



AGENDA

Garden Grove City
Council

Tuesday, April 13, 2021

6:30 PM

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

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

INVOCATION

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

1. PRESENTATIONS

- 1.a. Garden Grove Police Department update presented by Police Chief Tom DaRé.

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

RECESS

CONDUCT OTHER LEGISLATIVE BODIES' BUSINESS

RECONVENE

3. CONSENT ITEMS

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

- 3.a. Adoption of a Proclamation celebrating Afterschool Professionals Appreciation Week. *(Action Item)*
- 3.b. Adoption of a Proclamation recognizing Black April Month in Garden Grove. *(Action Item)*
- 3.c. Adoption of a Proclamation proclaiming April 2021 as National Child Abuse Prevention Month. *(Action Item)*
- 3.d. Adoption of the Americans with Disabilities Act Transition Plan. *(Action Item)*
- 3.e. Acceptance of Project Completion for Various Residential Streets Rehabilitation Project No. 7220. *(Action Item)*

- 3.f. Approval of the proposed Fiscal Year 2021-22 West Orange County Water Board Cost Sharing Budget. (*Action Item*)
- 3.g. Award a contract to VMI, Inc. to upgrade audio and video equipment in the Community Meeting Center. (Cost: \$114,176.63) (*Action Item*)
- 3.h. Receive and file minutes from the meeting held on March 23, 2021. (*Action Item*)
- 3.i. Receive and file warrants. (*Action Item*)
- 3.j. Approval to waive full reading of ordinances listed. (*Action Item*)

4. PUBLIC HEARINGS

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

- 4.a. Adoption of Resolutions for a Negative Declaration and General Plan Amendment No. GPA-002-2021, for a project located at 12141 Valley View Street; and introduce and conduct the first reading of an Ordinance to approve Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021)
Entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING A TEXT AMENDMENT TO PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018/REV. 2021) TO EXPAND THE USES PERMITTED TO ALSO INCLUDE THE USES PERMITTED IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE, AND TO AMEND THE SIGN REQUIREMENTS OF THE PUD. (*Action Item*)

5. ITEMS FOR CONSIDERATION

- 5.a. Approval of an agreement with West Coast Arborists, Inc. for citywide tree maintenance services. (Cost: \$440,000) (*Action Item*)

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

- 6.a. Status Report of the Housing Element Update including Focused General Plan Updates and Zoning Amendments as requested by City Manager Stiles.

7. ADJOURNMENT

The next Regular City Council Meeting will be on Tuesday, April 27, 2021, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California, 92840.

Happy Birthday Council Member Bui

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Mayor and City Council From: Council Member Klopfenstein
Dept.: Dept.:
Subject: Adoption of a Proclamation Date: 4/13/2021
celebrating Afterschool
Professionals Appreciation
Week. (*Action Item*)

Attached is the Proclamation celebrating Afterschool Professionals Appreciation Week approved for agenda listing and recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	4/8/2021	Proclamation	4-13-21_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.

April 13, 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 recognizing Black April Month in Garden Grove. Date: 4/13/2021
(*Action Item*)

Attached is a Proclamation recognizing Black April Month in Garden Grove recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	4/5/2021	Proclamation	4-13-21_Black_April_Memorial_Month_Resolution.pdf

PROCLAMATION

PROCLAIMING THE MONTH OF APRIL 2021

AS BLACK APRIL MEMORIAL MONTH

- WHEREAS, April 30, 2021, marks the 46th anniversary of the fall of Saigon on April 30, 1975, to communism; and
- WHEREAS, For many Vietnam and Vietnam-era veterans who were directly involved in the war and Vietnamese Americans who have settled in the United States, the Vietnam War was a tragedy full of great suffering and the loss of American, Vietnamese, and Southeast Asian lives; and
- WHEREAS, Fifty-eight thousand one hundred sixty-nine Americans were killed and 304,000 were wounded out of the 2.59 million people who served in the Vietnam War. One out of every ten Americans who served in Vietnam became a casualty of war; and
- WHEREAS, The Vietnam War resulted in the deaths of 250,000 South Vietnamese soldiers and two million Vietnamese civilians; and
- WHEREAS, After the fall of Saigon, over 135,000 Vietnamese people and their families fled to the United States, including former military personnel, government officials, and those who had worked for the United States during the war; and
- WHEREAS, Hundreds of thousands of people took boats in order to leave Vietnam in the late 1970s to mid-1990s. The successful emigrants reached refugee camps in Thailand, Malaysia, Indonesia, the Philippines, and Hong Kong; while approximately one-half of the people fleeing Vietnam perished at sea; and
- WHEREAS, According to the United States Census for 2010, more than 465,000 Vietnamese live in California, with the largest concentration of Vietnamese found outside of Vietnam residing in Orange County and Santa Clara County; and
- WHEREAS, Human rights, religious freedom, democracy, and protection against threats of aggression are important concerns of Vietnamese Americans; and
- WHEREAS, We must teach our children and future generations important lessons from the Vietnam War, including how the plight of the Vietnamese refugees following the end of war serves as a powerful example of the values of freedom and democracy; and

WHEREAS, We, should actively rededicate ourselves to the principles of human rights, individual freedom, sovereignty, and equal protection under the laws of a just and democratic world. We should set aside moments of time every year on April 30 to give remembrance to the soldiers, medical personnel, and civilians who died during the Vietnam War in pursuit of freedom; and

WHEREAS, Vietnamese American communities throughout California will commemorate April 30, 2021, as Black April, a day of remembrance and rededication to the principles of freedom, including freedom of expression, freedom of press, and internet freedom;

NOW, THEREFORE, BE IT PROCLAIMED, by the Garden Grove City Council, that in recognition of the great tragedy and suffering and lives lost during the Vietnam War, the month of April 2021 shall be proclaimed as Black April Memorial Month, a special time for citizens to remember the countless lives lost during the Vietnam War era, and to hope for more justice and liberty for the people of Vietnam.

April 13, 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: 4/13/2021
proclaiming April 2021 as
National Child Abuse
Prevention Month. (*Action
Item*)

Attached is a Proclamation proclaiming April 2021 as National Child Abuse Prevention Month recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	4/8/2021	Proclamation	4-13- 21_CHILD_ABUSE_PREVENTION_APRIL_2021.pdf

PROCLAMATION

April as National Child Abuse Prevention Month

- WHEREAS, In Garden Grove, as in any community, children are our most precious members who deserve to grow in a safe, happy, healthy, stable, and caring environment where they can experience the wonders and innocence of a childhood free of violence, neglect, and abuse;
- WHEREAS, the latest data is based on federal fiscal year 2018, with over 3.5 million reports nationwide with infants and young children suffering the highest rates of abuse and neglect;
- WHEREAS, 678,000 children were determined to be victims of maltreatment, with 60.8 percent victims of neglect, 10.7 percent victims of physical abuse, and 7.0 percent sexually abused, and more than 15 percent were victims of two or more maltreatment types;
- WHEREAS, the Centers of Disease Control have documented trends for increased risk for child abuse and neglect due to COVID-19, with the social and economic effects such as loss of income, stress related to parental child care and schooling responsibilities, and increased substance use and mental health conditions among adults;
- WHEREAS, child abuse and neglect can have long-term psychological, emotional, and physical effects that have lasting consequences;
- WHEREAS, protective factors are conditions that reduce or eliminate risk and promote the social, emotional, and developmental well-being of children;
- WHEREAS, effective prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community and faith based organizations, businesses, law enforcement agencies, and families;
- WHEREAS, the City of Garden Grove actively places efforts in raising awareness and preventing child abuse through family support services offered by the Magnolia Park Family Resource Center and the Buena Clinton Youth and Family Center;
- WHEREAS, we acknowledge that we must work together as a community to increase awareness about child abuse and contribute to promote the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and
- WHEREAS, prevention remains the best defense for our children and families.

NOW THEREFORE, BE IT RESOLVED, that the City of Garden Grove does hereby proclaim April 2021 as National Child Abuse Prevention Month in Garden Grove, and urges all communities to take actions to end the tragedy of child abuse and neglect in our nation.

April 13, 2021

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Adoption of the Americans with Disabilities Act Transition Plan. (<i>Action Item</i>)	Date:	4/13/2021

OBJECTIVE

To provide City Council with a final draft of the Americans with Disabilities Act (ADA) Evaluation, and Transition Plan for review and adoption.

BACKGROUND

In 2018, the Public Works Facilities Division contracted with EMG/Bureau Veritas to provide the City with an ADA evaluation and transition plan that after completion, would ensure that the City complies with all aspects of the Americans with Disabilities Act, as well as state and local accessibility regulations.

DISCUSSION

This comprehensive ADA evaluation included all city-owned public buildings, parking lots, surrounding sidewalks, and entryways, as well as the City's programs and policies. The evaluation findings were measured against current accessibility requirements. A list of accessibility barriers were summarized, prioritized and added to the Transition Plan.

FINANCIAL IMPACT

The ADA Transition Plan provides estimated costs of barrier removal at current pricing levels. However, costs are likely to increase with time. All barrier removal projects will be reviewed and approved through the budget process.

RECOMMENDATION

It is recommended that City Council:

- Review, approve and adopt the ADA Facilities Evaluation, and Transition Plan.

By: Phillip Carter, Facilities Manager

ATTACHMENTS:

Description	Upload Date	Type	File Name
ADA Transition Plan	4/2/2021	Backup Material	4-13- 21_ADA_Title_II_Transition_Plan.pdf

ADA Title II Transition Plan

The Complete ADA Title II Transition Plan is available electronically by contacting the City Clerk's Office at cityclerk@ggcity.org or by phone to request a copy at 714-741-5040. Paper copies are \$.10 per image pursuant to the City's fee schedule.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Acceptance of Project Completion for Various Residential Streets Rehabilitation Project No. 7220. (<i>Action Item</i>)	Date:	4/13/2021

OBJECTIVE

For City Council to accept the Various Residential Streets Rehabilitation Project No. 7220 ("Project") as complete, and authorize the City Manager to execute the Notice of Completion of Public Improvement and Work.

BACKGROUND

The City Council awarded the contract to R.J. Noble Company on July 14, 2020, for the Project that consisted of roadway rehabilitation by full depth reclamation with cement treatment, asphalt paving, various concrete improvements, handicap ramps, installation of catch basin inlet filters, adjustment of utility covers to finish surface, traffic striping, signage, and other items required by the plans and specifications.

DISCUSSION

The contractor, R.J. Noble Company, has completed the improvements in accordance with the plans, specifications, and other contract documents.

FINANCIAL IMPACT

There is no financial impact to the General Fund. This improvement is included in the Fiscal Year 2020-21–Capital Improvement Budget, and is funded by Gas Tax and CDBG funds. The retention payments will be released after recordation of the Notice of Completion.

RECOMMENDATION

It is recommended that the City Council:

- Accept Various Residential Streets Rehabilitation Project No. 7220 as complete;

- Authorize the City Manager to execute the Notice of Completion of Public Works Improvement and Work; and
- Authorize the Finance Director to release the retention payment when appropriate to do so.

By: Raul Leyva, Streets Supervisor

ATTACHMENTS:

Description	Upload Date	Type	File Name
Notice of Completion Proj 7220	3/23/2021	Notice	Notice_of_Completion_Proj_7220.pdf

RECORDING REQUESTED BY

When Recorded Mail To:

City Clerk
City of Garden Grove
P. O. Box 3070
Garden Grove, CA 92842

NOTICE OF COMPLETION
OF PUBLIC IMPROVEMENT AND WORK

NOTICE IS HEREBY GIVEN that the City of Garden Grove, Orange County, California, has caused a public improvement, to wit:

PROJECT NO. 7220
VARIOUS RESIDENTIAL STREETS REHABILITATION PROJECT

to be constructed upon the property hereinafter described. The contract for furnishing of all plant, labor, services, materials, and equipment, and all utilities and transportation, including power, fuel, and water, and performing all work necessary to construct and complete, in a good and workmanlike manner in strict accordance with the specifications, plans, and drawings therefore on file in the office of the City Clerk of the City of Garden Grove, for the construction, installation and completion of the above-described public improvement and work, was heretofore made and entered into with RJ Noble Co. on the 14th day of July 2020, and filed for record in the office of the City Clerk of the City of Garden Grove; that the work upon said public improvement has been completed, and that the City Engineer has notified the City Council that he has made and completed a final inspection of the materials furnished and installed and the work performed in the construction, installation, and completion of said public improvement hereinabove more particularly described and set forth, and has certified in writing to the City Council that all the provisions of the contract and contract documents for the furnishing of all plant, labor, services, materials, and equipment, and the performing of all work necessary for the construction, installation, and completion of said public improvement above described have been fully complied with to his satisfaction as required by the contract document; that final acceptance of the construction, installation, and completion of said public improvement above described was made on the 13th day of April, 2021 that the nature of the title to said property of said City of Garden Grove is as follows: That is to say, it owns said public improvement in fee except the right-of-way upon which it is constructed, and that it owns an easement upon, over, and along said right-of-way for the purpose of the construction, installation, and completion of said public improvement hereinabove described and the use thereof after said completion; that the property hereinabove referred to and on which said public improvement is situated is described as follows, to wit:

PROJECT NO. 7220
VARIOUS RESIDENTIAL STREETS REHABILITATION PROJECT

NAME OF SURETY on
Labor and Material Bond is:

WESTERN SURETY COMPANY

2020 MAIN STREET , SUITE 750

IRVINE, CA 92614

Tel No. (866) 404-7926 or (949)-399-4970

DATED this _____ day of _____ 20__

CITY OF GARDEN GROVE

By _____
City Manager of the City of Garden
Grove

ATTEST:

City Clerk of the City of Garden Grove

STATE OF CALIFORNIA
COUNTY OF ORANGE

I am the City Engineer of the City of Garden Grove.

I have read the foregoing Notice of Completion of Public Improvement and Work, and know the contents thereof; and I certify that the same is true of my own knowledge, except as to those matters, which are therein stated upon my information or belief, and as to those matters I believe to be true.

I certify (or declare), under penalty of perjury, that the foregoing is true and correct.

Executed on April 13, 2021 at Garden Grove, California
(Date) (Place)



Dan Candelaria, P. E., T.E.
City Engineer

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	William E. Murray
Dept.:	City Manager	Dept.:	Public Works
Subject:	Approval of the proposed Fiscal Year 2021-22 West Orange County Water Board Cost Sharing Budget. (<i>Action Item</i>)	Date:	4/13/2021

OBJECTIVE

To receive City Council approval of the West Orange County Water Board Fiscal Year 2021-22 proposed cost sharing budget for operational expenses and cathodic protection system (CP) project cost.

BACKGROUND

The West Orange County Water Board (WOCWB) is a joint powers authority created in 1967 by the cities of Garden Grove, Huntington Beach, Seal Beach, and Westminster for the purpose of maintenance and operation of shared water transmission lines for imported water. One of the connections is located near Bolsa/Newland and is referred to as OC-9. The other connection is located near Westminster/Willow and is referred to as OC-35.

Of those shared water transmission lines, the OC-9 and OC-35 transmission lines require life extension, as each pipeline is 64 years and 56 years old respectively. The average lifespan of a cement lined and coated steel pipeline ranges between 70-80 years. The options to ensure that water service to member agencies would continue into the future would be to replace the pipelines in 10 to 20 years at a cost of \$50 million or install a CP at a cost of \$8 million. On March 18, 2020, the WOCWB voted to proceed with the installation of a CP, which is also the most cost effective solution.

DISCUSSION

The joint powers agreement requires that the WOCWB prepare a proposed annual budget and that each of the contracting public agencies approve the budget before its adoption. The total WOCWB budget for fiscal year 2021-22 is \$1,649,000 for operational expenses and capital costs. A table showing the annual breakdown by agency is included as an attachment.

The WOCWB estimates that OC-9 will cost \$3.8 million for a CP and OC-35 would cost \$4.2 million for a CP. Due to these costs, WOCWB staff is recommending that the member agencies make an annual payment to a special fund over an eight-year period in order to finance both projects. The WOCWB would accumulate funds for OC-9 based on agency ownership share for the first four years, with design to begin in year three and construction in year four. Similarly, the WOCWB would accumulate funds for OC-35 in years five through eight, with design in year seven and construction in year eight.

FINANCIAL IMPACT

The City of Garden Grove Water Services Division share is set at 4.2 percent of the total operational expenses and CP project cost and amount, for an annual total of \$47,208. There is no impact to the General Fund. This will be funded by the Water Enterprise Fund.

RECOMMENDATION

It is recommended that the City Council:

- Approve the West Orange County Water Board Fiscal Year 2021/22 proposed cost sharing budget for operational expenses and cathodic protection system project cost.

By: Samuel Kim, Water Services Manager

ATTACHMENTS:

Description	Upload Date	Type	File Name
Budget	3/19/2021	Backup Material	Budget.pdf

WEST ORANGE COUNTY WATER BOARD
DRAFT FISCAL YEAR 2021-22 BUDGET

		FY 20-21 Approved	FY 21-22 Proposed
ACCOUNT NUMBER	ACCOUNT DESCRIPTION		
	OPERATING EXPENSES		
50885101.61200	Electricity	\$4,500	\$4,500
50885101.64620	Contracts for Repairs and Maintenance	\$50,000	\$40,000
	PLC Design for SCADA	\$25,000	\$25,000
	Vault (2) Refurbishment	\$20,000	\$30,000
50885101.69345	Auditing	\$5,500	\$5,500
50885101.69375	Attorney Fees	\$2,500	\$2,500
50885101.69365	Other Contract Services	\$2,000	\$2,000
50885101.73010	General/Liability Insurance	\$9,500	\$9,500
50885101.75400	Board Stipend Expense	\$2,500	\$2,500
50885101.79100	Contingency	\$2,500	\$2,500
50885101.82100	Cathodic Protection	\$1,000,000	\$1,000,000
	OPERATING EXPENSES	\$1,124,000	\$1,124,000
	NON OPERATING EXPENDITURES		
50885102.88010	Debt Service*	\$525,000	\$525,000
	TOTAL	\$1,649,000	\$1,649,000

*Cities of Huntington Beach and Seal Beach for OC-35 realignment project loan

DRAFT FY 21-22 BUDGET AGENCY CONTRIBUTIONS

Operating Budget (Including Cathodic Protection)

ACCOUNT NUMBER	AGENCY	OWNERSHIP PERCENTAGE	FY 21/22 COST
50800508.46610	Huntington Beach	56.1	\$630,564
50800508.46620	Garden Grove	4.2	\$47,208
50800508.46630	Seal Beach	14.3	\$160,732
50800508.46640	Westminster	25.4	\$285,496
	Totals	100.0	\$1,124,000

Fourth Year OC-35 Relocation Project Loan Payment

50800508.46610	Huntington Beach	56.1	\$418,372
50800508.46620	Garden Grove*	4.2	\$0
50800508.46630	Seal Beach	14.3	\$106,628
50800508.46640	Westminster*	25.4	\$0
	Totals	100.0	\$525,000

*Garden Grove and Westminster have paid off their portions of the loan

Total Proposed Budget

50800508.46610	Huntington Beach	56.1	\$1,048,936
50800508.46620	Garden Grove*	4.2	\$47,208
50800508.46630	Seal Beach	14.3	\$267,360
50800508.46640	Westminster*	25.4	\$285,496
	Total Budget		\$1,649,000

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Maria Stipe

Dept.: City Manager Dept.: Assistant City Manager

Subject: Award a contract to VMI, Inc. to upgrade audio and video equipment in the Community Meeting Center. (Cost: \$114,176.63) (*Action Item*) Date: 4/13/2021

OBJECTIVE

For the City Council to award a contract to VMI, Inc., for upgrading the audio and video equipment in the Community Meeting Center.

