value range.

Beginning in 1998, there was evidence of increased real estate market activity. There was a general upward value trend affecting residential properties within the immediate and general subject market area, from 2003 through the mid portion of 2006, after which property values generally stabilized. Beginning in 2007, residential property values began to decrease significantly. The decrease in residential sales activity and pricing continued through the latter portion of 2008, due primarily to the subprime credit and housing crisis, multi-billion dollar write-downs of mortgage-backed securities by regional and national banks, and a lack of available financing. In the mid to latter portion of 2009 residential values abruptly stabilized, due primarily to fiscal stimulus programs and first time home buyer tax credits. In 2010, certain markets began to experience an increase in sales, as well as a nominal increase in property values (5%-10%). Any brief increases in residential property values in the mid portion of 2010 subsequently subsided and were considered to be attributed to the first time home buyers tax credit. In 2013 residential property values resumed and upward trend with a slight increase in pricing and sales activity. The upward trend generally continued through 2017 and appears to have stabilized in recent months.

Orange County has experienced high levels of development within the past 25 years. Most of the acreage and undeveloped land parcels are located within the eastern and northeastern portion of the County. There are 143,915 acres dedicated for residential use, 25,115 acres dedicated for commercial use, and 112,112 acres of open space. Development intensity has increased near the coastline in southern Orange County, and parts of northern San Diego County. Development, however, between 1991 and 1997, and again between 2007 and 2010, was limited due to the lack of demand and construction financing; recent development is proceeding cautiously. The megalopolis predicted 35 years ago, between Los Angeles and San Diego, is in the developing stages.

**QUALIFICATIONS
OF
APPRAISER**

R . P . L A U R A I N
& A S S O C I A T E S
APPRAISERS - ANALYSTS

BACKGROUND AND QUALIFICATIONS

John P. Laurain, MAI, ASA
Certified General Real Estate Appraiser
California Certification No. AG 025754

PRESIDENT:

R. P. Laurain & Associates, Inc.
3353 Linden Avenue, Suite 200
Long Beach, California 90807
Office: (562) 426-0477 - Fax: (562) 988-2927
rpla@rplaurain.com

PROFESSIONAL ORGANIZATION AFFILIATIONS:

The Appraisal Institute
MAI Designated Member

American Society of Appraisers
Senior member; hold professional endorsement and
designation "ASA" in urban real estate.

American Arbitration Association
Associate arbitrator in title insurance matter.

Certified General Real Estate Appraiser by the
Office of Real Estate Appraisers, State of California.
Certification No. AG 025754.

APPRAISAL BACKGROUND:

Real estate appraisal and valuation consultation services conducted for public purposes include eminent domain studies, street widening and grade separation (bridge) projects, public school and university expansion projects, relocation studies, housing and public loan programs, Navy housing, senior housing, public bond measures, leasing of publicly-owned properties, Quimby Act park fee studies, Fair Political Practices Commission analyses, budgetary studies, and transfers (exchanges) of properties between public agencies. Private real estate appraisal services have been conducted for lending institutions, insurance companies, attorneys, estates for tax and donation purposes, private subdivision development studies, and other private uses.

BACKGROUND AND QUALIFICATIONS (Continued)

APPRAISAL BACKGROUND: (Continued)

Residential Property:

Residential properties appraised include single family, condominiums, own-your-own, townhouse, low and medium density multiple family, 100+ unit apartment complexes, waterfront properties, boat docks, mobile home parks, vacant single-family lot and acreage parcels, and low to high density vacant land parcels.

Commercial and Industrial Property:

Commercial property appraisal studies have included single and multi-tenant retail, strip centers, shopping centers, low-rise and high-rise office buildings, medical offices, restaurants and fast-food developments, nightclubs, convenience stores, theaters, automobile repair and service facilities, service stations, truck fueling and washing stations, car wash facilities, automobile sales, mixed-use properties including single resident occupancy (SRO) developments, as well as hotel and motel properties, and vacant land.

Industrial property appraisals have included warehouses, light and heavy manufacturing, distribution and transit facilities, food processing, cold storage, lumber yards, recycling centers, open storage, vacant land, remnant and landlocked parcels, properties encumbered with oil and water injection wells, sites with soil contamination and land fill properties.

Special Purpose and Special Use Properties:

Appraisal services and valuation studies of public, quasi-public, special use, and nonprofit facilities include, among others, seaport properties, airport properties (FBO, hangars, warehouse, office, land, etc.), submerged land, river rights-of-way, reservoirs, agricultural land, conservation/mitigation and wetland properties, utility and railroad rights-of-way, flood control channels, city hall buildings and civic center complexes, courthouses, libraries, fire and police stations, post offices, public parking structures, parks, public and private schools, adult learning centers, athletic facilities and gyms, bowling alleys, tennis centers, youth homes, after school facilities, daycare facilities, hospitals, skilled nursing facilities, churches, meeting halls and veteran facilities.

Valuation Methodologies:

In addition to the three conventional valuation methods (Sales Comparison Approach, Cost-Summation Approach, and Income Capitalization Approach), valuation methodologies have included discounted cash flow analyses, leased fee, and leasehold analyses, absorption discounts, deferred maintenance, cost-to-cure, bonus value, excess rent, across-the-fence, value-in-use, fractional interests, hypothetical valuations, and reuse studies.

BACKGROUND AND QUALIFICATIONS (Continued)

APPRAISAL BACKGROUND: (Continued)

Property interests appraised for eminent domain purposes include full and partial takings, as well as severance damage and project benefit studies. Valuation of various types of easements have included permanent surface, street, temporary construction, slope, utility, pipeline and subsurface, aerial, bridge structure, signal light, exclusive and nonexclusive surface rights, multi-layered, battered pilings, tie-back, railroad, drainage ditch, and flood control easements.