BACKGROUND

The current audio and video equipment was installed in 2008 using the standard definition technology of the time. With an aging and failing system that services the Council Chambers, the Council TV Control Room, and affects the systems used throughout the Community Meeting Center, staff initiated a request for proposal (RFP) to obtain quotes to provide all labor, materials, equipment and installation for an HD upgrade to the City Council Control Room and Chambers with the latest HD technology. This technology is essential to provide enhanced quality and broadcasting reliability for City Council, Housing Authority, Successor Agency and Sanitary District meetings during and after the COVID-19 pandemic.

DISCUSSION

RFP No. S-1277 was released on PlanetBids on February 2, 2021, and results were posted on March 21, 2021. Rating was conducted by GGTV3 staff familiar with the needs and the infrastructure, and each proposal was scored based on the requirements in the Scope of Work. Proposals needed to include all equipment manuals, diagrams and related paperwork for each individual component.

VENDOR	BID AMOUNT	SCORE
AVI SPL, LLC	\$266,906.11	208
EIDIM Group	\$183,828.63	216

Tangram Technology	\$152,424.86	257
VMI, Inc.	\$114,176.63	274

Of the four bidders, VMI, Inc. was deemed the most responsive bidder based on the qualifications and experience and was rated highest.

Installation is estimated late May early June, and will seamlessly integrate the new system without interrupting the televised schedule for council meetings. A portion of the cost is eligible to be funded through the CARES Act.

FINANCIAL IMPACT

The total contract cost is \$114,176.63 and will be paid using funds from the General Fund, Housing CARES Act, Garden Grove Sanitary District, and Water. Funds are available in the current Fiscal Year 2020-21 budget.

RECOMMENDATION

It is recommended that the City Council:

- Award a contract to VMI, Inc., in the amount of \$114,176.63, for the purchase and installation of audio and video equipment in the Community Meeting Center; and
- Authorize the City Manager to sign the contract, and to make minor modifications as needed, on behalf of the City.

By: Jeff Davis, Cable/Video Production Specialist

ATTACHMENTS:

Description	Upload Date	Type	File Name
Agreement	4/5/2021	Agreement	4-13-21_VMI_INC_2021_Contract.pdf

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2021, by the **CITY OF GARDEN GROVE**, a municipal corporation, ("CITY") and **VMI, Inc.**, herein after referred to as "CONTRACTOR".

RECITALS

The following recitals are a substantive part of this Agreement:

1. This Agreement is entered into pursuant to Garden Grove COUNCIL AUTHORIZATION, DATED _____.
2. CITY desires to utilize the services of CONTRACTOR to Provide all Labor, Materials, Equipment and Installation for the HD Upgrade to the City Council Control Room and Chambers per RFP S-1277.
2. CONTRACTOR is qualified by virtue of experience, training, education and expertise to accomplish services.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Term and Termination.** The term of the agreement shall from full execution of the contract until completion of the project. This agreement may be terminated by the CITY without cause. In such event, the CITY will compensate CONTRACTOR for work performed to date in accordance with Proposal Pricing which is attached as Attachment "B" and is hereby incorporated by reference. Contractor is required to present evidence to support performed work.
2. **Commencement and Completion.** CONTRACTOR agrees to commence the Project with TEN (10) calendar days from the date set forth in the "Notice to Proceed" sent by City and shall diligently prosecute the work to completion within FOURTEEN (14) calendar days, excluding delays caused or authorized by the CITY. The completion dates shall include any material/parts/equipment delivery.
3. **Services to be Provided.** The services to be performed by CONTRACTOR shall consist of tasks as set forth in the Scope of Work. The Scope of Work is attached as Attachment "A", and is incorporated herein by reference. The Scope of Work and this Agreement do not guarantee any specific amount of work.
4. **Liquidated Damages for Delay.** The parties agree that if the total work called for under this Contract, in all parts and requirements, is not completed within the time specified in Section 2 herein, plus the allowance made for delays or extensions authorized by the CITY, the CITY will sustain damage which would be extremely difficult and impractical to ascertain. The parties therefore agree

that CONTRACTOR will pay to CITY the sum of two hundred and fifty dollars (\$250.00) per day for each and every calendar day during which completion of the Project is so delayed. CONTRACTOR agrees to pay such liquidated damages and further agrees that CITY may offset the amount of liquidated damages from any moneys due or that may become due CONTRACTOR under the Contract.

5. **Compensation.** CONTRACTOR shall be compensated as follows:

- 5.1 **AMOUNT.** Total Compensation under this agreement shall not exceed (NTE) amount of One Hundred Fourteen Thousand One Hundred Seventy Six Dollars and 63/100 (\$114,176.63), payable in arrears and in accordance with Proposal Pricing form, Attachment "B". All work shall be in accordance with RFP No. S-1277.
- 5.2 **Payment** For work under this Agreement, payment shall be made per invoice for work completed. Within 45 day of delivery of goods or completion of performance of services, CONTRACTOR must promptly render an invoice to CITY or payment may be significantly delayed. For extra work not a part of this Agreement, a written authorization by CITY will be required, and payment shall be based on schedule included in PROPOSAL PRICING FORM, Attachment "B". For extra work not a part of this Agreement, a written authorization by CITY will be required, and payment shall be based on schedule included in PROPOSAL PRICING FORM, Attachment "B. All work shall be in accordance with RFP. No. S-1276.
- 5.3 **Records of Expenses.** CONTRACTOR shall keep complete and accurate records of all costs and expenses incidental to services covered by this Agreement. These records will be made available at reasonable times to CITY.
- 5.4 **Termination.** CITY shall have the right to terminate this agreement, without cause, by giving thirty (30) days written notice of termination. If the Agreement is terminated by CITY, then the provisions of paragraph 3 would apply to that portion of the work completed.

6. **Insurance Requirements.**

- 6.1 **COMMENCEMENT OF WORK.** CONTRACTOR shall not commence work under this Agreement until all certificates and endorsements have been received and approved by the CITY. All insurance required by this Agreement shall contain a Statement of Obligation on the part of the carrier to notify the CITY of any material change, cancellation, or termination at least thirty (30) days in advance and provide a Waiver of Subrogation in favor of the City.

- 6.2 WORKERS COMPENSATION INSURANCE For the duration of this Agreement, CONTRACTOR and all subcontractors shall maintain Workers Compensation Insurance in the amount and type required by law provide Employers Liability in an amount not less than \$1,000,000.
- 6.3 INSURANCE AMOUNTS. CONTRACTOR shall maintain the following insurance for the duration of this Agreement:
- (a) Commercial general liability in an amount of \$1,000,000.00 per occurrence (**claims made and modified occurrence policies are not acceptable**); Insurance companies must be acceptable to CITY and have a Best's Guide Rating of A-Class VII or better, as approved by the CITY.
 - (b) Automobile liability in an amount of \$1,000,000.00 combined single limit (**claims made and modified occurrence policies are not acceptable**); Insurance companies must be acceptable to CITY and have a Best's Guide Rating of A-, Class VII or better, as approved by the CITY.
- 6.4 BONDS. For projects of more than \$25,000.00 CONTRACTOR shall post performance and labor and material bonds for 100% of the amount in Section 5.1 of this Agreement.

An **On-Going and Completed Operations Additional Insured Endorsements** for the policy under section 4.3 (a) shall designate CITY, it's officers, officials, employees, agents, and volunteers as additional insureds for liability arising out of work or operations performed by or on behalf of the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

An Additional Insured Endorsement for the policy under section 4.3 (b) shall designate CITY, it's officers, officials, employees, agents, and volunteers as additional insureds for automobiles, owned, leased, hired, or borrowed by the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

An Additional Insured Endorsement for the policy under section 4.3 (c) shall designate CITY, it's officers, officials, employees, agents, and volunteers as additional insureds for automobiles, owned, leased, hired, or borrowed by the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

For any claims related to this Agreement, CONTRACTOR's insurance coverage shall be primary and non-contributory as respects CITY, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, agents, and volunteers shall be excess of the CONTRACTOR insurance and shall not contribute with it.

If CONTRACTOR maintains higher insurance limits than the minimums shown above, CONTRACTOR shall provide coverage for the higher insurance limits otherwise maintained by the CONTRACTOR.

7. **Non-Liability of Officials and Employees of the CITY.** No official or employee of CITY shall be personally liable to CONTRACTOR in the event of any default or breach by CITY, or for any amount which may become due to CONTRACTOR
8. **Non-Discrimination.** CONTRACTOR covenants there shall be no discrimination against any person or group due to race, color, creed, religion, sex, marital status, age, handicap, national origin, or ancestry, in any activity pursuant to this Agreement.
9. **Independent Contractor.** It is agreed to that CONTRACTOR shall act and be an independent contractor and not an agent or employee of the CITY, and shall obtain no rights to any benefits which accrue to CITY'S employees.
10. **Compliance with Law.** CONTRACTOR shall comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local government. CONTRACTOR shall comply with, and shall be responsible for causing all contractors and subcontractors performing any of the work pursuant to this Agreement to comply with, all applicable federal and state labor standards, including, to the extent applicable, the prevailing wage requirements promulgated by the Director of Industrial Relations of the State of California Department of Labor. The City makes no warranty or representation concerning whether any of the work performed pursuant to this Agreement constitutes public works subject to the prevailing wage requirements.
11. **Notices.** All notices shall be personally delivered or mailed to the below listed address, or to such other addresses as may be designated by written notice. These addresses shall be used for delivery of service of process.
 - a. (CONTRACTOR)
VMI, Inc.
Attention: Jennifer Dorsa, Vice President
211 E. Weddell Drive
Sunnyvale, CA 94089
 - b. (Address of CITY)
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840
 - (with a copy to):
Garden Grove City Attorney
11222 Acacia Parkway
Garden Grove, CA 92840

12. **CONTRACTOR'S PROPOSAL.** This Agreement shall include CONTRACTOR'S proposal or bid which shall be incorporated herein by reference. In the event of any inconsistency between the terms of the proposal and this Agreement, this Agreement shall govern.
13. **Licenses, Permits, and Fees.** At its sole expense, CONTRACTOR shall obtain a Garden Grove Business License, all permits, and licenses as may be required by this Agreement.
14. **Familiarity with Work.** By executing this Agreement, CONTRACTOR warrants that: (1) it has investigated the work to be performed; (2) it has investigated the site of the work and is aware of all conditions there; and (3) it understands the facilities, difficulties, and restrictions of the work under this Agreement. Should Contractor discover any latent or unknown conditions materially differing from those inherent in the work or as represented by CITY, it shall immediately inform CITY of this and shall not proceed, except at CONTRACTOR's risk, until written instructions are received from CITY.
15. **Time of Essence.** Time is of the essence in the performance of this Agreement.
16. **Limitations Upon Subcontracting and Assignment.** The experience, knowledge, capability, and reputation of CONTRACTOR, its principals and employees were a substantial inducement for CITY to enter into this Agreement. CONTRACTOR shall not contract with any other entity to perform the services required without written approval of the CITY. This Agreement may not be assigned voluntarily or by operation of law, without the prior written approval of CITY. If CONTRACTOR is permitted to subcontract any part of this Agreement, CONTRACTOR shall be responsible to CITY for the acts and omissions of its subcontractor as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationship between any subcontractor and CITY. All persons engaged in the work will be considered employees of CONTRACTOR. CITY will deal directly with and will make all payments to CONTRACTOR.
17. **Authority to Execute.** The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.
18. **Prevailing Wages.** The CITY has been advised that the Prevailing Wages Law applies to the work. CONTRACTOR and its subcontractors must be registered with the California Department of Industrial Relations pursuant to Labor Code Section 1725.5. This Agreement shall not be effective until CONTRACTOR provides proof of registration to the CITY. CONTRACTOR shall be responsible for CONTRACTOR's compliance in all respects with the Prevailing Wage Law, including the payment of the prevailing wage rates to all the laborers involved, and with California Labor Code Section 1770 et seq., including the keeping of all records required by the provisions of Labor Code

Section 1776 and the implementing administrative regulations. CONTRACTOR shall submit payroll records to the Labor Commissioner pursuant to Labor Code section 1771.4(a)(3) and shall comply with the job site notices posting requirements established by the Labor Commissioner pursuant to Title 8, California Code of Regulations Section 16461(e) or other regulation promulgated pursuant to Labor Code Section 1771.4(a)(2). Pursuant to Labor Code Section 1771.4, this Project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations. The CITY shall be a third party beneficiary of the forgoing covenant with rights to enforce the same as against the CONTRACTOR.

19. **Indemnification.** To the fullest extent permitted by law, CONTRACTOR shall defend, and hold harmless CITY and its elective or appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees, for injury or death of any person, or damages of any nature, including interference with use of property, arising out of, or in any way connected with the negligence, recklessness and/or intentional wrongful conduct of CONTRACTOR, CONTRACTOR's agents, officers, employees, subcontractors, or independent contractors hired by CONTRACTOR in the performance of the Agreement. The only exception to CONTRACTOR's responsibility to protect, defend, and hold harmless CITY, is due to the negligence, recklessness and/or wrongful conduct of CITY, or any of its elective or appointive boards, officers, agents, or employees.

This hold harmless agreement shall apply to all liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CONTRACTOR.

20. **Appropriations.** This Agreement is subject to and contingent upon funds being appropriated therefor by the Garden Grove City Council for each fiscal year covered by the term of this Agreement. If such appropriations are not made, this Agreement shall automatically terminate without penalty to the CITY.

(Agreement Signature Block on Next Page)

IN WITNESS THEREOF, these parties have executed this Agreement on the day and year shown below.

Date: _____

"CITY"
CITY OF GARDEN GROVE

By: _____
City Manager

ATTESTED:

City Clerk

Date: _____

"CONTRACTOR"
VMI, Inc.

By: _____

Name: _____

Title: _____

Date: _____

Tax ID No. _____

Contractor's License: _____

Expiration Date: _____

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

APPROVED AS TO FORM:

Garden Grove City Attorney

Date

ATTACHMENT "A"
SCOPE OF WORK
RFP No. S-1277

**Provide all Labor, Materials, Equipment and Installation for the HD
Upgrade to the City Council Control Room and Chambers**

SECTION I – SCOPE OF WORK

The City of Garden Grove is seeking a highly qualified licensed contractor with a minimum of five (5) years of experience installing equipment similar to those requested in this RFP/Scope of Work for other government agencies.

The project requires the contractor to upgrade the current City Council television control room and chambers room from standard-definition to high-definition video. The successful proposer will be required to remove the current standard definition equipment, replace it with new high definition components, replace wiring where needed, integrate the system and provide adequate training. It also requires that a fifth camera be added to current the 4-camera system. A computer interface will need to be added to the control room integrating with the new switcher and current audio board. All current capabilities that are present with the current system will need to be maintained in the new one with the HD upgraded capability. This includes character generator, roll-in capability and redundant program recording capability. The new system would need to be adapted down to feed the Cable Channel 3 on Spectrum Cable which is analog standard definition and it would need to digitally feed the live streamed YouTube channel, youtube.com/gardengrovetv3. This would also be an upgrade of the programming equipment which feeds the cable and YouTube channels. The control room feeds 2 HD monitors in the council chamber and 1 HD monitor in an additional room. The control room is currently connected for video and sound in both directions with that room and 2 others for a total of three (3) additional. The City requires that the Clear-Com intercom connectivity be maintained to the 3 additional rooms and reestablished to the council chambers City Clerk desk.

Proposers must include all equipment manuals, diagrams and related paperwork that come with the individual components.

All proposers are required to submit a proposal for the brand of equipment specified in the above Equipment List. Alternates brands are NOT being accepted for this project.

The successful proposer must meet all requirements as specified in this Request for Proposal and any addenda to follow. Those proposals that do not meet the City's requirements may be deemed as non-responsive.

ATTACHMENT "A"
SCOPE OF WORK
RFP No. S-1277

SECTION II-PROPOSAL REQUIREMENTS

- Provide the lead-time for all equipment on the equipment list above and any other equipment that is necessary to install the system.
- The successful proposer will be required to install the equipment within 14 working days from the time the equipment is received.
- There is no specific format for Attachment B-Proposal pricing however the proposal pricing submitted shall be labeled as Attachment B-Proposal Pricing and must include all of the following or the proposal may be deemed as non-responsive at the City's discretion.
 1. Provide pricing for all items on the equipment list and any other parts or equipment that are necessary to install the camera system. Pricing shall be all inclusive and include sales tax (8.75%) as well as any other fees such as shipping, etc. The City will not consider any additional charges that are not included in the Proposal Pricing.
 2. Provide pricing of maintenance program (length of program and what is included) and on-call repairs.
 3. Provide pricing for all software upgrades, if applicable. The contractor must install the most recent version of the software and to upgrade it if any updates are released within one year of the project completion date.
 4. Provide pricing and information on the warranty period for parts and installation.
 5. Provide a detailed cost breakdown of the labor for installation and integration.
 6. Provide pricing and information for training on the new system. The dates must be flexible to accommodate various schedules.
 7. Provide pricing for any additional costs or equipment not specified in the Scope of Work. Please include a cost break down of how these additional costs are calculated.
 8. Provide pricing for the removal and disposal of existing equipment, if applicable.
 9. Page 26 must be signed and included as part of Attachment B-Proposal Pricing.

ATTACHMENT "A"
SCOPE OF WORK
RFP No. S-1277

SECTION III- EQUIPMENT LIST

Garden Grove City Council HD Upgrade -Equipment List		
Qty	Part Number	Description
4	Panasonic AW-HE42KPJ	Full-HD PTZ Camera with 3G-SDI, Black
4	Panasonic 40WMK HE42	Wall Mount
1	Panasonic AW-UE4KPJ AW-UE4	Wide Angle 4K PTZ Camera
1	Panasonic -4WMK UE4	Wall Mount
1	Panasonic AW-RP150GJ	Remote Camera Controller with Advanced Joystick Controller
1	Panasonic AW-PS551P	12VDC Power Supply
1	NEC E437Q	43" 4K UHD Display with Integrated Tuner
1	Stampede MPF	Professional Flat Mount
1	JVC DT-V21G2Z	21.5" Broadcast Field/Studio Monitor
1	Netgear GS710TUP	10 Port Manageable 3-Layer Ethernet Switch
1	Laguna, Custom	Console One "Delta" 16" Deep Pedestal Base Console 6-Bays
1	ClearCom CS702	2-Channel Compact Main Station
1	ClearCom FLY-7	Call Signal Flasher
1	ClearCom KB-710	Single-Channel Remote Speaker Station
1	For-A HVS-100 Type A	Hanabi 1M/E Switcher including HVS-100OU
*	12-Button Operation Unit, HVS-100EXP3G SDI Upgrade, HVS-100ED	
*	Editor Interface Software	
1	For-A HVS-100PCI	1x HDMI and 1x HDMI VGA Input Card with F/S
1	For-A HVS-100DO	Additional 2x HD-SDI Output Card
1	For-A HVS-100DI-A	4 SDI Input Card with 4 x F/S & 2x Resize Engine
1	For-A ClassX RackMt-C	Complete Turnkey 1U Rack Chassis Hardware with Installed - ClassX LiveBoard HD Bundled with CG Edit Suite (More CG + CastaliaCG)
1	For-A HVS-AUX16A	LAN Based 16x1 Aux Control Unit
1	For-A HVS-100PSM	Redundant Power Supply for Main Unit
1	For-A HVS-	Redundant Power Supply for Operation Unit
1	Decimator	DECIMATOR 2 3G/HD/SD-SDI to HDMI Converter with de-embedded analog audio
1	D-Link DSS-16+	Express EtherNetwork Switch

1	Aja OG-X-FR	OpenGear Frame
2	Aja OG-3G-AMA	3G-SDI 4-Channel Analog Audio Embedder/Disembedder
1	Ross SPG-8260-R2	Sync Pulse Generator
1	Ross ADA-8405-C-R2C	Analog Audio and Timecode DA
1	Ross UDA-8705A-R2L	Analog Video Utility DA with 20-Slot Frame Rear Module
1	Aja V2Digital	Analog Video to HD/SD-SDI Mini Converter
1	Aja V2Analog	Digital Video to Analog, HD/SD Converter
1	Aja Hi5	HD/SD SDI to HDMI Mini Converter
1	Aja KUMO 1616	Compact SDI Router
1	Aja KUMO CP	1RU Hardware Control Panel
1	Aja Helo	H.264 HD/SD Recorder and Streaming Appliance
1	Aja Ki Pro GO	Multi-Channel H.264 Recorder
1	Aja KPU-SHELF	2RU Shelf
1	Leightronix UltraNEXUS-HD X2	Network-Managed HD/SD Automation Controller and Digital
*	Server (Recorder/Player)	
2	APC SMX2200RMLV2U	Smart-UPS X 2200VA Rack/Tower LCD 100-127V
2	APC SMX120RMBP2U	Smart-UPS X 120V External Battery Pack Rack/Tower
1	CAD Design As-Built Diagram	
1	Labor	
1	Cables, Connectors, Hardware & Part	
1	For-A	Switcher Training
1	For-A	Class-X Training
1	For-A	Class-X Training

NOTE: All proposers are required to submit a proposal for the brand of equipment specified in the above Equipment List. Alternates brands are NOT being accepted for this project.

ATTACHMENT "A"
SCOPE OF WORK
RFP No. S-1277

SECTION IV: PREVAILING WAGE AND DIR REQUIREMENTS

1. No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].
2. No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.
3. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Please provide Department of Industrial Relations Registration Numbers for the General Contractor **and** all Sub-Contractors listed in your proposal.
4. Prevailing wages are required for this project as defined by Labor Code, section 1771. Per Labor Code, Section 1773.2, copies of the prevailing rate of per diem wages are on file with the City and will be made available to any interested party upon written request.

SECTION V: OTHER REQUIREMENTS

1. All Proposers must provide a valid copy of a Class A-General Engineering Contractor **AND/OR** a State of California C7-Low Voltage Systems license and be in good standing.
2. All proposers are required to be in compliance with the City's insurance and bond requirements if selected as the successful proposer. Insurance and bond requirements for this project can be found in Appendix B of this document.



VMI, Inc.
Broadcast and AV Solutions
Sales - Service - Rental - Design & Installation
211. E Weddell Dr.
Sunnyvale, CA 94089

CITY OF GARDEN GROVE

RFP No. S-1277

Attachment B

Proposal Pricing

**PROPOSAL PRICING
RFP NO. S-1277
CITY COUNCIL HD UPGRADE
"ATTACHMENT B"**

THE HONORABLE MAYOR AND CITY COUNCIL
CITY OF GARDEN GROVE
11222 ACACIA PARKWAY

GARDEN GROVE, CALIFORNIA 92840

To: THE HONORABLE MAYOR AND CITY COUNCIL: The undersigned having carefully examined the Plans and Specifications to: Provide all Labor, Materials, Equipment and Installation for the HD Upgrade to the City Council Control Room and Chambers. HEREBY PROPOSE to furnish all labor, materials and transportation, and do all the work required to complete work in accordance with the Scope of Work.

The undersigned hereby certifies that this Proposal is genuine and is not sham or collusive, or made in the interest or in behalf of any person not herein named, and that the undersigned has not directly or indirectly induced or solicited any other bidder to put in a sham bid, or any other person, firm or corporation to refrain from bidding, and that the undersigned has not in any manner sought, by collusion, to secure for himself an advantage over any other bidder.

Please check your calculations before submitting your Proposal; the City of Garden Grove will not be responsible for Proposer miscalculations.

BY:


(Signature)

562-477-4232
Telephone Number

JOHN O'DONOVAN

(Type or Print Name)

ACCOUNT MANAGER

(Title)

jodonovan@vmivideo.com

(Email Address)

VMI Inc

(Company Name)



VMI
BROADCAST AND
PROFESSIONAL VIDEO
www.vmivideo.com

11258 Monarch Street Unit A Garden Grove, CA 92841 * 714.894.8100 fax 714.894.8110

Date: 3/4/21

RFP No. S-1277

To:

City of Garden Grove (Account Code: CITYGAR)
11222 Acacia Parkway
Garden Grove CA 92840

Attn: Sandra Segawa

Phone: 714-741-5050

From: John O'Donovan

Re:

Qty.	Make	Model	Description	Unit Price	Extension
4	Panasonic	AW-HE42KPJ	Full-HD PTZ Camera with 3G-SDI, Black	3750.00	15000.00
4	Panasonic	40WMK	HE42 Wall Mount	195.00	780.00
1	Panasonic	AW-UE4KPJ	AW-UE4 Wide Angle 4K PTZ Camera	990.00	990.00
1	Panasonic	-4WMK	UE4 Wall Mount	135.00	135.00
1	Panasonic	AW-RP160GJ	Remote Camera Controller with Advanced Joystick Controller	4150.00	4150.00
1	Panasonic	AW-PS551P	12VDC Power Supply	685.00	685.00
1	NEC	E437Q	43" 4K UHD Display with Integrated Tuner	675.00	675.00
1	Stampede	MPF	Professional Flat Mount	55.00	55.00
1	JVC	DT-V21G2Z	21.5" Broadcast Field/Studio Monitor	2950.00	2950.00
1	Netgear	GS710TUP	10 Port Manageable 3-Layer Ethernet Switch	715.00	715.00
1	Laguna	Custom	Console One "Delta" 16" Deep Pedestal Base Console - 6 Bays	11850.00	11850.00
1	ClearCom	CS702	2-Channel Compact Main Station	980.00	980.00
1	ClearCom	FLY-7	Call Signal Flasher	370.00	370.00
1	ClearCom	KB-710	Single-Channel Remote Speaker Station	370.00	370.00
1	For-A	HVS-100 Type A	Hanabi 1M/E Switcher Includes: HVS-100OU 12 Button Operation Unit, HVS-100EXP3G SDI Upgrade, HVS-100ED Editor Interface Software	7895.00	7895.00
1	For-A	HVS-100PCI	1x HDMI and 1x HDMI VGA Input Card with F/S	1400.00	1400.00
1	For-A	HVS-100DO	Additional 2x HD-SDI Output Card	1400.00	1400.00
1	For-A	HVS-100DI-A	4 SDI Input Card with 4 x F/S & 2x Resize Engine	1400.00	1400.00
1	For-A	ClassX HD-Pkg C	Complete Turnkey 1U Rack Chassis Hardware with installed: ClassX LiveBoard HD bundled with CG Edit Suite (MoreCG + CastaliaCG)	8230.00	8230.00
1	For-A	HVS-AUX16A	LAN Based 16x1 Aux Control Unit	885.00	885.00
1	For-A	HVS-100PSM	Redundant Power Supply for Main Unit	675.00	675.00
1	For-A	HVS-100PSO	Redundant Power Supply for Operation Unit	400.00	400.00
1	Decimator	DECIMATOR 2	3G/HD/SD-SDI to HDMI Converter with	345.00	345.00

1 D-Link	DSS-16+	De-Embedded Analog Audio		
1 Aja	OG-X-FR	Express EtherNetwork Switch	55.00	55.00
2 Aja	OG-3G-AMA	openGear Frame	1450.00	1450.00
		3G-SDI 4-Channel Analog Audio Embedder/	795.00	1590.00
		Disembedder		
1 Ross	SPG-8260-R2	Sync Pulse Generator	2050.00	2050.00
1 Ross	ADA-8405-C-R2C	Analog Audio and Timecode DA	400.00	400.00
1 Ross	UDA-8705A-R2L	Analog Video Utility DA with 20-Slot Frame	310.00	310.00
		Rear Module		
1 Aja	V2Digital	Analog Video to HD/SD-SDI Mini Converter	315.00	315.00
1 Aja	V2Analog	Digital Video to Analog, HD/SD Converter	315.00	315.00
1 Aja	HI5	HD/SD SDI to HDMI Mini Converter	360.00	360.00
1 Aja	KUMO 1616	Compact SDI Router	1815.00	1815.00
1 Aja	KUMO CP	1RU Hardware Control Panel	540.00	540.00
1 Aja	Helo	H.264 HD/SD Recorder and Streaming Appliance	1145.00	1145.00
1 Aja	Ki Pro GO	Multi-Channel H.264 Recorder	3550.00	3550.00
1 Aja	KPU-SHELF	2RU Shelf	75.00	75.00
1 Leightronix	UltraNEXUS-HD X2	Network-Managed HD/SD Automation Controller	8850.00	8850.00
		and Digital Video Server (Recorder/Player)		
2 APC	SMX2200RMLV2U	Smart-UPS X 2200VA Rack/Tower LCD 100-127V	1450.00	2900.00
2 APC	SMX120RMBP2U	Smart-UPS X 120V External Battery Pack	880.00	1760.00
		Rack/Tower		
1 VMI, Inc.		CAD Design As-Built Diagram	1500.00	1500.00
1 VMI, Inc.		Labor (no electrical)	10000.00	10000.00
1 VMI, Inc.		Cables, Connectors, Hardware, Parts	1275.00	1275.00
1 For-A		Switcher Training	1250.00	1250.00
1 For-A		Class-X Training	1250.00	1250.00

Notes:

- This system has not been engineered by VMI and is subject to change upon formal design. Changes, additions, etc. will usually require a Change Order that may change the cost.
- Quote(s) are valid for thirty (30) days.
- FOB: Origin. Freight not included.
- Minimum 25% restocking fee on all returns, if approved.

Taxable	104990.00
Non Taxable	
Shipping	
Sub Total	104990.00
Tax	8.75% 9186.63
TOTAL	114176.63

NOTES:

Certified CA Small Business Supplier #1130920

Contractor License #995912

California State Electronic Waste Recycling Fee will be charged on all monitors.

DIR: 1000024698



VMI, Inc.
Broadcast and AV Solutions
Sales - Service - Rental - Design & Installation
211. E Weddell Dr.
Sunnyvale, CA 94089

ATTACHMENT B - PROPOSAL PRICING

RFP No. S-1277

Page 3

- Lead time is 1 week to 10 days ARO
- Removal and disposal of existing equipment is included in this proposal.
- VMI is providing one (1) day of system training, one (1) day of For-A training and one (1) day of Class-X training.
- Warranty Information (major components)

Panasonic: Included with the purchase of your Panasonic professional video product, the standard warranty covers one-year of replacement parts and labor costs due to defects in materials or workmanship which occurs during normal use. You'll be able to utilize our US-based toll-free hotline for support and take advantage of a five-day repair turnaround time (exclusive of shipping) if an in-warranty repair is authorized by Panasonic. For further information on limits and exclusions from coverage, please consult the information below as well as the "Limited Warranty" documentation that came with your product. NOTE: Panasonic offers a 5 year total standard service bumper to bumper additional premium protection at \$625/ cameras or controller. Details available on request.

ClearCom: All Clear-Com brand systems and products, including wired and wireless belt packs, have a Limited Warranty of two years, with the exception of headsets, handsets, microphones, batteries, UHF wireless IFB products, and the following Wireless products: AC850 Charger, BAT850, BAT41, BAT50, BAT60 batteries, S-Mount, HS12, remote antenna cables, SP10 Speaker, XLR Adapters and HS20-2 headsets have a Limited Warranty of one year. Cables, accessories, components & consumable items have a Limited Warranty of 90 days.

For-A: To the extent permitted by local law mandatorily applicable, each Seller guarantees to its End-user Customer that it will, at its option and at its cost, repair, or refund the End-user Customer's purchase price of the relevant FOR-A Product that manifest a defect in materials or workmanship claimed by the End-user Customer to the Seller during the period of one (1) year from the date of the Seller's invoice in respect of the relevant FOR-A Product (the "Limited Warranty Period").



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ATTACHMENT B - PROPOSAL PRICING

RFP No. S-1277

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Aja: AJA Video warrants that the hardware product, not including storage modules or software components, will be free from defects in materials and workmanship for a period of five (5) years from the date of purchase. AJA Video warrants that the storage modules provided as part of the hardware product will be free from defects in materials and workmanship for a period of one year from the date of purchase.

Leightronix: The purchase of any UltraNEXUS-HD series product comes with an automatic 5 year warranty, firmware/software updates, and support for the life of the product at absolutely no extra cost.

NEC: 3 Years

JVC: 1 Year parts and labor

Ross: warrants its switchers and related options, to be free from defects under normal use and service for a period of ONE YEAR from the date of shipment.

Decimator: warrants that this product will be free from defects in materials and workmanship for a period of 36 months from the date of purchase.

D-Link: warrants its hardware products to be free from defects in workmanship and materials, under normal use and service, for three (3) years from the date of purchase from D-Link or its Authorized Resellers.

Netgear: Warranty for products with ProSAFE Limited Lifetime Warranty, except for Fully Managed Switches, ends five years after the product is listed as "End of Life". To receive warranty entitlement for your NETGEAR Business products (www.netgear.com/business), you MUST register your product through <https://www.netgear.com/mynetgear> or <https://insight.netgear.com> or the NETGEAR Insight app (available on the Google Play store or the Apple App Store) within 90 days of purchase.

APC: Back-UPS UPS have a have a Three Year warranty on the UPS hardware and Battery. The Warranty period starts at the date of original purchase. When requesting warranty service we may ask for proof of purchase if we are unable to verify warranty eligibility through other means. Within the first 30 days after purchase warranty replacements will be new units. After the first 30 days they will be refurbished product unless a refurbished unit is not available. All refurbished units include a new battery and meet all factory fresh specifications. Battery issues will be addressed with a replacement battery and not a full UPS.



VMI, Inc.
Broadcast and AV Solutions
Sales - Service - Rental - Design & Installation
211. E Weddell Dr.
Sunnyvale, CA 94089

ATTACHMENT B - PROPOSAL PRICING

RFP No. S-1277

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All labor and equipment of the installed audio and visual systems (including all hardware and software, including updates) shall be covered for the period of 1 year, during which time, Integrator shall arrange for pickup, repair and delivery of all newly installed or related integrated devices or systems that fail to operate correctly.

A system failure of any nature within the first year after system acceptance shall be corrected by the Systems Integrator with minimal assistance by the City or its technical designees. The Systems Integrator will respond by phone within 4 hours of initial contact by the City between normal business hours. System repairs will be completed and system issues resolved at least 24 hours prior to the next nearest scheduled meeting. In the case where repairs cannot be completed with 24 hours prior to the next meeting, the firm is to provide temporary measures with no less functionality.

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: 4/13/2021
 from the meeting held on
 March 23, 2021. (*Action*
 Item)

Attached are the minutes from the meeting held on March 23, 2021, recommended to be received and filed as submitted or amended.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Minutes	4/8/2021	Minutes	cc-min_03_23_2021.pdf

ORAL COMMUNICATIONS

Speakers: Maureen Blackmun

Written Communications: Craig Durfey, Brian Malley, Dottie Aper

RECESS

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

PUBLIC HEARING – ADOPTION OF A RESOLUTION TO APPROVE TRANSFER OF PROPERTY LOCATED ON THE NORTH SIDE OF ACACIA PARKWAY, BETWEEN NELSON AND MAIN STREET (JOINT ACTION ITEM WITH THE CITY COUNCIL) (F: 84.2) (XR: A-84.2)

This matter was a joint action item taken at the time that the City of Garden Grove Successor Agency to the Agency for Community Development was convened.

Following staff introduction, Chair Jones declared the public hearing open.

With no speakers, Chair Jones declared the public hearing closed.

Following Member discussion, it was moved by Member O'Neill, seconded by Member Brietigam that:

Resolution No. 65-21 entitled: 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, be adopted; and

The Director and Secretary be authorized 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.

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

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

CITY COUNCIL ACTION

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

The City Manager and City Clerk be authorized 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.

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 A RESOLUTION APPROVING TRANSFER OF A PORTION OF A PUBLIC ALLEY LOCATED EAST OF ROCKINGHORSE ROAD AND SOUTH OF GARDEN GROVE BOULEVARD (JOINT ACTION ITEM WITH THE CITY COUNCIL) (F: 84.2) (XR: A-84.2)

This matter was a joint action item taken at the time that the City of Garden Grove Successor Agency to the Agency for Community Development was convened.

Following staff introduction, Chair Jones declared the public hearing open.

With no speakers, Chair Jones declared the public hearing closed.

Following Member discussion, it was moved by Member O'Neill, seconded by Member Bui that:

Resolution No. 66-21 entitled: 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, be adopted; and

The Director and Secretary be authorized 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.

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

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

CITY COUNCIL ACTION

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

The City Manager and City Clerk be authorized 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.

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

RECONVENE

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

ADOPTION OF A PROCLAMATION RECOGNIZING APRIL 2021 AS SEXUAL ASSAULT AWARENESS MONTH (F: 83.1)

It was moved by Council Member D. Nguyen, seconded by Council Member Brietigam that:

A Proclamation recognizing April 2020 as Sexual Assault Awareness 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

ADOPTION OF A PROCLAMATION PROCLAIMING APRIL AS FAIR HOUSING MONTH (F: 83.1)

It was moved by Council Member D. Nguyen, seconded by Council Member Brietigam that:

A Proclamation proclaiming April as Fair Housing 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

ADOPTION OF A PROCLAMATION PROCLAIMING APRIL AS ARAB AMERICAN HERITAGE MONTH (F: 83.1)

It was moved by Council Member D. Nguyen, seconded by Council Member Brietigam that:

A Proclamation proclaiming April as Arab American Heritage 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

ADOPTION OF A PROCLAMATION PROCLAIMING APRIL 2021 AS DMV/DONATE LIFE MONTH (F: 83.1)

This matter was considered later in the meeting.

APPROVAL OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES FOR PROPERTY LOCATED AT 13242 CYPRESS STREET, GARDEN GROVE (F: 84.1)

It was moved by Council Member D. Nguyen, seconded by Council Member Brietigam that:

The easement for public street and highway purposes for a portion of the property located at 13242 Cypress Street, Garden Grove, be approved; and

The City Clerk be authorized to accept the Street Deed 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

ACCEPTANCE OF FINAL PARCEL MAP NO. PM-2018-184 FOR THE PROPERTY LOCATED AT 12412 MAGNOLIA STREET, GARDEN GROVE (F: 118.PM-208-184)

It was moved by Council Member D. Nguyen, seconded by Council Member Brietigam that:

Final Parcel Map No. PM-2018-184 be accepted.

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 MARCH 9, 2021
(F: VAULT)

It was moved by Council Member D. Nguyen, seconded by Council Member Brietigam that:

Minutes from the meeting held on March 9, 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 D. Nguyen, seconded by Council Member Brietigam that:

Payroll Checks 184427 through 184439; Direct Deposits D377544 through D378146; and Wires W2782 through W2785 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 D. Nguyen, seconded by Council Member Brietigam 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

ADOPTION OF A PROCLAMATION PROCLAIMING APRIL 2021 AS DMV/DONATE LIFE MONTH (F: 83.1)

Following comments from Council Member Klopfenstein encouraging people to participate in the organ donor program when renewing or applying for a driver license or identification card at the Department of Motor Vehicles, it was moved by Council Member Klopfenstein, seconded by Council Member Bui that:

A Proclamation proclaiming April 2021 as DMV/Donate Life Month in Garden Grove, 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

PUBLIC HEARING – ADOPTION OF A RESOLUTION TO APPROVE TRANSFER OF PROPERTY LOCATED ON THE NORTH SIDE OF ACACIA PARKWAY, BETWEEN NELSON AND MAIN STREET (JOINT ACTION ITEM WITH THE SUCCESSOR AGENCY) (F: 84.2) (XR: A-84.2)

This matter was considered during the Successor Agency Meeting.