Clients:

Real estate research, analysis and appraisal services performed on projects for the following public agencies and private corporations while associated with R. P. Laurain & Associates, Inc., since 1986:

Cities:

City of Alhambra	City of El Monte	City of Palmdale
City of Artesia	City of El Segundo	City of Palm Springs
City of Azusa	City of Glendale	City of Paramount
City of Baldwin Park	City of Hawaiian Gardens	City of Pasadena
City of Bell	City of Huntington Beach	City of Riverside
City of Bell Gardens	City of Huntington Park	City of Rosemead
City of Bellflower	City of Industry	City of San Juan Capistrano
City of Buena Park	City of Irwindale	City of Santa Ana
City of Burbank	City of La Mirada	City of Santa Fe Springs
City of Carson	City of Lawndale	City of Seal Beach
City of Cathedral City	City of Long Beach	City of Signal Hill
City of Chino Hills	City of Los Alamitos	City of South El Monte
City of Compton	City of Los Angeles	City of South Gate
City of Covina	City of Monrovia	City of Tustin
City of Cudahy	City of Monterey Park	City of Upland
City of Cypress	City of Newport Beach	City of West Hollywood
City of Diamond Bar	City of Norwalk	City of Whittier
City of Downey	City of Ontario	

BACKGROUND AND QUALIFICATIONS (Continued)

APPRAISAL BACKGROUND: (Continued)

Other Public and Quasi-Public Agencies:

Alameda Corridor Engineering Team
Alameda Corridor Transportation Authority
California High Speed Rail Authority
Caltrans
Castaic Lake Water Agency
Hawthorne School District
Kern County
Long Beach Community College District
Long Beach Airport
Long Beach Unified School District
Long Beach Water Department
Los Angeles County Department of Beaches and Harbors
Los Angeles County Chief Executive Office
Los Angeles County Internal Services Department
Los Angeles County Metropolitan Transportation Authority
Los Angeles County Public Works
Los Angeles Unified School District
Los Angeles World Airports
Lynwood Unified School District
Orange County Transportation Authority
Orange County Public Works
Port of Los Angeles
Port of Long Beach
Riverside County Transportation Commission
San Bernardino County
Southern California Edison
State of California, Santa Monica Mountains Conservancy
U. S. Department of the Navy
U. S. Postal Service

Other:

Various attorneys, corporations, lending institutions, and private individuals.

Gold Coast Appraisals, Inc.:

Associate appraiser, as independent contractor, during portions of 1991 and 1992, specializing in appraisal of single family residential through four-unit residential properties.

BACKGROUND AND QUALIFICATIONS (Continued)

EXPERT WITNESS:

Qualified as an expert witness in the Los Angeles County Superior Court, Central District.

Qualified as an expert witness Orange County Superior Court.

Qualified as an expert witness in an arbitration matter before Judicial Arbitration and Mediation Services in the Counties of Los Angeles and Orange.

Provided testimony as an expert witness in conjunction with eminent domain matters before the San Bernardino and Riverside County Superior Courts.

ACADEMIC BACKGROUND:

Cypress Community College - Basic curriculum.

Long Beach Community College - Basic curriculum.

Real estate and related courses taken through and at various Community Colleges, Universities, the Appraisal Institute, and business schools, in accordance with the Continuing Education Requirements of the State of California, as follows:

- Fundamentals of Real Estate Appraisal
- Appraisal Principles and Techniques
- California Real Estate Principles
- Real Estate Appraisal: Residential
- Principles of Economics
- California Real Estate Economics
- Basic Income Capitalization Approach
- Advanced Income Capitalization Approach
- Advanced Market Analysis and Highest & Best Use
- Advanced Applications
- Advanced Concepts and Case Studies
- Real Estate Escrow
- California Real Estate Law
- Uniform Standards of Professional Appraisal Practice, Part A
- Uniform Standards of Professional Appraisal Practice, Part B
- Federal and State Laws and Regulations
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
- Valuation of Conservation Easements

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Garden Grove
11222 Acacia Parkway
Garden Grove, California 92840
Attn: City Clerk's Office

DOCUMENTARY TRANSFER TAX \$ NONE

The undersigned hereby declares this Instrument to be exempt from Recording Fees (Govt. Code §§ 6103 and 27383) and Documentary Transfer Tax (Rev. & Tax. Code §11922).

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF GARDEN GROVE AS SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT**, a public body corporate and politic, organized and operating under Parts 1.8 and 1.85 of Division 24 of the California Health and Safety Code, and the successor to the former Garden Grove Agency for Community Development ("Former Agency" or "Grantor"), hereby **GRANTS** to the **CITY OF GARDEN GROVE**, a municipal corporation ("City" or "Grantee"), the real property in the County of Orange, State of California, described in the legal description attached hereto as Attachment No. 1 and incorporated herein.

"GRANTOR":

**CITY OF GARDEN GROVE AS SUCCESSOR
AGENCY TO THE GARDEN GROVE AGENCY
FOR COMMUNITY DEVELOPMENT**
a public body, corporate and politic

By: _____
Scott C. Stiles, Executive Director
or Authorized Designee

STATE OF CALIFORNIA)
)
COUNTY OF _____) ss.

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

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CERTIFICATE OF ACCEPTANCE
Grant Deed to City

This is to certify that the interests in certain real property conveyed under the foregoing **GRANT DEED** dated as of _____, 2021 as granted by **THE CITY OF GARDEN GROVE AS SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT**, is a public body corporate and politic, organized and operating under Parts 1.8 and 1.85 of Division 24 of the California Health and Safety Code, and the successor to the former Garden Grove Agency for Community Development (“Former Agency” or “Grantor”), to the **CITY OF GARDEN GROVE**, a municipal corporation (“City” or “Grantee”), is hereby accepted by the undersigned officer or agent on behalf of the City pursuant to joint action by the City Council and the Former Agency on March 23, 2021 and the City consents to recordation of this Grant Deed by its duly authorized officer.