PUBLIC HEARING – ADOPTION OF A RESOLUTION APPROVING 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) (F: 84.2) (XR: A-84.2)

This matter was considered during the Successor Agency Meeting.

SECOND READING BY TITLE ONLY AND ADOPTION OF ORDINANCE NO. 2920 (F: 20.GPA-001-2021) (F: 115.A-030-2021)

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

Following full reading of the Ordinance title, it was moved by Mayor Pro Tem K. Nguyen, seconded by Council Member O'Neill that:

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 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

THIRD READING BY TITLE ONLY AND ADOPTION OF ORDINANCE NO. 2919
(F: 115-A-027-2020)

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

Following full reading of the Ordinance title, it was moved by Mayor Pro Tem K. Nguyen, seconded by Council Member Bui 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 adopted.

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 ADOPTION OF A PROCLAMATION RECOGNIZING AFTERSCHOOL PROFESSIONALS WEEK, AS REQUESTED BY COUNCIL MEMBER STEPHANIE KLOPFENSTEIN (F: 83.1)

Council Member Klopfenstein announced her recent appointment to the Board of the Boys and Girls Club of Garden Grove and spoke to the value of community programs for children and the importance of the afterschool professionals who take care of children.

Following Council Member Bui's request to include this proclamation for annual adoption, it was moved by Council Member Klopfenstein, seconded by Council Member Bui that a proclamation recognizing Afterschool Professionals Week be listed on the next agenda.

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

INFORMATIONAL COVID-19 UPDATE ON COMMUNITY SERVICES PROGRAMS AS REQUESTED BY CITY MANAGER STILES (F: 87.1) (XR: 117.2A)

City Manager Stiles introduced this matter to spotlight the Community Services Department programs being done to address community needs during the pandemic. Community Services Director, John Montanez, provided a PowerPoint presentation that covered: Vaccination PODs; senior citizen meal distribution; outdoor sports activities scheduled to resume; Buena Clinton and Magnolia Family Resource Centers helping families virtually; Easter drive-thru event is scheduled on Saturday, April 3rd; summer programs gearing up to include concerts and movies at the park events; and Community Services submitted a 1.8 million dollar grant application for Woodbury Park.

INFORMATIONAL COVID-19 UPDATE ON THE AMERICAN RESCUE PLAN AS REQUESTED BY CITY MANAGER STILES (F: 117.2A) (XR: 34.1)

City Manager Stiles introduced this matter and Patricia Song, Finance Director, provided a PowerPoint presentation that overviewed the American Rescue Plan Act that summarized the components of the \$1.9 Trillion of relief with \$130.2 Billion to be distributed among local government. The allocation to cities nationwide is \$65 billion with allowable uses that include response to COVID-19 emergency economic effects; government services to the extent of the reduction in revenue due to COVID-19; water, sewer or broadband infrastructure; and premium pay for eligible workers performing essential work during the pandemic. Garden Grove is eligible to receive an estimated \$50.6 million that is based on Fiscal Year 2020 CDBG entitlement awards. She further noted the council priorities to maintain services, protect jobs, and support business; and to invest efforts into infrastructure, public safety, and to enhance the quality of life. The proposed uses to address the losses through COVID-19 is to recover a cumulative loss of revenue and anticipated loss of revenue in transient occupancy taxes; and to restore March 2020 budget cuts consisting of 22 defunded positions, deferred maintenance, and deferred equipment and capital purchases.

Assistant City Manager, Lisa Kim, overviewed the 2021 economic development strategic plan, describing activities and collaborative response to the COVID-19 pandemic. As part of the 2021 Strategic Plan, more than 700 commercial sites have been targeted for potential availability; more than six webinars have been offered in collaboration with the County and the Chamber of Commerce to promote small business and workforce development with \$800,000 in Jobs 1st loans and grants for small businesses.

City Manager Stiles introduced Shawn Park, Sr. Administrative Analyst in the City Manager's Office, who overviewed the Health Equity and Vaccination Distribution Update with current COVID-19 case numbers in Orange County and in Garden Grove. Centers for Disease Control and Prevention have articulated and implemented policy measures to address inequalities in order to achieve maximum access to vaccinations against COVID-19. Health Equity Metrics were reviewed that breaks down index measure indicators that include economics, social, education, transportation, housing, environment, and neighborhood. All of these factors contribute to access to COVID-19 testing, treatment and prevention, i.e., vaccination. The City of Garden Grove has collaborated with the Garden Grove Hospital and with Christ Cathedral to establish Points of Dispensation (PODs) with the County of Orange taking the lead for online registration with Othena ensuring multilingual staffing at all Orange County PODs. Further the City of Garden Grove has coordinated rental assistance, small business assistance, senior meal drive-thru delivery and food pantry distribution in ongoing efforts to address inequities.

City Manager Stiles noted the County will soon be moving into the Orange Tier based on the reduction of new cases of COVID-19, and the City can begin to reopen. He encouraged listeners to register for their vaccine at www.Othena.com. For anyone without internet access, call the City's Community Services Department at 714-741-5200, and staff can assist with registration.

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

Mayor Pro Tem K. Nguyen thanked Shawn Park for his presentation. She noted that she volunteered the first day at the Christ Cathedral POD, and thanked Linda Morin, the City's EOC Coordinator, and Community Services Director, John Montanez, on their work collaborating with the County and utilizing volunteers and staff to serve at the POD.

Council Member Klopfenstein noted she had the opportunity to help Daisy Girl Scouts to achieve their Democracy Badge by giving a talk about local government, volunteering, and civic activities. She announced Vector Control's virtual open house on Thursday, from 11:30 am to 12:30 pm.

Council Member D. Nguyen noted she was honored to volunteer alongside City staff at the POD at Christ Cathedral, which went very smoothly.

Council Member O'Neill noted that the St. Columban's Women's Council has recognized Garden Grove's local grocery clerks who have been working through the Pandemic as essential workers. He gave heartfelt condolences to former Mayor Bill Dalton's family. He commented on the numerous contributions Bill Dalton made to his community.

Council Member Brietigam wished his parents a happy birthday. He noted that Garden Grove has been recognized as being in the top 50 of the happiest cities in America ranked at number 40, which is a testament to how we feel about each other and how we treat one another. He noted that this year's Eggscavation event is a drive-thru event on Saturday, April 3rd between 10:00 am through 1:30 pm and the tickets are \$8.00 per car. To learn more and to get tickets, call Community Services at 714-741-5200. He also noted small business resources are in multiple languages. He asked that the Mayor consider allowing speakers five minutes under Oral Communications. He offered condolences to Mayor Dalton's family, expressed his respect for Mayor Dalton's contributions, and stated that Bill Dalton will be missed.

City Manager Stiles offered his condolences to Bill Dalton's family. He noted that the Christ Cathedral Arboretum is a POD dispensing vaccinations, and registration is accessible online at www.Othena.com. He invited Garden Grove college graduates and sponsors to visit <https://ggcity.org/grads> for information on the virtual college graduation event on May 14, 2021.

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

Mayor Jones honored the recent passing of former Garden Grove Mayor Bill Dalton. Mayor Dalton will be remembered for his worthy actions, dedication to public service, and leadership. He was a genuinely good man with a big heart, kind and courteous to others. Bill's career with the Garden Grove Police Department spanned 26 years, and he retired as a Lieutenant in 1998. While serving in the Police Department, he earned a Medal of Valor for saving the life of a hostage during an attempted armed robbery without the use of deadly force. Post retirement, he was elected to the City Council in 2002, and then elected Mayor in 2004. Garden Grove residents re-elected Bill as their Mayor in 2006, 2008, and again in 2010. While Mayor of Garden Grove, his achievements were many, he worked hard supporting programs to help our youth and events celebrating the diversity of Garden Grove.

ADJOURNMENT

At 8:07 p.m., Mayor Jones adjourned the meeting in memory of Garden Grove's much esteemed former Mayor William "Bill" Dalton. The next Regular City Council Meeting will be held on Tuesday, April 13, 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: 4/13/2021
(Action Item)

Attached are the warrants recommended to be received and filed.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Warrants	3/31/2021	Warrants	4-13-21_CC_Warrants_(Payroll_03-19-21).pdf
Warrants	3/31/2021	Warrants	4-13-21_CC_Warrants_(02102021).pdf
Warrants	3/31/2021	Warrants	4-13-21_CC_Warrants_(02172021).pdf
Warrants	3/31/2021	Warrants	4-13-21_CC_Warrants_(02242021).pdf
Warrants	3/31/2021	Warrants	4-13-21_CC_Warrants_(03012021).pdf
Warrants	3/31/2021	Warrants	4-13-21_CC_Warrants_(03032021).pdf
Warrants	3/31/2021	Warrants	4-13-21_CC_Warrants_(03102021A).pdf
Warrants	3/31/2021	Warrants	4-13-21_CC_Warrants_(03172021).pdf

PAYROLL WARRANT REGISTER BY WARRANT NUMBER 03/25/21

184440	ESTEBAN H RODRIGUEZ	1,215.79	D378439 SHADY S PUAILOA	484.23
184441	JUDITH A MOORE	1,954.07	D378440 SUGEIRY REYNOSO	2,273.35
184442	DIANE BELAIR	1903.9	D378441 MARINA Y ROMERO	1890.88
184443	MICHAEL F ROCHA	2070.84	D378442 MARIA D ROSALES	491.09
184444	DAMIAN JESUS CHAVEZ	668.64	D378443 TANYA ROSAS	101.98
184445	ARTHUR J FLORES	2,437.14	D378444 DANA MARIE SAUCEDO	2,450.27
184446	EDWIN O THURMAN JR	961.67	D378445 EMERON J SCHLUMPBERGER	467.54
184447	FRANK X DE LA ROSA	2707.19	D378446 REBECCA S SMITH	101.98
184448	DEANNA M CHUMACERO	244.87	D378447 ANNIE NGAN TRAN-LUONG	795.91
184449	ARNULFO GUZMAN JR	109.26	D378448 KENNETH P TRAVIS III	505.88
184450	ETHAN TANG	400.30	D378449 CLAUDIA VALDIVIA	2,918.42
184451	SAMANTHA B VARGAS	773.05	D378450 JEFFREY VAN SICKLE	2189.17
184452	PATRICK R JULIENNE	3123.29	D378451 DAISY O VENCES	29.14
184453	COMMUNITY HEALTH CHARITIES	45	D378452 JOSHUA VENCES	683.92
184454	GARDEN GROVE POLICE ASSOCIATION PUBLIC AFFAIRS COI	1,630.00	D378453 PAUL E VICTORIA	1,294.69
D378145	GEORGE S BRIETIGAM III	262.05	D378454 JACOB D VIRAMONTES	218.26
D378146	PHAT T BUI	22.48	D378455 PEDRO R ARELLANO	3695.48
D378147	STEVEN R JONES	197.01	D378456 THOMAS R DARE	5787.26
D378148	STEPHANIE L KLOPFENSTEIN	86.52	D378457 CAROLE A KANEGAE	2,413.12
D378149	DIEDRE THU HA NGUYEN	276.45	D378458 CLAUDIA ALARCON	3,064.12
D378150	KIM B NGUYEN	280.23	D378459 KRISTEN A BACKOURIS	1538.26
D378151	JOHN R ONEILL	295.8	D378460 SHARON S BAEK	2069.42
D378152	PAMELA M HADDAD	1,624.24	D378461 GENA M BOWEN	1,902.72
D378153	SHAWN S PARK	2416.7	D378462 JESENIA CAMPOS	2041.97
D378154	SCOTT C STILES	6645.87	D378463 BRIAN D DALTON	2794.62
D378155	MARIA A STIPE	5,357.58	D378464 NICHOLAS A DE ALMEIDA LOPES	3,775.72
D378156	MEENA YOO	2,347.03	D378465 AMIR A EL FARRA	4,980.06
D378157	AMANDA M POLLOCK	1,750.44	D378466 HELENA ELSOUSOU	2,632.26
D378158	TERESA L POMEROY	3,442.55	D378467 BRIAN C GIRGENTI	3,640.24
D378159	LIZABETH C VASQUEZ	2,255.67	D378468 AI KELLY HUYNH	2,340.61
D378160	VERONICA AVILA	2,215.40	D378469 MICHAEL J JENSEN	3,830.95
D378161	JEFFREY P DAVIS	2,021.04	D378470 ALLYSON T LE	1,680.09
D378162	NOELLE N KIM	2,242.38	D378471 MATTHEW P MARCHAND	3,951.26
D378163	MISSY M MENDOZA	1,042.35	D378472 LINDA M MORIN	4,872.45
D378164	MARIE L MORAN	2,551.33	D378473 PHILLIP H PHAM	2,804.68
D378165	ANA E PULIDO	4,026.15	D378474 ASHLEY C ROJAS	1,701.79
D378166	KRISTY H THAI	2,266.73	D378475 REYNA ROSALES	1,836.46
D378167	SHAUNA J CARRENO	1,975.43	D378476 ROBERT M STEPHENSON III	3,941.92
D378168	VY D HO	2,279.07	D378477 MICHAEL J VISCOMI	3,332.39
D378169	DANNY HUYNH	4,551.35	D378478 CARL J WHITNEY	4,817.43
D378170	VILMA C KLOESS	2,445.58	D378479 GIOVANNI ACOSTA	3,843.84
D378171	IVY LE	2,004.85	D378480 TIMOTHY R ASHBAUGH	2,640.44
D378172	TAMMY LE	1,795.44	D378481 ALFREDO R AVALOS	4,457.17
D378173	LINDA MIDDENDORF	2,582.28	D378482 COLLIN E BAKER	2,370.45
D378174	MARIA A NAVARRO	2,971.96	D378483 RENZO CHUMBE	2,261.82
D378175	PHUONG VIEN T NGUYEN	2,027.90	D378484 DARRYL B CORTEZ JR	2,147.84
D378176	QUANG NGUYEN	2,387.36	D378485 GARY L COULTER	2,496.41
D378177	TINA T NGUYEN	2,723.66	D378486 CHARLIE DANIELEY III	1,932.09
D378178	THYANA T PHI	2,639.35	D378487 ISAAC DAVILA	2,146.67
D378179	MARIA RAMOS	2,312.02	D378488 RONALD A DOSCHER	689.05

PAYROLL WARRANT REGISTER BY WARRANT NUMBER 03/25/21

D378180 TANYA L TO	1,371.76	D378489 BROD D DUDLEY	2,422.06
D378181 CUONG K TRAN	2,158.32	D378490 STEPHEN C ESTLOW	1,445.36
D378182 ELAINE TRUONG	1,615.32	D378491 JESUS FAJARDO	2,831.96
D378183 THANH-NGUYEN VO	1,557.09	D378492 HECTOR FERREIRA JR	2,831.33
D378184 DON T BALANAY	1,987.72	D378493 ROBERT D FRESENIUS	2,626.17
D378185 SYLVIA GARCIA	2,290.40	D378494 JASON S FULTON	2,661.30
D378186 YUAN SONG	4,798.09	D378495 TRAVIS J HADDEN	2,190.87
D378187 RETA J WESTON	2,355.74	D378496 JOSE D HERRERA	3,962.33
D378188 KAREN M HARRIS	2,769.04	D378497 JASON A HOWARD	2,864.18
D378189 CHRISTI C MENDOZA	933.13	D378498 KIRK P HURLEY	2,197.35
D378190 TREVOR G SMOUSE	2,282.10	D378499 DONALD J HUTCHINS	3,413.75
D378191 JANET J CHUNG	2,581.98	D378500 NICKOLAS K JENSEN	3,060.09
D378192 ANN C EIFERT	3,713.06	D378501 CHAD B KIM	2,330.13
D378193 MARGARITA ABOLA	1,855.06	D378502 TIMOTHY P KOVACS	5,040.89
D378194 MARY ANN M ALCANCIA	2,867.68	D378503 MICHAEL J LANG	2,787.66
D378195 MARISA ATIN RAMOS	1,521.07	D378504 RAPHAEL M LEE	815.89
D378196 ROBERT W MAY	1,229.71	D378505 MARK A LORD	3,895.95
D378197 SHAWNA A McDONOUGH	1,338.10	D378506 RYAN M LUX	3,465.51
D378198 HEIDY Y MUNOZ	3,954.17	D378507 JORGE L MAZON	2,967.78
D378199 SELAMAWIT NIGATU	2,422.00	D378508 MICHAEL A MOSER	1,629.41
D378200 MY TRA VO	2,227.32	D378509 MITCHEL S MOSSER	2,887.15
D378201 LIGIA ANDREI	1,736.47	D378510 JACOB J NEELY	2,119.80
D378202 ARIANA B BAUTISTA	1,965.46	D378511 JASON S PERKINS	3,783.95
D378203 KAREN J BROWN	223.45	D378512 COREY T POLOPEK	3,323.44
D378204 CORINNE L HOFFMAN	2,311.16	D378513 SINDY RAMIREZ OROZCO	2,796.62
D378205 EDWARD E MARVIN JR	1,777.33	D378514 JOHN E RANEY	3,189.10
D378206 ANGELA M MENDEZ	1,651.37	D378515 THOMAS S REED	3,111.67
D378207 JENNIFER L PETERSON	1,854.54	D378516 AARON T SHIPLEY	2,181.76
D378208 ANH PHAM	1,640.49	D378517 SHAYLEN L SIMONS	2,275.53
D378209 EVA RAMIREZ	1,939.70	D378518 CHARLES W STARNES	2,612.74
D378210 ALEXIS B ROMERO	1,933.32	D378519 PAUL M TESSIER	4,007.59
D378211 JAIME F CHAVEZ	1,645.22	D378520 VINCENTE J VAICARO	3,597.20
D378212 GARY F HERNANDEZ	1,726.18	D378521 EDGAR VALENCIA	3,420.26
D378213 NEAL M MANALANSAN	1,918.89	D378522 ROYCE C WIMMER	3,506.80
D378214 DANIEL J SANCHEZ	1,719.15	D378523 SARAH A WRIGHT	2,465.26
D378215 SANDRA E SEGAWA	3,491.88	D378524 COLE A YNIGUEZ	2,803.68
D378216 ALANA R CHENG	2,834.71	D378525 DAVID C YOUNG	3,585.19
D378217 PAUL GUERRERO	2,895.83	D378526 MARCOS R ALAMILLO	2,893.22
D378218 LISA L KIM	5,211.93	D378527 BOBBY B ANDERSON	2,990.82
D378219 JULIE A ASHLEIGH	1,884.38	D378528 FRANCISCO AVALOS JR	2,232.27
D378220 MICHAEL G AUSTIN	2,439.05	D378529 JOHN F BANKSON	3,337.11
D378221 RITA M CRAMER	2,271.43	D378530 JAMES A BLUM	2,970.25
D378222 CHRISTOPHER J CRANDALL	2,769.45	D378531 TROY F BOWMAN	2,251.02
D378223 BRYSON T DAHLHEIMER	2,189.56	D378532 JEFFREY A BROWN	4,064.68
D378224 RYAN J DAKE	2,171.08	D378533 RYAN V BUSTILLOS	3,170.40
D378225 DAVID A DENT	4,052.32	D378534 JUAN C CENTENO	4,581.56
D378226 TODD C HARTWIG	2,609.46	D378535 JEROME L CHEATHAM	3,055.76
D378227 RALPH V HERNANDEZ	2,330.29	D378536 HAN J CHO	4,405.73
D378228 ARMANDO HERRERA JR	880.39	D378537 BRIAN M CLASBY JR	3,689.39
D378229 AARON J HODSON	2,230.13	D378538 JULIO C CORTEZ	2,625.99

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D378230	DONALD E LUCAS	2,901.43	D378539	JUAN L DELGADO JR	3,569.50
D378231	SVETLANA MOURE	2,161.24	D378540	KEVIN DINH	2,793.08
D378232	PHU T NGUYEN	3,807.21	D378541	TAYLOR M DUARTE	2,161.71
D378233	LORENA J QUILLA SOULES	2,655.07	D378542	OTTO J ESCALANTE	4,885.22
D378234	PEDRO ROQUE	2,708.36	D378543	JOSHUA N ESCOBEDO	4,107.32
D378235	JAKE P IRAN	614.85	D378544	MICHELLE N ESTRADA MONSANTO	2,880.86
D378236	CHRISTOPHER CHUNG	2,634.93	D378545	GEORGE R FIGUEREDO	3,214.21
D378237	PRUIT J KASKLA	1,969.48	D378546	SEAN M GLEASON	2,394.03
D378238	HUONG Q LY	2,049.26	D378547	GONZALO GONZALEZ JR	2,212.62
D378239	LEE W MARINO	4,264.56	D378548	KYLE N HALEY	1,690.63
D378240	MARIA L MARTINEZ	2,329.67	D378549	EFRAIN A JIMENEZ JR	2,479.94
D378241	MARIA C PARRA	3,014.90	D378550	CODY M JOHNSON	3,052.65
D378242	MONICA COVARRUBIAS	3,380.74	D378551	ROBERT J KIVLER	2,325.51
D378243	GRACE E LEE	2,497.76	D378552	ARION J KNIGHT	1,885.30
D378244	AMEENAH ABU HAMDIYYAH	1,890.59	D378553	PETER M KUNKEL	3,188.33
D378245	GREG BLODGETT	3,402.48	D378554	ERICK LEYVA	4,054.82
D378246	ALBERT O NUNEZ BLANCO	544.95	D378555	RAFAEL LOERA JR	2,344.02
D378247	ORLINO CAMPOS REFUERZO JR.	544.95	D378556	JESSE A LUCATERO	2,548.17
D378248	ROY N ROBBINS	4,007.31	D378557	ROBERTO MACHUCA	2,327.84
D378249	TIMOTHY E THRONE	1,863.50	D378558	TAYLOR A MACY	2,816.27
D378250	MICHAEL C BOS	3,277.80	D378559	GIANLUCA F MANIACI	2,862.45
D378251	DANIEL J CANDELARIA	3,840.50	D378560	BRYAN J MEERS	3,885.21
D378252	VINCENT L DE LA ROSA	2,873.76	D378561	NATHAN D MORTON	3,751.34
D378253	KAMYAR DIBAJ	1015.66	D378562	PATRICK W MURPHY	4395.2
D378254	ALICIA M HOFER	1,907.07	D378563	PATRICK J MUSCHETTO	2,091.75
D378255	NICOLAS C HSIEH	3,367.84	D378564	THOMAS R NADOLSKI	2,190.80
D378256	ROSEMARIE JACOT	2,058.19	D378565	JEFFREY C NGUYEN	3,231.52
D378257	SHAN L LEWIS	2,431.48	D378566	JOSHUA T OLIVO	3,668.02
D378258	NAVIN B MARU	7,084.21	D378567	STEVEN TRUJILLO ORTIZ	2,151.75
D378259	JUAN C NAVARRO	2,412.84	D378568	EMMANUEL PEREZ	2,096.19
D378260	MICHAEL F SANTOS	3,166.27	D378569	OMAR F PEREZ	2,161.85
D378261	MARK P UPHUS	4,064.38	D378570	LUIS A QUIROZ	1,805.01
D378262	JOSE A VASQUEZ	2,370.84	D378571	LUIS F RAMIREZ	3,319.67
D378263	ANA G VERGARA NEAL	2,555.08	D378572	RON A REYES	3,104.99
D378264	DAI C VU	4,797.28	D378573	DANIEL RODRIGUEZ	2,517.67
D378265	KHANG L VU	3,282.76	D378574	SEAN M SALAZAR	2,826.64
D378266	CHRISTOPHER L ALLEN	1,948.16	D378575	ALFREDO SALGADO JR.	2,107.20
D378267	JOSHUA ARIONUS	1,977.16	D378576	CHRISTOPHER M SHELGREEN	3,010.68
D378268	ALEJANDRO BANUELOS	1,760.08	D378577	LEVI JOENIEL SILVA	2,170.83
D378269	JAN BERGER	2,238.42	D378578	PAUL W ASHBY	3,588.69
D378270	ROBERT P BERMUDEZ	716.39	D378579	THOMAS A CAPPS	2,299.19
D378271	TIM P CANNON	3,754.07	D378580	MICHAEL K ELHAMI	2,736.73
D378272	CARINA M DAN	2,106.06	D378581	SHELBY KEULIAN	1,919.76
D378273	RYAN H DAVIS	2,149.73	D378582	DANNY J MIHALIK	4,529.16
D378274	RONALD W DIEMERT	2,030.61	D378583	JEREMY N MORSE	2,767.64
D378275	CHRIS N ESCOBAR	3,933.97	D378584	JASON M MURO	4,995.54
D378276	JEREMY J GLENN	1,454.73	D378585	DANIELLE E RIEDL	2,619.63
D378277	ALEJANDRO GONZALEZ	2,626.13	D378586	ROCKY F RUBALCABA	3,424.63
D378278	MICHAEL J GRAY	1,822.17	D378587	LINO G SANTANA	4,873.31
D378279	LARRY GRIFFIN	2,712.44	D378588	DUO XU	1,381.41

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D378280	ROBERT A HAENDIGES	2,445.12	D378589	JOHN J YERGLER	3,395.53
D378281	RYAN S HART	2,062.06	D378590	CHRISTOPHER M EARLE	3,063.17
D378282	ANTHONY S HERNANDEZ	599.68	D378591	BENJAMIN M ELIZONDO	3,461.01
D378283	EDWARD A HUYNH	2,772.76	D378592	KRISTOFER D KELLEY	3,196.50
D378284	VIDAL JIMENEZ	1,543.22	D378593	NICHOLAS A LAZENBY	3,098.88
D378285	LIYAN JIN	2,822.44	D378594	CHARLES H LOFFLER	3,188.19
D378286	SAMUEL K KIM	3,712.49	D378595	BRADLEY A LOWEN	2,744.51
D378287	REBECCA PIK KWAN LI	3,885.35	D378596	RYAN R RICHMOND	1,954.61
D378288	DAVID MA AE	1,678.23	D378597	GAREY D STAAL	3,378.78
D378289	RAQUEL K MANSON	2,629.58	D378598	JOSHUA K BEHZAD	2,469.48
D378290	ALFREDO MARTINEZ	1,760.85	D378599	AARON J COOPMAN	2,958.55
D378291	TYLER MEISLAHN	1,773.09	D378600	MICHAEL E GERDIN	3,743.26
D378292	JESSE K MONTGOMERY	3,493.69	D378601	TROY HALLER	5,370.72
D378293	JUSTIN M MORRIS	1,606.08	D378602	JASON L JOHNSON	3,878.59
D378294	STEVEN J MOYA JR	2,251.29	D378603	RAUL MURILLO JR	5,740.67
D378295	BASIL G MURAD	3,281.35	D378604	ERIC T RUZIECKI	5,271.47
D378296	KIRK L NATLAND	1,342.69	D378605	RENE BARRAZA	4,539.65
D378297	DUC TRUNG NGUYEN	2,074.31	D378606	DEREK M LINK	3,531.95
D378298	LISA NGUYEN	707.02	D378607	ADAM D ZMIJA	4,392.01
D378299	CORNELIU NICOLAE	4452.04	D378608	LISA A BELTHIUS	116.09
D378300	ANDREW I ORNELAS	5941.1	D378609	RICHARD O BURILLO	4115.95
D378301	DAVID A ORTEGA	2062.33	D378610	RANDY G CHUNG	203.61
D378302	CELESTINO J PASILLAS	2717.85	D378611	COURTNEY P CIBOSKY	2858.34
D378303	WILLIAM F PEARSON	2925.63	D378612	ADAM B COUGHRAN	299.06
D378304	JESSICA J POLIDORI	3,052.47	D378613	JOHN DANG	368.48
D378305	CHRISTOPHER B PRUDHOMME	1,284.56	D378614	CHRISTOPHER C DOVEAS	97.46
D378306	LES A RUITENSCHILD	2857.65	D378615	DANIEL S EDWARDS	387.51
D378307	JONATHAN RUIZ	2,191.45	D378616	VICTORIA A JORDAN	217.96
D378308	ALEXIS SANTOS	1174.67	D378617	EDWARD K KIM	186.16
D378309	ADRIAN M SARMIENTO	2346.74	D378618	EDUARDO C LEIVA	4540.06
D378310	ALBERT TALAMANTES JR	2287.36	D378619	MARIO MARTINEZ JR	4593.61
D378311	MINH K TRAN	3126.81	D378620	JOHN O OJEISEKHOB	534.01
D378312	ALEJANDRO VALENZUELA JR	1274.19	D378621	ANDREW N BUI	608.97
D378313	ALEJANDRO N VALENZUELA	2318.5	D378622	JOSEPH A GARCIA	521.61
D378314	RONALD J WOLLAND	1393.31	D378623	RUDY A ROCHA	232.72
D378315	VICTOR K YERGENSEN	1,950.69	D378624	KENTON TRAN	414.66
D378316	ALICE K FREGOSO	1,909.92	D378625	CALEB I VAUGHN	445.37
D378317	ALICIA R GARCIA	733.26	D378626	TYLER D VU	477.37
D378318	WILLIAM E MURRAY JR	6,267.14	D378627	KAREN D BRAME	1,283.83
D378319	EMILY H TRIMBLE	1,903.71	D378628	KENNETH L CHISM	1,774.21
D378320	ALFRED J AGUIRRE	2,867.03	D378629	PAUL E DANIELSON	1,866.39
D378321	EDWARD D AMBRIZ GARCIA	667.38	D378630	TANNER C DE PADUA	1,719.51
D378322	RODOLPHO M BECERRA	2,085.19	D378631	KORY C FERRIN	3,578.55
D378323	RAYMOND A BUCHLER	1,380.27	D378632	JAMES D FISCHER	1,029.16
D378324	EDGAR A CANO	968.81	D378633	VICTORIA M FOSTER	1,437.71
D378325	ALBERT J CARRISOZA	1,830.66	D378634	THI A HUYNH	2,886.53
D378326	GABRIELA R CONTRERAS	2,150.43	D378635	SERGIO J JIMENEZ TAVAREZ	1,728.26
D378327	JULIE T COTTON	1,665.47	D378636	KENNETH E MERRILL	529.77
D378328	ERIC M ESPINOZA	1723.17	D378637	JOSEPH N PANELLA	1728.26
D378329	ALBERT R EURS II	2,613.23	D378638	BRANDON J PAQUA	1,800.26

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D378330	ROBERT J FRANCO	747.86	D378639	DOUGLAS A PLUARD	4,051.03
D378331	CASEY G GIROUARD	1,405.79	D378640	BRYANT D RICHARDS	1,800.26
D378332	HERMILO HERNANDEZ	1,978.63	D378641	DANIEL C VIGIL	1,902.51
D378333	DARNELL D JERRY	618.04	D378642	WILLIAM ALLISON	4,535.68
D378334	BRENT KAYLOR	2,424.12	D378643	RICHARD A ALVAREZ BROWN	4,423.08
D378335	MARK W LADNEY	2,619.82	D378644	BEAU A BERENGER	3,112.06
D378336	RAUL LEYVA	2,225.49	D378645	RAY E BEX	4,197.86
D378337	DIEGO A MEJIA	1,894.61	D378646	FLOR DE LIS ELIZONDO	1,507.32
D378338	RIGOBERTO MENDEZ	2,275.43	D378647	PATRICIA C FLINN	2,703.67
D378339	STEVEN T ORTIZ	2,333.09	D378648	PATRICK E GILDEA	4,505.85
D378340	PHILLIP Q PHAM	481.43	D378649	BAO TINH THI LE	1,184.29
D378341	RICHARD L PINKSTON	2,482.61	D378650	RAQUEL D MATA	1,330.99
D378342	JOSE J ROMAN	608.61	D378651	REBECCA S MEEKS	3,144.57
D378343	ALEXIS P TARIN	2,633.25	D378652	JONATHAN B WAINWRIGHT	3,872.99
D378344	STEVE J TAUANU'U	3,756.11	D378653	MARIA A ALCARAZ	1,955.34
D378345	SUSAN VITALI	984.46	D378654	MADELINE M ALVARADO	1,556.46
D378346	STEPHANIE A WASINGER	480.90	D378655	MARIA S ATWOOD	1,834.86
D378347	SHAQUANNA D WESTON	657.94	D378656	RYAN S BERLETH	2,146.33
D378348	RICK S ZIEGLER	525.35	D378657	BRITTANEE N BRANTNER	1,719.17
D378349	IOAN ANDREI	1,040.61	D378658	CARISSA L BRUNICK	1,465.51
D378350	SYL VESTER A BABINSKI IV	1819.62	D378659	TAMMY L CHAURAN HAIRGROVE	1596.6
D378351	DONEISHA L BELL	766.65	D378660	JACINTA F CHOWDHURY	1,810.03
D378352	JEFFREY G CANTRELL	2,497.05	D378661	KRISTINA L CORNETT	1,522.70
D378353	JULIA ESPINOZA	1,229.39	D378662	RUSSELL B DRISCOLL	1,846.95
D378354	CECELIA A FERNANDEZ	1,198.28	D378663	VERONICA FRUTOS	1,334.37
D378355	CONRAD A FERNANDEZ	1,003.87	D378664	DAVID L GEORGE	2,170.35
D378356	DIANA GOMEZ	964.06	D378665	PINKY C HINGCO	2,308.44
D378357	JORGE GONZALEZ	1,155.64	D378666	LINDALINH THU LY	1,388.46
D378358	MICHAEL R GREENE	1,871.45	D378667	MARIA C MCFARLANE	1,991.48
D378359	RONALD D GUSMAN	1,053.12	D378668	DAWN M MONTOYA	1,587.96
D378360	GLORIA A HARO	1,167.16	D378669	TRINA T NGUYEN	1,815.88
D378361	ERIC W JOHNSON	1,195.90	D378670	MANUEL A QUIRALTE AGUAYO JR	1,602.91
D378362	LEONEL A LAMAS	929.05	D378671	JENNIFER V ROMBOUGH	1,956.21
D378363	KHUONG NGUYEN	1213.16	D378672	KIMBRA S VELLANOWETH	1929.83
D378364	DELFRADO C REYES	893.33	D378673	CHRYS TAL L WEYKER	2,295.00
D378365	RAFAEL ROBLES	1,520.22	D378674	SHANNON M YELENSKY	1,697.60
D378366	ADRIANNA M RODRIGUEZ	1,096.79	D378675	SANDRA M ARROYO	1,873.63
D378367	RODERICK THURMAN	1,699.87	D378676	SHYLER R.D. CHAPPELL	1,936.09
D378368	EVARISTO VERA	1,617.30	D378677	JENNIFER A DIX	2,416.14
D378369	RICHARD L WILLIAMS	1,927.42	D378678	KATHERINE M FRANCISCO	2,054.12
D378370	ANSELMO AGUIRRE	1,877.87	D378679	AMANDA B GARNER	1,885.77
D378371	DOMINIC CAMERA	734.59	D378680	ARCHIE GUZMAN	2,108.72
D378372	PHILLIP J CARTER	2,468.29	D378681	LAUREN M LADD	2,076.38
D378373	RICK L DUVAL	2,543.33	D378682	ROBERT D LUX	2,190.75
D378374	AARON R HANSEN	1,909.93	D378683	MELISSA MENDOZA CAMPOS	2,086.97
D378375	HUY HOA HUYNH	2,172.60	D378684	BRANDY J PARK	2,600.01
D378376	MATTHEW D ILFELD	1,400.07	D378685	CRISTINA V PAYAN	2,105.64
D378377	BRYAN D KWIATKOWSKI	1,795.64	D378686	JENNIFER M RODRIGUEZ	2,159.90
D378378	DANIEL C MOSS	1359.93	D378687	TANYA L SAMOFF	2890.16
D378379	ROLANDO QUIROZ	1,722.69	D378688	SUSAN A I SEYMOUR	2,386.79

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D378380 RICARDO SALDIVAR	577.04	D378689 NICOLE D SHORROW	2,161.69
D378381 WILLIAM A SOTO	1,655.20	D378690 DANNY J SOSEBEE	1,785.24
D378382 LUIS A TAPIA	2,360.00	D378691 MARSHA D SPELLMAN	2,508.15
D378383 MICHAEL W THOMPSON	2,789.17	D378692 SPENCER T TRAN	2,356.34
D378384 JOSEPH E TRUJILLO	1,397.14	D378693 SANTA WARDLE	1,073.85
D378385 WILLIAM J WHITE	2,081.42	D378694 CHERYL L WHITNEY	1,894.96
D378386 JESSE GUZMAN	1,863.67	D378695 EVAN S BERESFORD	2,771.27
D378387 MARK M KHALIL	2,134.78	D378696 DANIEL A CAMARA	2,566.18
D378388 BRETT A MEISLAHN	2,286.30	D378697 RICHARD E DESBIENS	1,623.56
D378389 DOUGLAS A MOORE	2,216.36	D378698 JAMES D FRANKS	2,765.86
D378390 ANDREW J MORELAND	608.88	D378699 PETE GARCIA	2,438.88
D378391 AUSTIN H POWELL	2,016.06	D378700 ROBERT J GIFFORD	3,096.41
D378392 MELVIN P REED	1,730.60	D378701 STEVEN H HEINE	1,723.00
D378393 STEPHEN D SUDDUTH	2,309.32	D378702 WILLIAM T HOLLOWAY	3,542.97
D378394 HILLARD J WILLIAMS	1,085.71	D378703 GERALD F JORDAN	4,086.06
D378395 SOUMELIA K GOUNTOUNA	2,209.88	D378704 JOSEPH L KOLANO	2,296.12
D378396 ALBERT J HOLMON III	3,349.94	D378705 LEA K KOVACS	2,642.76
D378397 VICTOR T BLAS	2,180.91	D378706 DAVID LOPEZ	3,467.99
D378398 JOSE GOMEZ	2,369.59	D378707 STEVEN W LUKAS	1,930.41
D378399 MICHAEL V GUERRERO	1,553.27	D378708 ADAM C NIKOLIC	6,654.45
D378400 BRENT W HAYES	3,653.73	D378709 LUIS A PAYAN	2,512.48
D378401 FRANK D HOWENSTEIN	2,360.38	D378710 TERRA M RAMIREZ	2,381.02
D378402 ALLEN G KIRZHNER	2,581.36	D378711 CHRISTIN E ROGERS	2,924.08
D378403 BRANDON S NUNES	1,472.37	D378712 BRIAN T STROUD	3,294.87
D378404 STEPHEN PORRAS	2,792.98	D378713 TUONG-VAN NGUYEN VU	2,428.20
D378405 JESSE VIRAMONTES	1,544.21	D378714 DENNIS WARDLE	4,025.93
D378406 JOHN ZAVALA	2,120.09	D378715 SUMMER A BOGUE	2,078.77
D378407 YOLANDA A ALVARADO	370.46	D378716 ERIC A QUINTERO	1,154.16
D378408 STEPHANIE AMBRIZ	466.60	D378717 JANNA K BRADLEY	5,430.07
D378409 JOSELYN D AVALOS	116.54	D378718 MARY C CERDA	2,007.19
D378410 REBECCA J BAILOR	472.88	D378719 BRANDI M HART	720.91
D378411 JOSUE BARREIRO MENDOZA	1,489.43	D378720 LIANE Y KWAN	3,416.79
D378412 DYLAN J BOGGAN	799.81	D378721 JANY H LEE	3,605.22
D378413 RACHEL M CAMARENA	4510.13	D378722 SHERRILL A MEAD	2301.23
D378414 RENE CAMARENA	1833.96	D378723 STEPHANIE E RICHARDS	1873.82
D378415 VICTORIA M CASILLAS	2,111.86	D378724 CAITLYN M STEPHENSON	2,051.06
D378416 AMANDA D CROSS	1,720.51	D378725 LAURA J STOVER	5,797.19
D378417 GISELL L CRUZ	716.82	D378726 ANNA L GOLD	1926.8
D378418 MARLY DELGADO CHAVEZ	582.35	D378727 KATRENA J SCHULZE	512.26
D378419 GABRIELA DIAZ	516.25	D378728 MATTHEW T SWANSON	1,702.51
D378420 KELDEN A DOWNS	709.17	D378729 ANTHONY VALENZUELA	1,498.15
D378421 MARK C FREEMAN	3,051.74	D378730 CANDY G WILDER	1,931.51
D378422 JARED D GARCIA	427.98	D378731 STEVEN F ANDREWS	2,472.72
D378423 STEVEN E GOMEZ	577.39	D378732 TERENCE S CHANG	2,591.51
D378424 JACOB R GRANT	1,782.06	D378733 VERNIA L ESPINOZA	1,978.33
D378425 KALYSTA N LOPEZ	486.82	D378734 CESAR GALLO	2,745.20
D378426 ELAINE M MA AE	2482.21	D378735 ERNIE E HINGCO	1910.47
D378427 LORENA OCHOA MCINTYRE	2,481.65	D378736 GEOFFREY A KLOESS	3,668.37
D378428 JESUS MEDINA	1,762.94	D378737 RACHOT MORAGRAAN	3,632.02
D378429 JUAN MEDINA	2,121.33	D378738 NOEL J PROFFITT	2,970.27