Dated: _____, 2021

CITY OF GARDEN GROVE
a municipal corporation

By: _____
Scott Stiles, City Manager
or Authorized Designee

ATTEST:

Teresa Pomeroy, City Clerk
or Authorized Designee

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy
Dept.: City Manager Dept.: City Clerk
Subject: Second reading by title only Date: 3/23/2021
and adoption of Ordinance
No. 2920

Attached is Ordinance No. 2920 recommended for second reading and adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Ordinance No. 2920	3/17/2021	Ordinance	3-23- 21_GG_Ordinance_No._2920_City_Council_Ordinance_A- 030-2021_REVISED.pdf

ORDINANCE NO. 2920

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
APPROVING AMENDMENT NO. A-030-2021 TO AMEND THE CITY'S OFFICIAL
ZONING MAP TO CHANGE THE ZONING OF THE PROPERTY, LOCATED AT 9312
CHAPMAN AVENUE, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3
(MULTIPLE-FAMILY RESIDENTIAL)

CITY ATTORNEY SUMMARY

This Ordinance approves an amendment to the City's Official Zoning Map to change the zoning of the Property located at 9312 Chapman Avenue from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential).

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

WHEREAS, Julie H. Vu, the applicant and property owner, submitted a request to develop a 20,500 square foot lot with a new multiple-family residential project consisting of a six (6) unit apartment building, along with associated site improvements, on a property located on the south side of Chapman Ave, just east of Loreleen Street, at 9312 Chapman Avenue, Assessor's Parcel No. 133-082-27; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (i) Amendment to rezone the property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (ii) General Plan Amendment to amend the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR) to facilitate the development of the residential project; and (iii) Site Plan to construct the six (6) unit apartment building along with associated site improvements (collectively, the "Project");

WHEREAS, proposed Amendment No. A-030-2021 would amend the City of Garden Grove Zoning Map to rezone the Property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential);

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. 6013-21 approving Site Plan No. SP-093-2021, recommending City Council's adoption of a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, a resolution approving General Plan Amendment No. GPA-001-2021, and an ordinance approving Amendment No. A-030-2021;

WHEREAS, the Planning Commission, at a Public Hearing held on January 21, 2021, 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 9, 2021, 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 9, 2021; and

WHEREAS, the City Council of the City of Garden Grove hereby makes the following findings regarding Amendment No. A-030-2021:

A. Proposed Amendment No. A-030-2021 is internally consistent with the goals, policies, and elements of the General Plan. Under the proposed Amendment No. A-030-2021, the City's Zoning Map will be amended to rezone the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), to facilitate the development of the proposed 6-unit residential apartment project, and to ensure consistency with the proposed General Plan Land Use Designation of Medium Density Residential (MDR). The R-3 (Multiple-Family Residential) zone implements the MDR Land Use Designation and is intended to provide for a variety of types and densities of multiple-family residential dwellings. This zone is intended to promote housing opportunities in close proximity to employment and commercial centers. Pursuant to Garden Grove Municipal Code Subsection 9.12.040.050.A.4, a maximum of 8 dwelling units would be permitted on the 20,500-acre site under the R-3 zoning. The proposed project will contain 6 units, which is less than the maximum allowed. Rezoning the site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), is consistent with the goals and policies of the General Plan Land Use Element, including Policy LU-2.4, which encourages the City to assure that the type

and intensity of land use shall be consistent with that of the immediate neighborhood. The project is also consistent with Goal LU-3, which encourages adding higher density residential development adjacent to major thoroughfares in the City. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. Accordingly, the R-3 zoning designation is appropriate for the property and will ensure that the site is maintained in continuity with surrounding land uses.

B. The proposed zone change will ensure a degree of compatibility with surrounding properties and uses. Under the proposed Amendment No. A-030-2021, the City's Zoning Map will be amended to rezone the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), to facilitate the development of the proposed 6-unit residential apartment Project, and to ensure consistency with the proposed General Plan Land Use Designation of Medium Density Residential (MDR). The proposed General Plan amendment will facilitate the development of the proposed 6-unit residential apartment project. The site's proposed multiple-family residential type housing is similar and compatible with the surrounding properties, which have both multi-family and single-family housing. The surrounding properties have a mix of R-3 (Multiple-Family Residential), R-1 (Single-Family Residential), and Residential Planned Unit Development zoning. Accordingly, the R-3 zoning designation is appropriate for the site and will ensure that the site is compatible with and is developed and maintained in continuity with surrounding land 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. 6012-21 recommending approval of Amendment No. A-030-2021, 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. Amendment No. A-030-2021 is hereby approved subject to the additional condition that the garages for each unit in the apartment complex shall be used primarily for the parking of vehicles and not for storage.

Section 4. The zoning of the Project site is re-zoned from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential), as shown on the attached map. Zone Map part L-09 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.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the ____ day of _____.

ATTEST:

MAYOR

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

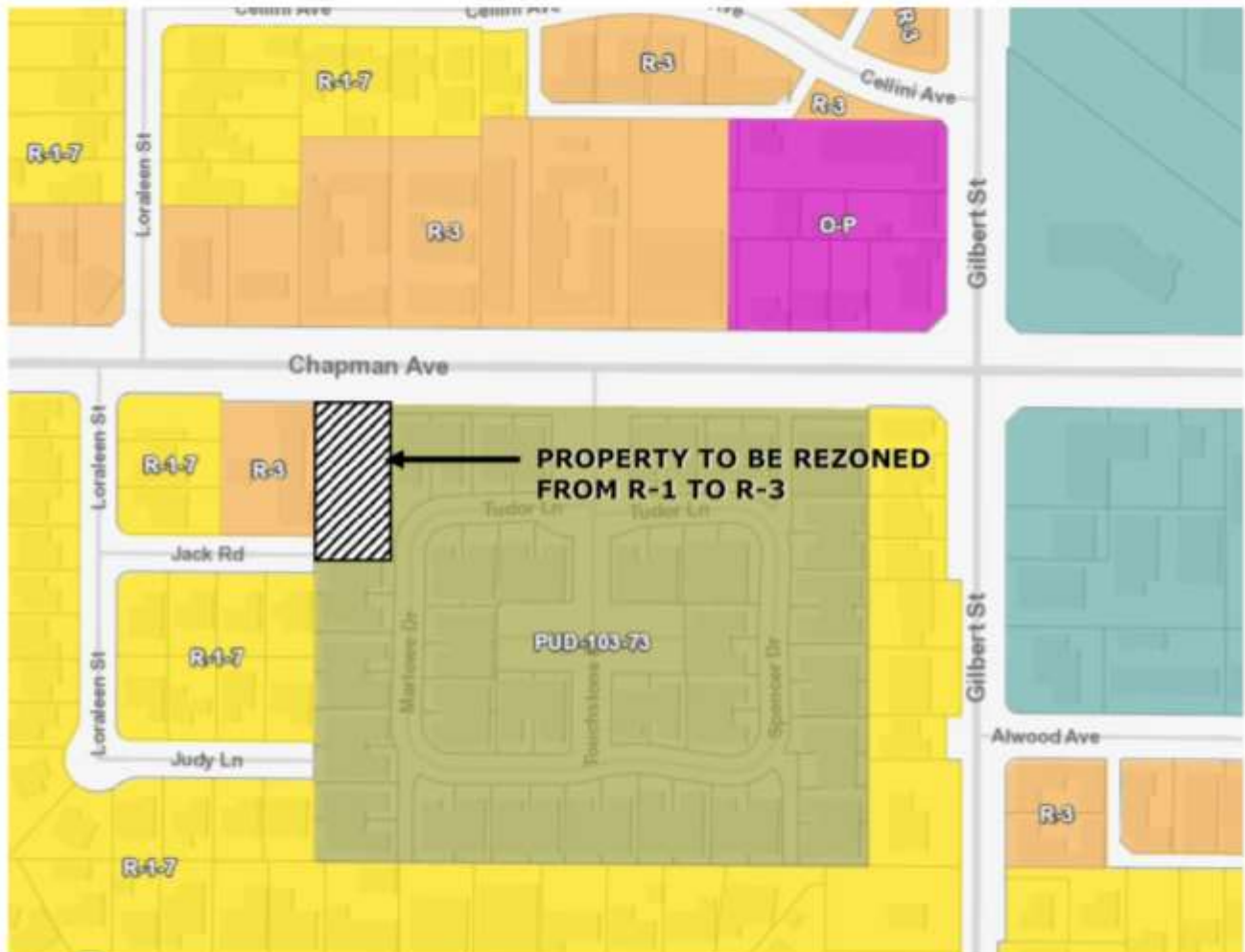
I, TERESA POMEROY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on March 9, 2021, with a vote as follows:

AYES:	COUNCIL MEMBERS:	(7)	BRIETIGAM, O'NEILL, NGUYEN T., BUI, KLOPFENSTEIN, NGUYEN K., JONES
NOES:	COUNCIL MEMBERS:	(0)	NONE
ABSENT:	COUNCIL MEMBERS:	(0)	NONE



GPA-001-2021 A-030-2021 & SP-093-2021

9312 CHAPMAN AVE
APN: 133-082-27



Proposed Rezone from R-1 to R-3

//// SITE TO BE REZONED FROM R-1 (SINGLE-FAMILY RESIDENTIAL)
TO R-3 (MULTIPLE-FAMILY RESIDENTIAL)



EXHIBIT "C"

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy
Dept.: City Manager Dept.: City Clerk
Subject: Third reading by title only and adoption of Ordinance No. 2919 Date: 3/23/2021

Attached for third reading and recommended adoption is Ordinance No. 2919, as revised by the City Council with five yes votes and Council Members Brietigam and Klopfenstein voting no at the March 9, 2021, City Council meeting.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Ordinance No. 2919 - Revised	3/17/2021	Ordinance	3-23-21_GG_Ordinance_No._2919_Amendment_No._A-027-2020_REVISED_Final.pdf

ORDINANCE NO. 2919

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING CODE AMENDMENT NO. A-027-2020, A ZONING TEXT AMENDMENT TO TITLE 9 OF THE GARDEN GROVE MUNICIPAL CODE PERTAINING TO THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

City Attorney Summary

This Ordinance approves zoning text amendments to Title 9 of the Garden Grove Municipal Code (Land Use Code) pertaining to the regulation of accessory dwelling units and junior accessory dwelling units to conform to changes in State law.

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

WHEREAS, Government Code Sections 65852.2 and 65852.22 authorize cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in a manner consistent with State law;

WHEREAS, in 2019, the California Legislature adopted, and the Governor signed, Senate Bill 13 (Chapter 653, Statutes of 2019), Assembly Bill 68 (Chapter 655, Statutes of 2019), Assembly Bill 587 (Chapter 657, Statutes of 2019), Assembly Bill 671 (Chapter 658), and Assembly Bill 881 (Chapter 659, Statutes of 2019) into law;

WHEREAS, among other things, these statutes amended Government Code Sections 65852.2 and 65852.22 to facilitate the production of ADUs and JADUs to address the State's housing shortage and to establish new requirements and limitations that local jurisdictions must comply with in order retain authority to continue to regulate ADUs in areas zoned to allow single-family and multiple-family dwelling residential use;

WHEREAS, as a result of these changes to State law, the City's existing regulations for ADUs are no longer consistent with Government Code Sections 65852.2 and 65852.22;

WHEREAS, the City wishes to amend the City's Land Use Code to repeal the existing regulations for ADUs and to adopt new regulations pertaining to ADUs and JADUs, which conform to existing State law;

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on July 16, 2020 and considered all oral and written testimony presented regarding the proposed zoning text amendment;

WHEREAS, on July 16, 2020, following the public hearing, the Planning Commission adopted Resolution No. 5995-20 recommending that the City Council find that the proposed zoning text amendment is exempt from review under the California

Environmental Quality Act and approve Municipal Code Amendment No. A-027-2020 and a draft ordinance;

WHEREAS, a duly noticed public hearing regarding Amendment No. A-027-2020 was held by the City Council on August 25, 2020 and September 8, 2020, and all interested persons were given an opportunity to be heard;

WHEREAS, following conclusion of the public hearing on September 8, 2020, the City Council reviewed the recommended changes to the draft ordinance recommended by the Planning Commission and remanded a revised draft ordinance back to the Planning Commission for review and recommendation to the City Council.