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D378430 JOHN A MONTANCHEZ	4,735.58	D378739 ANAND V RAO	5,606.19
D378431 KIRSTEN K NAKAISHI	518.99	D378740 ROD T VICTORIA	3,741.53
D378432 NOEL N NICHOLAS	1,056.06	D378741 TERREL KEITH WINSTON	3,355.25
D378433 JENNIFER GODDARD NYE	2,617.39	D378742 O.C.E.A. GENERAL	2,339.20
D378434 GABRIELA OCADIZ HERNANDEZ	2,896.75	D378743 O.C.E.A.	1,113.61
D378435 STEPHANIE ORTIZ	235.65	D378744 POLICE ASSN	15,855.46
D378436 JANET E PELAYO	3,410.85	D378745 SO CAL CREDIT UNION	43,752.00
D378437 ARIELLE PICKRELL	119.92	D378746 SOUTHLAND CREDIT UNION	4,575.00
D378438 ALEXA PRADO	303.83	W2786 GREAT WEST LIFE 457 #340202-01	103,928.50
		W2787 GREAT WEST LIFE OBRA#340202-02	2,320.19
		W2788 INTERNAL REVENUE SERVICE	285,954.58
		W2789 EMPLOYMENT DEVELOPMENT DEPT	87,187.85
TOTAL CHECK PAYMENTS	15		20,245.01
TOTAL DIRECT DEPOSITS	602		1,461,686.37
WIRES	4		479,391.12
GRAND TOTAL PAYMENTS	621		1,961,322.50

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Checks # 184440 thru # 184454, and Direct Deposits # D378145 thru #D378746, and wire #W2786 thru #W2789 presented in the Payroll Register submitted to the Garden Grove City Council 13 APR 2021, have been audited for accuracy and funds are available for payment thereof.


PATRICIA SONG - FINANCE DIRECTOR



City of Garden Grove
Certificate of Warrants
Register Dates:
02/10/2021

This is to certify the demands covered by WIRE numbers 00000287 through 00000304, EFT numbers 00007856 through 00007874, and check numbers 00669204 through 00669359 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

A handwritten signature in blue ink, appearing to read 'Patricia Song', written over a horizontal line.

Finance Director
Patricia Song

CITY OF GARDEN GROVE
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AP - Checking Account

Check	Vendor #	Vendor Name	Issue Date	Check Amount
00000287	V00813	UNION BANK	02/10/2021	\$1,770.00
00000288	V00813	UNION BANK	02/10/2021	\$1,554.92
00000289	V00813	UNION BANK	02/10/2021	\$95.00
00000290	V00813	UNION BANK	02/10/2021	\$574.11
00000291	V00813	UNION BANK	02/10/2021	\$1,381.55
00000292	V00813	UNION BANK	02/10/2021	\$1,760.93
00000293	V00813	UNION BANK	02/10/2021	\$384.25
00000294	V00813	UNION BANK	02/10/2021	\$1,864.11
00000295	V00813	UNION BANK	02/10/2021	\$1,825.77
00000296	V00813	UNION BANK	02/10/2021	\$3,011.27
00000297	V00813	UNION BANK	02/10/2021	\$1,747.35
00000298	V00813	UNION BANK	02/10/2021	\$40.00
00000299	V00813	UNION BANK	02/10/2021	\$405.31
00000300	V00789	SO CALIF EDISON CO	02/10/2021	\$2,231.25
00000301	V00805	TIME WARNER CABLE	02/10/2021	\$2,885.10
00000302	V02152	EXPERT PAY CHILD SUPPO	02/10/2021	\$3,081.52
00000303	V02091	MARYLAND CHILD SUPPORT	02/10/2021	\$343.38
00000304	V02089	SHANNON WAINWRIGHT	02/10/2021	\$553.85
00007856	V01391	INTELEPEER CLOUD COMMUNICATIONS, LLC	02/08/2021	\$1,892.92
00007857	V00631	ADAMSON POLICE PRODUCTS	02/10/2021	\$347.42
00007858	V00585	ADMINSURE	02/10/2021	\$16,939.00
00007859	V01479	AMAZON WEB SERVICES, INC	02/10/2021	\$1,944.96
00007860	V00650	BUREAU VERITAS NORTH AMERICA, INC	02/10/2021	\$49,887.88
00007861	V00224	CDW-GOVERNMENT, INC	02/10/2021	\$690.37
00007862	V01042	CHARLES P CROWLEY CO, INC	02/10/2021	\$4,596.63
00007863	V00672	CRON & ASSOCIATES TRANSCRIPTION, INC	02/10/2021	\$3,665.13
00007864	V00718	DANGELO CO (JWD ANGELO CO INC)	02/10/2021	\$3,910.65
00007865	V01362	DAVEY RESOURCE GROUP, INC	02/10/2021	\$4,250.00
00007866	V00404	FEHR & PEERS	02/10/2021	\$38,804.15
00007867	V01546	GEOCON WEST, INC	02/10/2021	\$33,063.78
00007868	V00218	GRAINGER	02/10/2021	\$92.79
00007869	V00716	INTERVAL HOUSE	02/10/2021	\$142,268.42
00007870	V01286	JTB SUPPLY CO, INC	02/10/2021	\$663.38
00007871	V01239	LANDS' END BUSINESS OUTFITTERS	02/10/2021	\$75.15

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00007872	V02602	OMEGA INDUSTRIAL SUPPLY INC	02/10/2021	\$527.31
00007873	V00136	ORANGE COUNTY WELDING, INC	02/10/2021	\$3,947.00
00007874	V00261	STRICTLY TECHNOLOGY, LLC	02/10/2021	\$3,090.06
00669204	V00532	A&A WIPING CLOTH, INC	02/10/2021	\$1,213.53
00669205	V00280	ACA COMPLIANCE SERVICES, INC	02/10/2021	\$1,164.75
00669206	V01500	ACTION DOOR REPAIR CORP	02/10/2021	\$8,322.00
00669207	V00081	AGUINAGA GREEN	02/10/2021	\$1,462.68
00669208	V00573	ALAN'S LAWN AND GARDEN CENTER, INC	02/10/2021	\$1,419.15
00669209	OTV001150	ALEJANDRA RODRIGUEZ	02/10/2021	\$1,801.50
00669210	OTV001148	ALFREDO C TORRES	02/10/2021	\$49.00
00669211	V00635	ALL CITY MANAGEMENT SERVICES, INC	02/10/2021	\$1,016.50
00669212	V00479	ANDRES MEDINA MOBILE WASH	02/10/2021	\$998.75
00669213	V02328	APPLEONE EMPLOYMENT SERVICES	02/10/2021	\$2,030.40
00669214	V00641	AQUA-METRIC SALES CO	02/10/2021	\$6,760.29
00669215	V01162	SONIA LISA ASENCIO	02/10/2021	\$20.00
00669216	V00864	ASSOCIATED SOILS ENGINEERING, INC	02/10/2021	\$1,575.00
00669217	V02487	TEAIRRA MONIQUE AUSTIN	02/10/2021	\$11.00
00669218	V00145	AUTONATION FORD TUSTIN	02/10/2021	\$464.46
00669219	V00959	Robert Baldwin	02/10/2021	\$22.00
00669220	V00645	BARR AND CLARK, INC	02/10/2021	\$320.00
00669221	V00489	BAY ALARM COMPANY	02/10/2021	\$691.50
00669222	V00644	BC WIRE ROPE & RIGGING	02/10/2021	\$865.47
00669223	V00548	BISHOP CO	02/10/2021	\$363.83
00669224	V00249	BLAIS & ASSOCIATES, LLC	02/10/2021	\$262.50
00669225	V00649	BROWNELLS, INC	02/10/2021	\$264.98
00669226	V01494	C G LANDSCAPE, INC	02/10/2021	\$1,450.00
00669227	V00455	CA DEPARTMENT OF TAX AND FEE ADMINISTRATION	02/10/2021	\$1,586.00
00669228	V01517	CA LANDSCAPE & DESIGN, INC	02/10/2021	\$52,642.35
00669229	V00304	CADD MICROSYSTEMS, INC	02/10/2021	\$5,154.00
00669230	V00175	CALIFORNIA YELLOW CAB	02/10/2021	\$3,947.50
00669231	V00660	CAMERON WELDING SUPPLY	02/10/2021	\$47.99
00669232	V01135	CAMFIL, USA, INC	02/10/2021	\$425.16
00669233	V00901	LUCIA CARRILLO	02/10/2021	\$20.00
00669234	V01079	CCJWSA	02/10/2021	\$75.00
00669235	V02189	CHARADE DANCE ACADEMY	02/10/2021	\$1,804.00

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00669236	V00534	CHEM PRO LABORATORY, INC	02/10/2021	\$760.00
00669237	V01036	CITIBANK %CITIGROUP	02/10/2021	\$1,635.87
00669238	V00508	CITYSPAN TECHNOLOGIES, INC	02/10/2021	\$1,500.00
00669239	V00654	CLEA CALIF LAW ENFORCEMENT ASSOC	02/10/2021	\$3,340.75
00669240	V00596	CLEANSTREET	02/10/2021	\$2,983.80
00669241	V00579	COASTLINE EQUIPMENT	02/10/2021	\$8,750.33
00669242	V00543	COMLOCK SECURITY GROUP	02/10/2021	\$755.37
00669243	V01976	COMMUNITY ACTION PARTNERSHIP OF OC	02/10/2021	\$7,744.98
00669244	V00667	CONTINENTAL CONCRETE CUTTING	02/10/2021	\$1,492.00
00669245	V00668	CONTROL AUTOMATION DESIGN	02/10/2021	\$1,415.63
00669246	V00669	CONTROLLED MOTION SOLUTIONS, INC	02/10/2021	\$215.39
00669247	V00011	CORE & MAIN, LP	02/10/2021	\$20,678.38
00669248	V00513	CORELOGIC SOLUTIONS, LLC	02/10/2021	\$394.50
00669249	V00298	COSTAR GROUP, INC	02/10/2021	\$492.24
00669250	V01273	COUNTY OF ORANGE TREASURER-TAX COLLECTOR	02/10/2021	\$38,528.32
00669251	V01128	CSMFO	02/10/2021	\$220.00
00669252	V02560	DAVIS SIGN COMPANY INC	02/10/2021	\$1,485.00
00669253	V02645	DAYS INN AND SUITES	02/10/2021	\$12,000.00
00669254	V00227	DE LAGE LANDEN FINANCIAL SERVICES, INC	02/10/2021	\$64,679.08
00669255	V01150	DEPARTMENT OF CONSUMER AFFAIRS	02/10/2021	\$115.00
00669256	V01231	DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT	02/10/2021	\$37,695.32
00669257	V01936	DFM ASSOCIATES	02/10/2021	\$120.17
00669258	V00184	DIAMOND ENVIRONMENTAL SERVICES	02/10/2021	\$34.70
00669259	V02200	DIANA LING CHEN	02/10/2021	\$17.00
00669260	V00259	DTNTECH MARKETING	02/10/2021	\$248.75
00669261	V00676	DUNN-EDWARDS CORPORATION	02/10/2021	\$137.03
00669262	V00174	ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC	02/10/2021	\$21,871.82
00669263	V00679	ENTERPRISE FLEET MGMT, INC	02/10/2021	\$3,746.01
00669264	V00191	ENVIROCHECK	02/10/2021	\$595.00
00669265	V02245	ENVIRONMENTAL REMEDIATION CONTRACTORS INC.	02/10/2021	\$15,675.00
00669266	OTV001157	ESSENTIAL DESIGN INNOVATOR INC	02/10/2021	\$10.00
00669267	V00682	EWING IRRIGATION PRODUCTS, INC	02/10/2021	\$1,980.83
00669268	V00336	EXCLUSIVE AUTO DETAIL	02/10/2021	\$540.00

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00669269	V00233	FACTORY MOTOR PARTS CO BIN 139107	02/10/2021	\$684.43
00669270	V00412	FEDERAL EXPRESS CORP	02/10/2021	\$328.15
00669271	V00829	FERGUSON ENTERPRISES, INC 1350	02/10/2021	\$5,117.78
00669272	V00229	FIS ACCOUNTING DEPT	02/10/2021	\$22,609.14
00669273	V01379	FIVESTAR RUBBER STAMP ETC, INC	02/10/2021	\$29.34
00669274	V00658	FRANCHISE TAX BOARD	02/10/2021	\$200.00
00669275	V00143	FRYE SIGN CO	02/10/2021	\$820.50
00669276	OTV001146	G BROTHERS CONSTRUCTION	02/10/2021	\$25.00
00669277	V02369	G4S SECURE SOLUTIONS (USA) INC	02/10/2021	\$56,271.41
00669278	V02643	GAESUNG RESTAURANT	02/10/2021	\$1,500.00
00669279	V00054	GALLS LLC	02/10/2021	\$1,217.92
00669280	V00054	GALLS LLC	02/10/2021	\$3,861.03
00669281	V00526	GANAHL LUMBER COMPANY	02/10/2021	\$536.73
00669282	V00696	GARDEN GROVE UNIFIED SCHOOL DIST	02/10/2021	\$643.40
00669283	V01318	GEORGE YARDLEY COMPANY	02/10/2021	\$1,415.22
00669284	V01485	GOODIE'S UNIFORMS	02/10/2021	\$831.95
00669285	V01386	GREEN HALO SYSTEMS	02/10/2021	\$546.00
00669286	OTV001152	HA THANH TA	02/10/2021	\$32.00
00669287	V01050	HANDY HOSE SERVICES ADVANTAGE HOSE SERVICES, LLC	02/10/2021	\$366.73
00669288	V00503	HF&H CONSULTANTS, LLC	02/10/2021	\$16,955.25
00669289	V00711	HILL'S BROS LOCK & SAFE, INC	02/10/2021	\$360.18
00669290	V02308	HIRSCH PIPE & SUPPLY CO. INC	02/10/2021	\$253.97
00669291	V02250	HOIST SERVICE INC	02/10/2021	\$580.24
00669292	V01093	INTERNAL REVENUE SERVICE	02/10/2021	\$51.50
00669293	V00531	IRV SEAVER MOTORCYCLES	02/10/2021	\$2,114.97
00669294	V00697	J GARDNER & ASSOCIATES, LLC	02/10/2021	\$998.20
00669295	V00283	JIG CONSULTANTS	02/10/2021	\$112,570.36
00669296	V00071	JM NURSERY	02/10/2021	\$326.25
00669297	OTV001154	JOHN PAUL ZEMPOALTECA	02/10/2021	\$30.00
00669298	V02107	KARI PHUONG NGUYEN	02/10/2021	\$20.00
00669299	V01812	KATHLEEN BRUGGER	02/10/2021	\$862.50
00669300	V02138	KATIE NGUYEN	02/10/2021	\$800.00
00669301	V00725	KNORR SYSTEMS, INC	02/10/2021	\$786.69
00669302	V00220	LABSOURCE, INC	02/10/2021	\$1,347.09

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00669303	V00435	LANGUAGE LINE SERVICES	02/10/2021	\$110.92
00669304	V00728	LAWSON PRODUCTS, INC	02/10/2021	\$2,247.25
00669305	V00838	QUAN H LE	02/10/2021	\$11.00
00669306	V00769	LEGAL SHIELD	02/10/2021	\$846.15
00669307	V00402	LEXISNEXIS RISK SOLUTIONS ACCOUNT #1008503	02/10/2021	\$269.25
00669308	V01563	LIFE-ASSIST, INC	02/10/2021	\$910.26
00669309	V00293	LOGOS ETC	02/10/2021	\$368.49
00669310	OTV001144	MADRIGAL ZAMORA ANA MERCEDES	02/10/2021	\$53.00
00669311	V02522	CRYSTAL MAI	02/10/2021	\$13.00
00669312	V00900	NGOC HA THI MAI	02/10/2021	\$29.00
00669313	V01233	MARIA ISABEL REGALADO	02/10/2021	\$87.00
00669314	V00151	MERCY HOUSE LIVING CENTERS	02/10/2021	\$38,181.00
00669315	OTV001149	MIGUEL A CANADA JR	02/10/2021	\$500.00
00669316	OTV001156	MILLY NGUYEN	02/10/2021	\$6.15
00669317	V02128	MISOYA SUSHI	02/10/2021	\$1,500.00
00669318	V00092	NATIONAL AUTO FLEET GROUP AND CHEVROLET OF WATSONV	02/10/2021	\$386,972.14
00669319	V00557	NATIONAL CONSTRUCTION RENTALS	02/10/2021	\$88.38
00669320	V01987	AMY TU UYEN NGUYEN	02/10/2021	\$29.00
00669321	V02009	ANH DAO THI NGUYEN	02/10/2021	\$104.00
00669322	V02035	JULIE NGUYEN	02/10/2021	\$23.00
00669323	V00459	O'REILLY AUTO PARTS	02/10/2021	\$604.15
00669324	V00209	WHJ OCN,IND	02/10/2021	\$365.00
00669325	V00371	OFFICE DEPOT, INC	02/10/2021	\$2,487.80
00669326	V00750	ORANGE COUNTY CONSERVATION CORP	02/10/2021	\$8,010.00
00669327	V00560	ORANGE COUNTY FIRE PROTECTION	02/10/2021	\$141.50
00669328	V01649	ORANGE COUNTY TRANSIT AUTHORITY	02/10/2021	\$405,604.30
00669329	V01488	PERFORMANCE NURSERY CORP	02/10/2021	\$339.84
00669330	V00045	PRIMARY &MULTI-SPECIALTY CLINICS OF ANAHEIM	02/10/2021	\$2,205.00
00669331	V00396	RADI'S CUSTOM UPHOLSTERY	02/10/2021	\$1,000.00
00669332	V00401	REPUBLIC WASTE SERVICES OF SO CALIFORNIA, LLC	02/10/2021	\$37,430.00
00669333	OTV001140	ROBERT VETERE AND HIS ATTORNEYS OF RECORD, KUBOTA	02/10/2021	\$80,000.00
00669334	OTV001151	ROSA ISELA SOTO MOJICA	02/10/2021	\$1,000.00
00669335	OTV001153	ROSA NGUYEN	02/10/2021	\$42.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00669336	V01157	SAF-T-FLO WATER SERVICES	02/10/2021	\$671.28
00669337	V02615	SECTIGO LIMITED	02/10/2021	\$1,436.00
00669338	V00784	SHOETERIA	02/10/2021	\$480.00
00669339	OTV001141	SHOP N GO LIQUOR	02/10/2021	\$25.00
00669340	V00120	SIEMENS MOBILITY, INC	02/10/2021	\$23,884.13
00669341	V00225	SITEONE LANDSCAPE SUPPLY HLDING	02/10/2021	\$818.92
00669342	V01287	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT	02/10/2021	\$4,659.33
00669343	V00367	SOUTHERN COMPUTER WAREHOUSE	02/10/2021	\$9,459.80
00669344	V00160	SOUTHERN COUNTIES OIL COMPANY	02/10/2021	\$23,381.05
00669345	V00570	STRADLING, YOCCA,CARLSON & RAUTH	02/10/2021	\$972.00
00669346	V01620	T&B PLANNING, INC	02/10/2021	\$3,886.25
00669347	V02258	TAIT & ASSOCIATES	02/10/2021	\$9,963.75
00669348	V00287	THE FILE DEPOT BEACH CITIES	02/10/2021	\$2,801.65
00669349	V01389	THE HOME DEPOT PRO	02/10/2021	\$102.69
00669350	V01942	TONY KIEU TRAN	02/10/2021	\$14.00
00669351	OTV001155	TUYET HONG THI NGUYEN	02/10/2021	\$59.00
00669352	V00811	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	02/10/2021	\$802.56
00669353	V00301	USA BLUE BOOK	02/10/2021	\$315.26
00669354	V01634	WATER SOURCE SOLUTIONS, INC	02/10/2021	\$175.00
00669355	V00582	WOODRUFF, SPRADLIN & SMART, A PROFESSIONAL CORP	02/10/2021	\$51,051.76
00669356	V00039	XEROX CORPORATION	02/10/2021	\$11,570.40
00669357	V00836	ZEP SALES & SERVICE	02/10/2021	\$346.99
00669358	V00113	ZERO WASTE USA	02/10/2021	\$799.77
00669359	V01645	ZUMAR INDUSTRIES	02/10/2021	\$1,978.01
			EFT: 19	\$310,657.00
			Check: 174	\$1,731,946.34
			Total: 193	\$2,042,603.34



City of Garden Grove
Certificate of Warrants
Register Dates:
02/17/2021

This is to certify the demands covered by WIRE numbers 00000306 through 00000309, EFT numbers 00007875 through 00007881, and check numbers 00669360 through 00669436 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

Note: Wire # 00000305 was voided.