WHEREAS, the Planning Commission has reviewed the changes to the draft ordinance recommended by the City Council, along with additional changes recommended by City staff on the basis of subsequent guidance and feedback provided by the California Department of Housing and Community Development (HCD).

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on January 21, 2021 and considered all oral and written testimony presented regarding the proposed zoning text amendment;

WHEREAS, on January 21, 2021, following the public hearing, the Planning Commission adopted Resolution No. 6015-21 recommending that the City Council find that the proposed zoning text amendment is exempt from review under the California Environmental Quality Act and approve Municipal Code Amendment No. A-027-2020 and a revised ordinance;

WHEREAS, a duly noticed public hearing regarding Amendment No. A-027-2020 was held by the City Council on February 23, 2021, and all interested persons were given an opportunity to be heard;

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

WHEREAS, the City Council hereby makes the following findings regarding Amendment No. A-027-2020:

A. The proposed Land Use Code Amendment is internally consistent with the goals, policies, and elements of the General Plan. The proposed text amendments will bring the City's Land Use Code into conformance with recent changes to State law pertaining to accessory dwelling units (ADUs) and junior accessory units (JADUs). The intent of the changes to the State law is to continue to facilitate the housing production of ADUs and JADUs, which are considered as an essential affordable housing option to address the State's housing shortage. Pursuant to State law, ADUs and JADUs will be allowed in zones where single-family and multiple-family uses are permitted. Goal LU-2 and Policy LU-2.2 of the General Plan Land Use element encourage a diverse mix of housing types in the City. In addition, the goal of the General Plan Housing Element is to encourage the development of affordable housing to meet the City's regional

housing needs as well as to provide housing that encourages people of all economic levels to live in Garden Grove. ADUs and JADUs will provide for more housing opportunities in the City that will meet the City's regional housing needs.

B. The proposed Land Use Code Amendment will promote the public health, safety and welfare. The proposed text amendments will bring the City's Land Use Code into conformance with changes to State law relating to accessory dwelling units (ADUs) and junior accessory units (JADUs). The proposed text amendments are intended to be consistent with current State law, and will facilitate the housing production of ADUs and JADUs, which are an essential affordable housing option to meet the State's housing shortage. Nevertheless, to minimize impacts of ADUs and JADUs to existing residential neighborhoods, the Land Use Code will continue to contain reasonable development standards and regulations for ADUs and JADUs, as permitted by State law, including prohibiting the short-term rental of ADUs and JADUs and requiring owner-occupancy for properties developed with JADUs and the recordation of a corresponding deed restriction.

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

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

SECTION 2. The City Council finds that the proposed amendment is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.17 (CEQA does not apply to the adoption of an ordinance by a city or county to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code) and CEQA Guidelines Section 15061(b)(3) (It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment).

SECTION 3. Municipal Code Amendment No. A-027-2020 is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 6015-21, a copy of which is on file in the Office of the City Clerk, and which is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 4. The definition of "Accessory Dwelling Unit" set forth in Subsection C of Section 9.04.060 (Definitions) of Chapter 9.04 (General Provisions) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby amended to read as follows:

"Accessory dwelling unit" (also "ADU") shall have the same meaning as set forth in California Government Code Section 65852.2, as amended from time to time. Generally, an accessory dwelling unit is an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residential dwelling structure. It shall

include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residential dwelling structure is or will be situated. An accessory dwelling unit also includes an "efficiency unit" as defined in California Health and Safety Code Section 17958.1 and a "manufactured home" as defined in California Health and Safety Code Section 18007. An accessory dwelling unit may be created through: (i) construction of a new detached structure; (ii) construction of a new attached structure or addition; or (iii) conversion of existing permitted interior space within an existing dwelling, attached or detached garage, or accessory structure.

SECTION 5. Subsection C of Section 9.04.060 (Definitions) of Chapter 9.04 (General Provisions) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby amended to add a definition for "Junior Accessory Dwelling Unit" to read as follows:

"Junior accessory dwelling unit" (also "JADU") shall have the same meaning as set forth in California Government Code Section 65852.22, as amended from time to time. Generally, a JADU is a residential dwelling unit that is no more than 500 square feet in size, is contained entirely within the living area of a single-family residence, provides a cooking facility with appliances, a food preparation counter and storage cabinets that are of reasonable size in relation to the unit, and has independent exterior access. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

SECTION 6. Table 1 (City of Garden Grove Land Use Matrix) in Subsection 9.08.020.030 (Uses Permitted) of Subsection 9.08.020 (Permitted Uses in the R-1 Zone) of Section 9.08.040 (Single-Family Residential Development Standards) of Chapter 9.08 (Single-Family Residential Development Standards) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby amended by deleting the row for "Accessory Dwelling Unit".

SECTION 7. Subsection L (Accessory Dwelling Units) of Subsection 9.08.020.050 (Special Operating Conditions and Development Standards) of Section 9.08.020 (Permitted Uses in the R-1 Zone) of Chapter 9.08 (Single-Family Residential Development Standards) of Title 9 (Land Use) of the Garden Grove Municipal Code is hereby repealed.

SECTION 8. Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units) is hereby added to of Title 9 (Land Use) of the Garden Grove Municipal Code to read as follows:

Chapter 9.54 ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

9.54.010. Purpose, Applicability, Definitions, Effect of Conforming, Interpretation.

A. Purpose. The purpose of this chapter is to provide for and regulate the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in a manner consistent with State law.