A handwritten signature in blue ink, appearing to read 'Patricia Song', written over a horizontal line.

Finance Director
Patricia Song

**CITY OF GARDEN GROVE
FEFM001 Warrant Register**

Check Dates Between Feb 11, 2021 and Feb 17, 2021

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00000306	V00789	SO CALIF EDISON CO	02/17/2021	\$98,831.02
00000307	V00789	SO CALIF EDISON CO	02/17/2021	\$95,298.46
00000308	V00789	SO CALIF EDISON CO	02/17/2021	\$225.39
00000309	V00789	SO CALIF EDISON CO	02/17/2021	\$6,686.23
00007875	V00631	ADAMSON POLICE PRODUCTS	02/17/2021	\$8,359.62
00007876	V00657	CALIF FORENSIC PHLEBOTOMY, INC	02/17/2021	\$1,712.00
00007877	V00224	CDW-GOVERNMENT, INC	02/17/2021	\$16,290.01
00007878	V02242	GANNETT FLEMING, INC.	02/17/2021	\$28,867.50
00007879	V00218	GRAINGER	02/17/2021	\$3,934.78
00007880	V00716	INTERVAL HOUSE	02/17/2021	\$2,808.00
00007881	V00250	SIMPSON CHEVROLET OF GG	02/17/2021	\$58.41
00669360	OTV001158	TWOMEY HOLDINGS LLC	02/17/2021	\$104,697.98
00669361	V00630	A-1 PAINTING CONCEPTS, INC	02/17/2021	\$550.00
00669362	V00043	A-THRONE CO , INC	02/17/2021	\$107.15
00669363	V00605	AARDVARK	02/17/2021	\$2,680.69
00669364	V00238	AMERINAT	02/17/2021	\$1,003.53
00669365	V00640	ANGELUS QUARRIES, INC	02/17/2021	\$246.38
00669366	V00145	AUTONATION FORD TUSTIN	02/17/2021	\$71.33
00669367	V00645	BARR AND CLARK, INC	02/17/2021	\$515.00
00669368	V00489	BAY ALARM COMPANY	02/17/2021	\$2,751.67
00669369	V00548	BISHOP CO	02/17/2021	\$129.13
00669370	V01038	BRUCE HALL LAND SURVEYOR, INC	02/17/2021	\$6,500.00
00669371	V00655	C WELLS PIPELINE MATERIALS, INC	02/17/2021	\$3,558.16
00669372	V01237	CALBO	02/17/2021	\$515.00
00669373	V00175	CALIFORNIA YELLOW CAB	02/17/2021	\$1,676.90
00669374	V00660	CAMERON WELDING SUPPLY	02/17/2021	\$559.43
00669375	OTV001147	CANTEEN VENDING	02/17/2021	\$25.00
00669376	V00554	CARL WARREN & CO	02/17/2021	\$2,629.83
00669377	V00832	CITY OF WESTMINSTER	02/17/2021	\$2,550.00
00669378	V00579	COASTLINE EQUIPMENT	02/17/2021	\$403.89
00669379	V00667	CONTINENTAL CONCRETE CUTTING	02/17/2021	\$2,114.00
00669380	V00513	CORELOGIC SOLUTIONS, LLC	02/17/2021	\$394.50
00669381	V01273	COUNTY OF ORANGE TREASURER-TAX COLLECTOR	02/17/2021	\$1,129.32
00669382	V00481	DATA TICKET, INC	02/17/2021	\$794.00

**CITY OF GARDEN GROVE
FEFM001 Warrant Register**

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00669383	V01366	DEWBERRY ARCHITECTS, INC	02/17/2021	\$3,939.50
00669384	V00336	EXCLUSIVE AUTO DETAIL	02/17/2021	\$738.00
00669385	V00233	FACTORY MOTOR PARTS CO BIN 139107	02/17/2021	\$76.05
00669386	V00143	FRYE SIGN CO	02/17/2021	\$349.00
00669387	V00054	GALLS LLC	02/17/2021	\$162.70
00669388	V00692	GARDEN GROVE COMMUNITY FOUNDATION	02/17/2021	\$1,709.78
00669389	V00140	GARDEN GROVE SECURED STORAGE	02/17/2021	\$270.00
00669390	V00696	GARDEN GROVE UNIFIED SCHOOL DIST	02/17/2021	\$643.40
00669391	H3857	GIA VU, INC	02/17/2021	\$1,900.00
00669392	V00139	GOLDEN STAR TECHNOLOGY, INC	02/17/2021	\$1,124.35
00669393	V00711	HILL'S BROS LOCK & SAFE, INC	02/17/2021	\$340.48
00669394	V02308	HIRSCH PIPE & SUPPLY CO. INC	02/17/2021	\$451.88
00669395	V02447	HUMAN OPTIONS	02/17/2021	\$11,563.33
00669396	V00182	INFOSEND, INC	02/17/2021	\$4,578.15
00669397	V00099	INGLIS PET HOTEL	02/17/2021	\$2,000.00
00669398	OTV001145	INTERSTATE BATTERIES OF CAL COAST	02/17/2021	\$25.00
00669399	OTV000923	IPERMIT ERATERS	02/17/2021	\$147.60
00669400	V00351	ALEXANDER ISERI	02/17/2021	\$1,167.50
00669401	V00435	LANGUAGE LINE SERVICES	02/17/2021	\$455.90
00669402	V00728	LAWSON PRODUCTS, INC	02/17/2021	\$1,317.63
00669403	V00555	LIFECOM, INC	02/17/2021	\$130.00
00669404	V01817	LSA ASSOCIATES, INC	02/17/2021	\$10,548.75
00669405	OTV001143	MARIETTA FABIAN	02/17/2021	\$70.00
00669406	V00037	MATTHEW BENDER & COMPANY, INC	02/17/2021	\$1,760.63
00669407	V00541	MUNICIPAL WATER DISTRICT OF ORANGE COUNTY	02/17/2021	\$31,650.00
00669408	V01416	NEWMAN POOL SERVICE, INC	02/17/2021	\$95.00
00669409	V00741	NIAGARA PLUMBING	02/17/2021	\$45.13
00669410	V02205	OCAPICA	02/17/2021	\$19,963.39
00669411	V01649	ORANGE COUNTY TRANSIT AUTHORITY	02/17/2021	\$6,320.26
00669412	OTV001160	PAUL PETTEREZ	02/17/2021	\$1,000.00
00669413	OTV001142	QUYEN TAT	02/17/2021	\$4,600.00
00669414	V00744	R J NOBLE COMPANY	02/17/2021	\$1,710.53
00669415	V00525	RYAN HERCO PRODUCTS CORP	02/17/2021	\$51.81
00669416	V01490	SCANTRON CORP	02/17/2021	\$423.00
00669417	V01415	SOCAL AUTO & TRUCK PARTS INC	02/17/2021	\$120.44

**CITY OF GARDEN GROVE
FEFM001 Warrant Register**

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00669418	V00799	SUN BADGE COMPANY	02/17/2021	\$148.57
00669419	V01620	T&B PLANNING, INC	02/17/2021	\$1,088.75
00669420	OTV001164	AMANDA TAULA	02/17/2021	\$1,000.00
00669421	V00568	TEAM OF ADVOCATES FOR SPECIAL KIDS	02/17/2021	\$1,714.78
00669422	V02203	THE ILLUMINATION FOUNDATION	02/17/2021	\$103,846.69
00669423	V00528	THE ORANGE COUNTY HUMANE SOCIETY	02/17/2021	\$24,166.66
00669424	V01130	DON THORPE	02/17/2021	\$288.00
00669425	V00080	TIN LOCKSMITH, INC	02/17/2021	\$55.00
00669426	OTV001162	TOP BEAM GENERAL CONTRACTOR	02/17/2021	\$1,000.00
00669427	OTV001163	AMY TRAN	02/17/2021	\$1,000.00
00669428	OTV001161	QUANG TRUONG	02/17/2021	\$1,000.00
00669429	V00812	UNIFIRST CORP	02/17/2021	\$1,845.94
00669430	V01201	US BANK	02/17/2021	\$10,328.17
00669431	V00501	US BEHAVIORAL HEALTH PLAN, CA	02/17/2021	\$1,416.80
00669432	OTV001159	VT CONSTRUCTION	02/17/2021	\$2,110.83
00669433	V00527	WALTERS WHOLESALE ELECTRIC	02/17/2021	\$595.11
00669434	V00823	WATERLINE TECHNOLOGIES, INC	02/17/2021	\$1,396.80
00669435	V00824	WAXIE SANITARY SUPPLY	02/17/2021	\$2,669.29
00669436	V00115	YORBA LINDA FEED STORE, INC	02/17/2021	\$109.90
			EFT:	7 \$62,030.32
			Check:	81 \$603,874.47
			Total:	88 \$665,904.79



City of Garden Grove
Certificate of Warrants
Register Dates:
02/24/2021

This is to certify the demands covered by Wire numbers 00000355 through 00000376, by EFT numbers 00007882 through 00007898, and check numbers 00669437 through 00669537 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

Note: Wire numbers 00000310 through 00000354 were skipped.

A handwritten signature in blue ink, likely belonging to Patricia Song, the Finance Director.

Finance Director
Patricia Song

CITY OF GARDEN GROVE
FEFM001 Warrant Register
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00000355	V00792	SO CALIF GAS CO	02/24/2021	\$17,304.61
00000356	V00792	SO CALIF GAS CO	02/24/2021	\$477.78
00000357	V00686	FRONTIER COMMUNICATION	02/24/2021	\$1,407.21
00000358	V00819	VERIZON WIRELESS-LA	02/24/2021	\$12,448.87
00000359	V02152	EXPERT PAY CHILD SUPPO	02/24/2021	\$3,081.52
00000360	V02091	MARYLAND CHILD SUPPORT	02/24/2021	\$343.38
00000361	V02089	SHANNON WAINWRIGHT	02/24/2021	\$553.85
00000362	V01539	DELTA DENTAL OF CALIFO	02/24/2021	\$2,552.82
00000363	V02087	DELTA CARE USA	02/24/2021	\$6,152.22
00000364	V00732	THE LINCOLN NATIONAL L	02/24/2021	\$7,009.05
00000365	V00732	THE LINCOLN NATIONAL L	02/24/2021	\$7,228.80
00000366	V00732	THE LINCOLN NATIONAL L	02/24/2021	\$7,009.05
00000367	V00732	THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	02/24/2021	\$7,176.32
00000368	V00541	MUNICIPAL WATER DISTRI	02/24/2021	\$303,220.15
00000369	V02162	ORANGE COUNTY WATER DI	02/24/2021	\$4,139,647.71
00000370	V01596	PUBLIC EMPLOYEES' RETI	02/24/2021	\$638,858.05
00000371	V01596	PUBLIC EMPLOYEES' RETI	02/24/2021	\$537,107.61
00000372	V01596	PUBLIC EMPLOYEES' RETI	02/24/2021	\$492,463.28
00000373	V02036	US BANK TRUST NA	02/24/2021	\$998,564.81
00000374	V02088	VISION SERVICE PLAN -	02/24/2021	\$6,967.78
00000375	V00691	CITY OF GARDEN GROVE-WORK COMP ACCT	02/24/2021	\$194,784.83
00000376	V00691	CITY OF GARDEN GROVE-W	02/24/2021	\$300,000.00
00007882	V00133	2-1-1 ORANGE COUNTY	02/24/2021	\$1,330.82
00007883	V00585	ADMINSURE	02/24/2021	\$16,939.00
00007884	V01479	AMAZON WEB SERVICES, INC	02/24/2021	\$2,508.65
00007885	V00523	BPS SUPPLY GROUP	02/24/2021	\$27.02
00007886	V00672	CRON & ASSOCIATES TRANSCRIPTION, INC	02/24/2021	\$2,606.51
00007887	V00718	DANGELO CO (JWD ANGELO CO INC)	02/24/2021	\$8,019.23
00007888	V01305	FLEMING ENVIRONMENTAL, INC	02/24/2021	\$570.00
00007889	V00218	GRAINGER	02/24/2021	\$418.38
00007890	V00716	INTERVAL HOUSE	02/24/2021	\$18,449.03
00007891	V00722	KEYSER/MARSTON ASSOCIATES, INC	02/24/2021	\$1,350.00
00007892	V01657	LYTLE SCREENPRINTING, INC	02/24/2021	\$1,064.03
00007893	V00082	NFINIT	02/24/2021	\$823.00

**CITY OF GARDEN GROVE
FEFM001 Warrant Register**

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00007894	V00136	ORANGE COUNTY WELDING, INC	02/24/2021	\$7,115.40
00007895	V00425	PETDATA	02/24/2021	\$1,850.60
00007896	V00500	QUADIENT LEASING USA INC	02/24/2021	\$933.40
00007897	V00506	REDFLEX TRAFFIC SYSTEMS, INC	02/24/2021	\$30,800.00
00007898	V00202	WIRELESS TELEMATICS, LLC	02/24/2021	\$360.00
00669437	V00043	A-THRONE CO , INC	02/24/2021	\$36.59
00669438	V00573	ALAN'S LAWN AND GARDEN CENTER, INC	02/24/2021	\$1,013.50
00669439	V00426	ALS GROUP USA CORP	02/24/2021	\$32.50
00669440	V01493	AMERICAN ASSOCIATION OF CODE ENFORCEMENT	02/24/2021	\$75.00
00669441	V00238	AMERINAT	02/24/2021	\$360.72
00669442	V00639	ANAHEIM HOUSING AUTHORITY COMMUNITY DEV	02/24/2021	\$300.00
00669443	V00479	ANDRES MEDINA MOBILE WASH	02/24/2021	\$1,997.50
00669444	V00640	ANGELUS QUARRIES, INC	02/24/2021	\$204.34
00669445	V02328	APPLEONE EMPLOYMENT SERVICES	02/24/2021	\$1,421.28
00669446	V00641	AQUA-METRIC SALES CO	02/24/2021	\$3,036.83
00669447	V02650	ASC	02/24/2021	\$225.00
00669448	OTV001172	LANCELOT A BACCHUS	02/24/2021	\$500.00
00669449	V01188	BANNER BANK	02/24/2021	\$3,878.09
00669450	V00249	BLAIS & ASSOCIATES, LLC	02/24/2021	\$813.75
00669451	V02305	BRACKEN'S KITCHEN	02/24/2021	\$3,000.00
00669452	V00649	BROWNELLS, INC	02/24/2021	\$90.08
00669453	V00655	C WELLS PIPELINE MATERIALS, INC	02/24/2021	\$4,263.98
00669454	V01135	CAMFIL, USA, INC	02/24/2021	\$2,123.77
00669455	V00554	CARL WARREN & CO	02/24/2021	\$850.00
00669456	V01703	CARUS CORPORATION	02/24/2021	\$480.91
00669457	OTV001171	CHARTER LEASING, LLC	02/24/2021	\$2,944.00
00669458	V01525	CHI CONSTRUCTION	02/24/2021	\$135,804.77
00669459	V02644	CITY OF NEWPORT BEACH	02/24/2021	\$1,000.00
00669460	V00596	CLEANSTREET	02/24/2021	\$53,606.57
00669461	V00667	CONTINENTAL CONCRETE CUTTING	02/24/2021	\$2,897.00
00669462	V01134	COUNTY OF ORANGE TREAS REV RECOVERY-A/R UNIT	02/24/2021	\$122,188.01
00669463	V01273	COUNTY OF ORANGE TREASURER-TAX COLLECTOR	02/24/2021	\$37,399.00
00669464	V00537	DANIELS TIRE SERVICE	02/24/2021	\$2,822.93
00669465	V00481	DATA TICKET, INC	02/24/2021	\$627.25
00669466	V00682	EWING IRRIGATION PRODUCTS, INC	02/24/2021	\$1,931.42