B. Applicability. Except as otherwise provided by State law, the standards and limitations set forth in this chapter apply to the development of new ADUs and JADUs in the City.

C. Definitions. As used in this chapter, the following terms shall have the following meanings:

1. The terms "accessory dwelling unit", "accessory structure", "efficiency unit", "living area", "nonconforming zoning condition", "passageway", "proposed dwelling", "public transit", and "tandem parking" all have the same meaning as that stated in Government Code section 65852.2 as that section may be amended time to time. The terms "accessory dwelling unit" and "ADU" shall have the same meaning.
2. The term "junior accessory dwelling unit" shall have the same meaning as that stated in Government Code section 65852.22(h)(1) as that section may be amended time to time. The terms "junior accessory dwelling unit" and "JADU" shall have the same meaning.
3. The term "attached ADU" means an ADU, other than a converted ADU, that is physically attached to a primary dwelling structure.
4. The term "detached ADU" means an ADU, other than a converted ADU, that is physically separated from, but located on the same lot as, a primary dwelling structure.
5. The term "converted ADU" means an ADU that is constructed within all or a portion of the permitted existing interior space of an accessory structure or within all or a portion of the permitted existing interior space of a dwelling structure, including bedrooms, attached garages, storage areas, or similar uses. A converted ADU also includes an ADU that is constructed in the same location and to the same dimensions as a permitted existing structure or portion of a permitted existing structure.
6. The term "Director" means the City of Garden Grove Director of Community and Economic Development, or his or her designee.

- D. Effect of Conforming. An ADU that conforms to the provisions of this chapter shall:
1. Be deemed an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located;
 2. Be deemed a residential use that is consistent with the existing General Plan and zoning designation for the lot upon which it is located; and
 3. Not be considered in the application of any local ordinance, policy, or program to limit residential growth.
- E. Interpretation. The provisions of this chapter shall be interpreted to be consistent with the provisions of Government Code sections 65852.2 and 65852.22 and shall be applied in a manner that is consistent with State law.

9.54.020. Locations Permitted.

- A. Permitted ADU Locations. ADUs conforming to the provisions in this chapter may be located on any lot in the City that is zoned to allow single-family or multiple-family residential uses and that includes a proposed or existing legally developed single-family or multiple-family dwelling.
- B. Permitted JADU Locations. JADUs conforming to the provisions in this chapter may be located within a proposed or existing legally developed single-family dwelling on any lot in the City that is zoned to allow single-family residential uses.

9.54.030. Number of ADUs and JADUs Permitted.

- A. Single-Family Lots. No more than one (1) ADU and/or one (1) JADU is permitted on a lot developed or proposed to be developed with a single-family dwelling.
- B. Multiple-Family Lots. Either (i) no more than two (2) detached ADUs pursuant to subsection B.1 or (ii) one or more converted ADUs pursuant to subsection B.2 are permitted on a lot developed or proposed to be developed with one or more multiple-family dwelling structures. Detached ADUs pursuant subsection B.1 may not be combined on the same lot with converted ADUs pursuant to subsection B.2.
1. No more than a total of two (2) detached ADUs may be constructed on a lot developed or proposed to be developed with one or more multiple-

family dwelling structures. If two (2) detached ADUs are constructed, they may not be attached to one another as part of a single structure.

2. On lots with no detached ADUs, one or more converted ADUs may be constructed within portions of existing multiple-family dwelling structures that are not used as livable space. No converted ADUs may be constructed within the existing livable space of a multiple-family structure. The number of ADUs permitted under this subsection shall not exceed twenty-five (25) percent of the existing multiple-family dwelling units on the lot. For the purpose of calculating the number of allowable accessory dwelling units: (a) previously approved ADUs shall not count towards the existing number of multiple-family dwelling units; and (b) fractions shall be rounded down to the next lower number of dwelling unit, except that at least one (1) converted ADU shall be allowed.

9.54.040. ADU Requirements.

- A. Development Standards. Except as modified by this section or as otherwise provided by State law, an ADU shall conform to the development standards applicable to the lot on which it is located as set forth in this Title and/or in an applicable specific plan or planned unit development ordinance or resolution. Pursuant to sections 9.12.040.030 and 9.18.110.040, lots located in multiple-family residential and mixed-use zoning districts that are improved with single-family residential uses are subject to certain single-family residential development standards. Notwithstanding the foregoing, when the application of a development standard related to floor area ratio, lot coverage, open-space, or minimum lot size would prohibit the construction of an attached or detached ADU of at least 800 square feet, such standard shall be waived to the extent necessary to allow construction of an ADU of up to 800 square feet.
- B. Unit Size.
 1. Minimum Size. An ADU shall be at least the following minimum sizes based on the number of bedrooms provided:
 - a. Studio or Efficiency Units: 220 square feet.
 - b. One bedroom: 500 square feet.
 - c. Two or more bedrooms: 700 square feet.
 2. Maximum Size.
 - a. Attached ADUs: The total floor area of an attached ADU shall not exceed the following:

- i. Studio or One bedroom: 850 square feet or (ii) fifty (50) percent of the floor area of the primary dwelling unit, whichever is less; provided, however, that if the size of the primary dwelling unit is less than 1,600 square feet, an attached ADU may have a total floor area of up to 800 square feet.
 - ii. Two or more bedrooms: 1,200 ~~1,000~~ square feet or (ii) fifty (50) percent of the floor area of the primary dwelling unit, whichever is less, provided, however, that if the size of the primary dwelling unit is less than 1,600 square feet, an attached ADU may have a total floor area of up to 800 square feet.
 - b. Detached ADUs: The total floor area of a detached ADU shall not exceed the following:
 - i. Studio or One bedroom: 850 square feet.
 - ii. Two or more bedrooms: 1,200 ~~1,000~~ square feet.
 - c. ADU and JADU on same site: ADUs may not exceed 800 square feet in size in cases where both an ADU and JADU are developed or proposed on a site.
 - d. Converted ADUs: The maximum size limitations set forth in this subsection do not apply to converted ADUs that do not increase the existing floor area of a structure. In addition, a converted ADU created within an existing accessory structure may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure to the extent necessary to accommodate ingress and egress.
3. Porches, Patios, and Garages.
- a. An attached or detached ADU may include an attached covered patio and/or porch, which, if provided, shall be integrated into the design of the ADU and shall not exceed 80 square feet in size.
 - b. An attached or detached ADU may include an attached one-car garage, which, if provided, shall be integrated into the design of the ADU and shall not exceed 250 square feet in size.

- c. In no event shall the total combined area of an ADU and attached porch, patio, and/or garage exceed ~~1,330~~1,530 square feet.

C. Setbacks.

1. Front Yard Setbacks. New attached and detached ADUs are subject to the same minimum front yard setback requirements applicable to other structures on the lot on which the ADU is located.
2. Side and Rear Yard Setbacks. Minimum setbacks of no less than four (4) feet from the side and rear lot lines are required for new attached and detached ADUs.
3. Converted ADUs. No setbacks are required for converted ADUs, provided the side and rear yard setbacks of the existing converted structure are sufficient for fire and safety, as dictated by current applicable uniform building and fire codes.

D. Building Separation.

1. A minimum separation of six (6) feet is required between a detached ADU and the primary dwelling unit.
2. A minimum separation of six (6) feet is required between attached or detached ADU and all other structures not attached to the ADU, including garages, on the property.
3. Building separation requirements do not apply to converted ADUs that do not include an expansion of the floor area of the existing structure.

E. Height.

1. New attached and detached ADUs shall be one story, constructed at ground level, and shall not be more than 16 feet in height measured from ground level to the highest point on the roof.
2. Converted ADUs are not subject to a height limitation.

F. Design.

1. The design, pitch, color, material, and texture of the roof and eave details of an attached or detached ADU shall be substantially the same as the primary unit.

2. The color, material, and texture of all building walls, windows, and doors of an attached or detached ADU shall be similar to and compatible with the primary unit.
3. The architectural style and scale of an attached or detached ADU shall match the primary unit.
4. In order to facilitate the development of ADUs in a manner that ensures reasonable consistency and compatibility of design, the Director is authorized to develop standard design plans and criteria for ADUs. ADUs developed in conformance with such standard plans and criteria shall be deemed to comply with this subsection.

G. Off-street Parking.

1. One off-street parking space must be provided for a new attached or detached ADU. The required parking space may be permitted in setback areas, or through tandem parking on a driveway, unless specific findings are made by the Director that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety concerns.
2. Parking for a new attached or detached ADU is in addition to the required parking for the primary unit. However, when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
3. Off-street parking is not required in the following instances:
 - a. The ADU is located within one-half mile walking distance of public transit, including transit stations and bus stations;
 - b. The ADU is located within an architecturally and historically significant historic district;
 - c. The ADU is part of the primary residence or accessory structure (i.e., a converted ADU);
 - d. When on-street parking permits are required, but not offered to the occupant of the ADU; and/or
 - e. When there is a car-share vehicle located within one block of the ADU.

- H. Exterior Access Required. An attached or converted ADU must have independent exterior access that is separate from the access to the proposed or existing primary dwelling.
- I. Passageway. No passageway shall be required in conjunction with the construction of an ADU.

9.54.050. JADU Requirements.

- A. Footprint. A JADU may only be constructed within the walls of a proposed or existing single-family dwelling, including an existing attached garage.
- B. Unit Size. A JADU shall not exceed 500 square feet in size.
- C. Separate Entrance. A JADU must include a separate entrance from the main entrance of the proposed or existing single-family residence in which it is located.
- D. Kitchen Requirements. A JADU must include an efficiency kitchen, including a cooking facility with appliances, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.
- E. Bathroom Facilities. A JADU may include separate sanitation facilities or may share sanitation facilities with the proposed or existing single-family dwelling in which it is located.
- F. Parking. No additional off-street parking is required for a JADU beyond that required at the time the existing primary dwelling was constructed. However, when an existing attached garage is converted to a JADU, any required off-street parking spaces for the primary dwelling that are eliminated as a result of the conversion shall be replaced. These replacement parking spaces may be located in any configuration on the same lot, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces.
- G. Fire Protection. For purposes of any fire or life protection ordinance or regulation, a JADU shall not be considered a separate or new dwelling unit.
- H. Utility Service. For purposes of providing service for water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.
- I. Deed Restriction. Prior to the issuance of a building permit for a JADU, the owner of record of the property shall record a deed

restriction against the title of the property in the County Recorder's office with a copy filed with the Director. The deed restriction shall run with the land and shall bind all future owners, heirs, successors, or assigns. The form of the deed restriction shall be provided by the City and shall provide that:

1. The property shall include no more than one JADU and/or ADU.
2. The JADU may not be sold, mortgaged, or transferred separately from the primary residence.
3. An owner of record of the lot upon which a JADU is located shall occupy either the JADU or the remaining portion of the primary single-family dwelling as his/her/their principal residence. In the event owner occupancy of the property ceases, the JADU shall automatically become un-habitable space, shall not be used as a separate dwelling unit, and shall not be separately rented or leased for any purpose.
4. The JADU may be rented, but may not be rented on a short-term basis of less than 30 days.
5. A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this section.
6. The deed restriction may not be modified or terminated without the prior written consent of the Director.

9.54.060. Other Requirements.

- A. No Separate Conveyance. Except as otherwise provided in Government Code section 65852.26 or by other applicable law, an ADU or JADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence, and a lot shall not be subdivided in any manner which would authorize such separate sale or ownership.
- B. No Short-Term Rental Permitted. An ADU or JADU that is rented shall be rented for a term that is longer than thirty (30) days. Short-term rental (i.e., 30 days or less) of an ADU or a JADU is prohibited.
- C. Owner Occupancy Requirements.
 1. ADUs. Owner occupancy of a primary dwelling or ADU is not required.
 2. JADUs. An owner of record of the lot upon which a JADU is located must occupy either the JADU or the remaining portion

of the primary single-family dwelling as his/her/their principal residence. Notwithstanding the foregoing, owner-occupancy is not required if the owner is another governmental agency, land trust, or housing organization.

9.54.070. Permit Application and Review Procedures.

- A. Building Permit Required. A building permit is required prior to construction of an ADU or JADU. Except as otherwise provided in this chapter or by State law, all building, fire, and related code requirements applicable to habitable dwellings apply to ADUs and JADUs. However, fire sprinklers shall not be required if they are not required for the primary dwelling.
- B. Application. Prior to the issuance of a building permit for an ADU or JADU, the applicant shall submit an application on a form prepared by the City, along with all information and materials prescribed by such form. No application shall be accepted unless it is completed as prescribed and is accompanied by payment for all applicable fees.
- C. Review. The Director shall consider and approve or disapprove a complete application for an ADU or JADU ministerially without discretionary review or public hearing within sixty (60) days from the date the City receives a complete application. Review is limited to whether the proposed ADU or JADU complies with the requirements of this chapter. If an applicant requests a delay, the time period for the City to review of an application shall be tolled for the period of the requested delay. If the application to create an ADU or a JADU unit is submitted with an application to create a new single-family dwelling on the lot, the Director may delay acting on the application for the ADU or the JADU until the City acts on the application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.
- D. Zoning Conformity. The City shall not require the correction of nonconforming zoning conditions as a condition of approval of a permit application for the creation of an ADU or JADU.
- E. Conformity with State Law. The City shall not apply any requirement or development standard provided for in this chapter to an ADU or a JADU to the extent prohibited by any provision of State law, including, but not limited to, subdivision (e)(1) of Government Code section 65852.2.

9.54.080. Utilities.

- A. ADUs. Unless otherwise mandated by applicable law or the utility provider or determined by the City's Public Works Director to be necessary, an ADU may be served by the same water, sewer, and other utility connections serving the primary dwelling on the property, and the installation of a new or separate utility connection directly between an ADU and a utility is not required. However, separate utility connections and meters for ADUs may be installed at the property owner's option, when permitted by the utility provider, and subject to the payment of all applicable fees.
- B. JADUs. A JADU shall be served by the same water, sewer, and other utility connections serving the primary single-family dwelling in which it is located, and no separate utility meters shall be permitted for a JADU.

9.54.090. Impact Fees.

- A. Construction of an ADU is subject to applicable development impact fees adopted by the City pursuant to California Government Code, Title 7, Division 1, Chapter 5 (commencing with § 66000) and Chapter 7 (commencing with § 66012).
- B. No impact fee as required by this Code is required for an ADU that is less than 750 square feet in size.
- C. Any impact fee that is required for an ADU that is 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling.
- D. For purposes of this section, "impact fee" does not include any connection fee, capacity charge for water or sewer service, planning application fee, plan check fee, or building permit fee.

SECTION 9: 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 10: The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary

thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the ____ day of _____.

MAYOR

ATTEST:

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, TERESA POMEROY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on February 23, 2021, with a vote as follows:

AYES: COUNCIL MEMBERS: (4) O'NEILL, NGUYEN D., NGUYEN K., JONES
NOES: COUNCIL MEMBERS: (3) BRIETIGAM, BUI, KLOPFENSTEIN
ABSENT: COUNCIL MEMBERS: (0) NONE

and foregoing Ordinance was revised to change the ADU maximum size to 1,200 square feet, and passed to a third reading on March 9, 2021, with a vote as follows:

AYES: COUNCIL MEMBERS: (5) BUI, O'NEILL, NGUYEN D., NGUYEN K., JONES
NOES: COUNCIL MEMBERS: (2) BRIETIGAM, KLOPFENSTEIN
ABSENT: COUNCIL MEMBERS: (0) NONE

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Mayor and City Council From: Council Member Stephanie Klopfenstein
Dept.: Dept.:
Subject: Discussion on adoption of a Proclamation recognizing Afterschool Professionals Week, as requested by Council Member Stephanie Klopfenstein. Date: 3/23/2021

Attached for discussion is a Proclamation recognizing April 19-23, 2021, as Afterschool Professionals Week.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	3/18/2021	Proclamation	3-23-21_Proclamation_- _Afterschool_Professionals_Week.pdf

Proclamation

Celebrating April 19-23, 2021, as Afterschool Professionals Appreciation Week

WHEREAS, Garden Grove residents benefit with access to afterschool programs that are well attended, which is a testament in the value placed with those who work with children and youth in a wide variety of program settings to provide extended learning opportunities during out-of-school hours resulting in a positive effect on our children, families, community and businesses;

WHEREAS, afterschool professionals are a decisive element for our children's access to high-quality relationships and expanded opportunities beyond school and home environments that significantly impacts the ability for reaching full potential;

WHEREAS, afterschool professionals deserve appreciation for all that they do for children to enhance their education, promote physical and emotional health, provide a safe environment and expose them to new experiences; and

WHEREAS, The City of Garden Grove is committed to supporting the professionals who provide expanded learning opportunities that will help close the achievement gap and prepare young people to compete in the global economy.

NOW THEREFORE BE IT PROCLAIMED that April 19-23, 2021, as Afterschool Professionals Appreciation Week in Garden Grove in recognition of all of the efforts from afterschool professionals working with our children by instilling a sense of belonging to a larger community with shared goals for making life better for the children they serve.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: From:

Dept.: Dept.:

Subject: Informational COVID-19 update on Community Services programs as requested by City Manager Stiles. Date:

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: From:

Dept.: Dept.:

Subject: Informational COVID-19 Date:
update on the American
Rescue Plan as requested by
City Manager Stiles.