CITY OF GARDEN GROVE
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00669467	V00682	EWING IRRIGATION PRODUCTS, INC	02/24/2021	\$511.16
00669468	V00336	EXCLUSIVE AUTO DETAIL	02/24/2021	\$750.00
00669469	V00233	FACTORY MOTOR PARTS CO BIN 139107	02/24/2021	\$2,179.15
00669470	V00623	FAIR HOUSING FOUNDATION	02/24/2021	\$2,682.47
00669471	V02204	FAMILIES FORWARD, INC.	02/24/2021	\$11,624.08
00669472	V00412	FEDERAL EXPRESS CORP	02/24/2021	\$75.89
00669473	V00229	FIS ACCOUNTING DEPT	02/24/2021	\$22,191.54
00669474	V00658	FRANCHISE TAX BOARD	02/24/2021	\$200.00
00669475	V00143	FRYE SIGN CO	02/24/2021	\$285.02
00669476	V00114	FUN EXPRESS, INC	02/24/2021	\$190.82
00669477	V00054	GALLS LLC	02/24/2021	\$710.85
00669478	V00140	GARDEN GROVE SECURED STORAGE	02/24/2021	\$250.00
00669479	OTV001170	MONIQUE GOODING	02/24/2021	\$1,673.00
00669480	V01779	GREENFIELDS OUTDOOR FITNESS	02/24/2021	\$1,913.88
00669481	V02116	HABITAT FOR HUMANITY OF ORANGE COUNTY, INC.	02/24/2021	\$6,000.00
00669482	V00544	HARRINGTON INDUSTRIAL PLASTICS, LLC	02/24/2021	\$546.64
00669483	V00602	HDL COREN & CONE	02/24/2021	\$5,625.00
00669484	V00711	HILL'S BROS LOCK & SAFE, INC	02/24/2021	\$111.50
00669485	V00710	HILLCO FASTENER WAREHOUSE	02/24/2021	\$7.39
00669486	V02447	HUMAN OPTIONS	02/24/2021	\$4,663.06
00669487	V00135	IMPERIAL SPRINKLER SUPPLY, INC	02/24/2021	\$29.00
00669488	V01093	INTERNAL REVENUE SERVICE	02/24/2021	\$51.50
00669489	V02652	J & L RESTAURANT INC	02/24/2021	\$1,000.00
00669490	V01863	JOHNSON GEAR	02/24/2021	\$58.39
00669491	V02309	KATO LANDSCAPE INC	02/24/2021	\$376,697.32
00669492	V01564	LOGICALIS, INC	02/24/2021	\$10,603.96
00669493	V00299	LOOPNET	02/24/2021	\$237.50
00669494	V00610	LT PROPERTIES	02/24/2021	\$17,460.70
00669495	V01264	MAINTENANCE SUPERINTENDENTS ASSOCIATION	02/24/2021	\$75.00
00669496	V02649	MO RAN GAK	02/24/2021	\$1,500.00
00669497	V02408	MOORE IACOFANO GOLTSMAN, INC	02/24/2021	\$8,406.45
00669498	V00551	OC HOUSING AUTHORITY	02/24/2021	\$2,400.00
00669499	V00747	OCEAN BLUE ENVIRONMENTAL SERVICES, INC	02/24/2021	\$2,845.33
00669500	V00209	WHJ OCN,IND	02/24/2021	\$1,125.00
00669501	V00371	OFFICE DEPOT, INC	02/24/2021	\$1,276.88

CITY OF GARDEN GROVE
FEFM001 Warrant Register
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00669502	V01422	ORANGE COUNTY CLERK-RECORDER'S OFFICE	02/24/2021	\$100.00
00669503	V00443	ORANGE COUNTY RANGE STORE, LLC	02/24/2021	\$1,118.12
00669504	V00563	ORANGE COUNTY STRIPING SERV	02/24/2021	\$38,948.36
00669505	V00598	PARKWOOD LANDSCAPE MAINTENANCE, INC	02/24/2021	\$13,727.33
00669506	V01031	PL HAWN COMPANY, INC AIR FILTRATION & POLLUTION CO	02/24/2021	\$162.58
00669507	V00169	PSI	02/24/2021	\$22.60
00669508	V00744	R J NOBLE COMPANY	02/24/2021	\$73,683.65
00669509	V00015	RICHARD FISHER ASSOCIATES	02/24/2021	\$1,112.50
00669510	OTV001169	MARIA ROSAURA RIVERA	02/24/2021	\$1,000.00
00669511	V01788	ROYAL ARMS	02/24/2021	\$2,875.00
00669512	V00780	SAFETY 1st PEST CONTROL, INC	02/24/2021	\$725.00
00669513	V00542	SCHORR METALS, INC	02/24/2021	\$336.94
00669514	V00788	SOUTH COAST AQMD	02/24/2021	\$557.42
00669515	V00474	SOUTHERN COUNTIES LUBRICANTS, LLC	02/24/2021	\$831.94
00669516	V02648	SOY GOOD	02/24/2021	\$1,500.00
00669517	V01616	STERICYCLE, INC	02/24/2021	\$1,641.41
00669518	V01620	T&B PLANNING, INC	02/24/2021	\$36,673.75
00669519	V00568	TEAM OF ADVOCATES FOR SPECIAL KIDS	02/24/2021	\$741.57
00669520	OTV001168	THANH VAN THAI	02/24/2021	\$1,000.00
00669521	V00287	THE FILE DEPOT BEACH CITIES	02/24/2021	\$4,828.70
00669522	V00804	THOMSON REUTERS- WEST	02/24/2021	\$2,110.81
00669523	V00465	TIERRA WEST ADVISORS, INC	02/24/2021	\$2,748.75
00669524	V00080	TIN LOCKSMITH, INC	02/24/2021	\$100.00
00669525	V00809	TURBO DATA SYSTEMS, INC	02/24/2021	\$9,295.36
00669526	V00591	U S ARMOR CORP	02/24/2021	\$881.78
00669527	V00815	UNITED RENTALS NORTHWEST, INC	02/24/2021	\$193.85
00669528	V00817	VALLEY POWER SYSTEMS, INC	02/24/2021	\$354.53
00669529	V00035	VERITIV OPERATING COMPANY	02/24/2021	\$1,169.61
00669530	V00398	VULCAN MATERIALS COMPANY WESTERN DIVISION	02/24/2021	\$168.52
00669531	V00527	WALTERS WHOLESALE ELECTRIC	02/24/2021	\$301.26
00669532	V00826	WEST COAST ARBORISTS, INC	02/24/2021	\$7,473.90
00669533	V01469	WEST YOST ASSOCIATES	02/24/2021	\$39,973.25
00669534	V00112	WM OF SOUTHERN CALIFORNIA	02/24/2021	\$468.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00669535	V00582	WOODRUFF, SPRADLIN & SMART, A PROFESSIONAL CORP	02/24/2021	\$94,792.94
00669536	V01208	YO-FIRE SUPPLIES	02/24/2021	\$5,362.80
00669537	V02373	YOGIS TERIYAKI	02/24/2021	\$2,397.94
			EFT:	17
			Check:	123
			Total:	140
				\$95,165.07
				\$8,905,623.14
				\$9,000,788.21



City of Garden Grove
Certificate of Warrants
Register Dates:
03/01/2021

This is to certify the demands covered by EFT numbers 00007899 through 00008838, and check numbers 00669538 through 00669730 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

A handwritten signature in blue ink, appearing to read 'Patricia Song', written over a horizontal line.

Finance Director
Patricia Song

CITY OF GARDEN GROVE
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00007899	H0951	12392 TO 12432 GROVEVIEW	03/01/2021	\$710.00
00007900	H3409	12911 GALWAY ST, LLC	03/01/2021	\$4,220.00
00007901	H3297	13251 NEWLAND, LLC	03/01/2021	\$11,821.00
00007902	H00063	13392 MAGNOLIA STREET LLC C/O TREEWATER MANAGEMENT	03/01/2021	\$336.00
00007903	H4567	15915 LA FORGE ST WHITTIER, LLC	03/01/2021	\$1,688.00
00007904	H3906	19822 BROOKHURST, LLC	03/01/2021	\$2,515.00
00007905	H2617	2300 W EL SEGUNDO, LP	03/01/2021	\$10,725.00
00007906	H4149	2555 WEST WINSTON ROAD, LP PEBBLE COVE APARTMENTS	03/01/2021	\$1,331.00
00007907	H4791	606 SOUTH 6TH ST ASSOCIATES, LP	03/01/2021	\$6,888.00
00007908	H2483	7632 21ST ST, LP	03/01/2021	\$5,229.00
00007909	H2971	8080 BEVER PLACE-NEGBA, LLC	03/01/2021	\$1,500.00
00007910	H1044	ABCO CROWN VILLA,LTD	03/01/2021	\$1,918.00
00007911	H3560	ACACIA VILLAGE	03/01/2021	\$23,578.00
00007912	H9002	ACACIAN APTS	03/01/2021	\$39,669.00
00007913	H4585	ACT EQUITIES, LLC	03/01/2021	\$1,693.00
00007914	H4389	ADRIATIC APTS	03/01/2021	\$993.00
00007915	H3401	AEGEAN APARTMENTS	03/01/2021	\$7,038.00
00007916	H4741	PARVIZ ALAI	03/01/2021	\$5,236.00
00007917	H00033	ALEXANY NGUYEN PROPERTIES, LLC	03/01/2021	\$1,351.00
00007918	H3512	ALFRED P VU & JULIE NGA HO, LLC	03/01/2021	\$2,955.00
00007919	H1684	REHANA ALIBULLA	03/01/2021	\$1,996.00
00007920	H4121	ALLARD APARTMENT, LLC	03/01/2021	\$5,230.00
00007921	H3645	LYNN KATHLEEN ALLEN	03/01/2021	\$1,203.00
00007922	H2454	ALTEZA,INC	03/01/2021	\$2,036.00
00007923	H4668	AMCAL OCEANA FUND, LP OCEANA APARTMENTS	03/01/2021	\$1,771.00
00007924	H2489	AMERICAN FAMILY HOUSING	03/01/2021	\$1,144.00
00007925	H00093	SALMAN M AMIR	03/01/2021	\$3,269.00
00007926	H2938	ANAHEIM SUNSET PLAZA APTS	03/01/2021	\$7,436.00
00007927	H4371	CHUNG NAN AOU	03/01/2021	\$949.00
00007928	H4254	ARBOR VILLAS, LLC	03/01/2021	\$1,359.00
00007929	H00048	JESSIE WONG ARIAS	03/01/2021	\$1,751.00
00007930	H4027	TIMOTEO ARJON	03/01/2021	\$1,278.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00007931	H4729	ARTESIA BOULEVARD 44, LLC	03/01/2021	\$1,950.00
00007932	H3930	EIDA A ATTIA	03/01/2021	\$1,658.00
00007933	H4272	PAUL AUDUONG	03/01/2021	\$1,064.00
00007934	H4532	AUGUSTA GROUP INVESTMENTS INC	03/01/2021	\$1,423.00
00007935	H00084	AVANATH GROVE LP	03/01/2021	\$43,062.00
00007936	H2062	AYNEM INVESTMENTS, LP	03/01/2021	\$15,501.00
00007937	H4505	BACH & JASON NGUYEN INVESTMENT LLC	03/01/2021	\$1,492.00
00007938	H4295	BAKER RANCH AFFORDABLE, LP	03/01/2021	\$1,845.00
00007939	H4403	HA BANH	03/01/2021	\$1,405.00
00007940	H2370	BARRY SAYWITZ PROP TWO, LP	03/01/2021	\$4,994.00
00007941	H4777	BDA INVESTMENTS, LLC	03/01/2021	\$1,130.00
00007942	H00092	BEACH BOULEVARD COTTAGES LLC	03/01/2021	\$395.00
00007943	H4797	BEACH CREEK PARTNERS II, LP	03/01/2021	\$1,331.00
00007944	H4735	BEACHWOOD VILLAGE APARTMENTS	03/01/2021	\$1,255.00
00007945	H4368	BEHRENS PROPERTIES, LLC	03/01/2021	\$967.00
00007946	H3168	BELAGE PRESERVATION, LP	03/01/2021	\$2,107.00
00007947	H4463	BERTINA PANG LOH CHANG	03/01/2021	\$560.00
00007948	H3365	JAIME OR MAGALI BERTRAN	03/01/2021	\$1,392.00
00007949	H3115	ANIL BHALANI	03/01/2021	\$1,182.00
00007950	H0645	N C BHATT	03/01/2021	\$4,451.00
00007951	H4746	BMN INVESTMENTS, INC	03/01/2021	\$2,482.00
00007952	H3312	KELLY BORTHWICK	03/01/2021	\$1,332.00
00007953	H3966	ADEL A BOUTROS	03/01/2021	\$1,449.00
00007954	H4331	BOWEN PROPERTY, LLC	03/01/2021	\$1,399.00
00007955	H0231	MAI BOZARJIAN	03/01/2021	\$20,238.00
00007956	H4085	MAI BOZARJIAN	03/01/2021	\$3,785.00
00007957	H4399	BRIAR CREST / ROSE CREST	03/01/2021	\$3,279.00
00007958	H4784	BRIDGE WF CRYSTAL VIEW AGP, LLC	03/01/2021	\$3,640.00
00007959	H0968	SHARON OR NORMAN BROWN	03/01/2021	\$3,119.00
00007960	H4475	BUENA PARK SUNRISE APTS, LP	03/01/2021	\$1,219.00
00007961	H4088	BACH BUI	03/01/2021	\$1,049.00
00007962	H4656	DANIEL D BUI	03/01/2021	\$1,954.00
00007963	H3590	DUNG BUI	03/01/2021	\$623.00
00007964	H3898	KIMBERLY BUI	03/01/2021	\$3,030.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00007965	H4699	KIMLOAN THI BUI	03/01/2021	\$1,059.00
00007966	H1770	LAI BUI	03/01/2021	\$1,122.00
00007967	H4664	LONG BUI	03/01/2021	\$1,319.00
00007968	H0276	MINH Q BUI	03/01/2021	\$3,973.00
00007969	H3322	MONICA BUI	03/01/2021	\$2,820.00
00007970	H1510	NGA HUYNH BUI	03/01/2021	\$1,100.00
00007971	H4215	SON VAN BUI	03/01/2021	\$2,050.00
00007972	H4779	TAM BUI	03/01/2021	\$866.00
00007973	H4760	THINH BUI	03/01/2021	\$2,589.00
00007974	H4108	THUAN BUI	03/01/2021	\$2,292.00
00007975	H4075	TRiet THO-MINH BUI	03/01/2021	\$1,708.00
00007976	H3524	DAVID M BURLEY	03/01/2021	\$1,586.00
00007977	H2916	THU T CAI-NGUYEN	03/01/2021	\$145.00
00007978	H3272	CAMBRIDGE HEIGHTS, LP	03/01/2021	\$1,573.00
00007979	H2159	HUONG B CAO	03/01/2021	\$639.00
00007980	H4457	MYTRANG CAO	03/01/2021	\$893.00
00007981	H2856	PHUOC GIA CAO	03/01/2021	\$4,581.00
00007982	H4524	CASA MADRID	03/01/2021	\$4,531.00
00007983	H4073	CASCADE TERRACE APARTMENTS	03/01/2021	\$4,580.00
00007984	H4689	DAVID G CASCINO	03/01/2021	\$1,884.00
00007985	H3904	KOU LEAN CHAN	03/01/2021	\$909.00
00007986	H4466	TIFFANNIE L CHAN	03/01/2021	\$1,141.00
00007987	H4135	CHIEN CHAN,MIN OR TRAN	03/01/2021	\$2,791.00
00007988	H1229	EVELYN CHANG	03/01/2021	\$2,865.00
00007989	H9008	SHERRI CHANG	03/01/2021	\$1,938.00
00007990	H1368	CHARLESTON GARDENS, LLC	03/01/2021	\$1,270.00
00007991	H1239	CHATHAM VILLAGE APTS	03/01/2021	\$4,722.00
00007992	H3494	ALICE CHAU	03/01/2021	\$2,505.00
00007993	H4714	KENNY CHAU	03/01/2021	\$1,544.00
00007994	H3757	DENNIS KYINSAN CHEN	03/01/2021	\$5,210.00
00007995	H1362	SHIAO-YUNG CHEN	03/01/2021	\$6,007.00
00007996	H9010	T C CHEN	03/01/2021	\$28,388.00
00007997	H1788	STEPHEN CHEUNG	03/01/2021	\$1,429.00
00007998	H3094	PAUL M CHEY	03/01/2021	\$1,128.00

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00007999	H4707	NARITH CHHUM	03/01/2021	\$1,701.00
00008000	H0317	LI-YONG CHIANG	03/01/2021	\$1,653.00
00008001	H0159	DON J G CHONG	03/01/2021	\$5,509.00
00008002	H1946	JOHN CHUN	03/01/2021	\$1,131.00
00008003	H9011	KYU B CHUNG	03/01/2021	\$4,774.00
00008004	H4444	CITRUS GROVE, LP	03/01/2021	\$834.00
00008005	H3246	KATHLEEN P CLIFTON	03/01/2021	\$1,292.00
00008006	H4785	CM 2080 NEW, LLC	03/01/2021	\$1,158.00
00008007	H0776	PONCH CO	03/01/2021	\$1,101.00
00008008	H3137	KATHY D COLACION	03/01/2021	\$2,218.00
00008009	H4337	COMMUNITY GARDENS PARTNERS, LP	03/01/2021	\$5,154.00
00008010	H3359	NORMA S CONCEPCION	03/01/2021	\$1,288.00
00008011	H2193	CONCORD MGMT, LLC	03/01/2021	\$1,011.00
00008012	H3752	CONNOR PINES, LLC	03/01/2021	\$14,456.00
00008013	H0642	CONTINENTAL GARDENS APTS	03/01/2021	\$11,331.00
00008014	H1134	CONTINENTAL GARDENS APTS	03/01/2021	\$4,421.00
00008015	H00080	COUNTRY SQUIRE TUSTIN LLC	03/01/2021	\$968.00
00008016	H0039	COURTYARD VILLAS	03/01/2021	\$8,100.00
00008017	H4626	CYNTHIA COY, CHRISTINE OR FREEMAN	03/01/2021	\$1,445.00
00008018	H4280	KERILYN CRUZAT	03/01/2021	\$1,131.00
00008019	H4556	CST CAPITAL, LLC	03/01/2021	\$1,546.00
00008020	H4686	CTC INVESTMENT GROUP, INC	03/01/2021	\$484.00
00008021	H0017	KHANH CUNG	03/01/2021	\$3,384.00
00008022	H3376	CURTIS FAMILY TRUST	03/01/2021	\$1,502.00
00008023	H4659	D1 SENIOR IRVINE HOUSING PARTNERS, LP	03/01/2021	\$1,285.00
00008024	H2985	NGHIA HO OR PHAN VE TU DAC	03/01/2021	\$4,231.00
00008025	H4646	HUONG NGOC DAI	03/01/2021	\$1,459.00
00008026	H00082	DAISY APARTMENT HOMES LLC	03/01/2021	\$1,785.00
00008027	H2100	BINH DINH DAM	03/01/2021	\$1,360.00
00008028	H3947	ANNIE DANG	03/01/2021	\$1,820.00
00008029	H3369	CHINH VAN DANG	03/01/2021	\$1,442.00
00008030	H4561	MIKE M DANG	03/01/2021	\$2,270.00
00008031	H3065	DAVID DANG	03/01/2021	\$1,026.00
00008032	H4598	THANH-THUY THI DANG	03/01/2021	\$1,029.00

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00008033	H1895	JOSEPH N DAO	03/01/2021	\$1,287.00
00008034	H4303	MINH DAO	03/01/2021	\$841.00
00008035	H1245	NELSON NGUYEN DAO	03/01/2021	\$4,188.00
00008036	H1750	TRU DAO	03/01/2021	\$3,404.00
00008037	H2184	TU VAN DAO	03/01/2021	\$727.00
00008038	H9413	TU VAN DAO	03/01/2021	\$1,128.00
00008039	H3021	NGOC-THUY DAO	03/01/2021	\$1,292.00
00008040	H1802	LUONG-NGUYEN DAO-PHAM, LOC THI OR PHAM	03/01/2021	\$2,519.00
00008041	H4239	RICHARD DAVIS	03/01/2021	\$1,324.00
00008042	H3054	SON OR MICHELLE DAVIS	03/01/2021	\$1,150.00
00008043	H4607	DE ANZA PLAZA APTS II	03/01/2021	\$1,575.00
00008044	H4071	DEERING II FAMILY, LP	03/01/2021	\$1,032.00
00008045	H3626	CLARA J DEWYER	03/01/2021	\$1,103.00
00008046	H4583	HOI TUAN DIEP	03/01/2021	\$1,386.00
00008047	H3483	CHINH DINH	03/01/2021	\$2,251.00
00008048	H2147	HANH DINH	03/01/2021	\$2,100.00
00008049	H4223	KATHLEEN DINH	03/01/2021	\$1,522.00
00008050	H4614	KATHY DINH	03/01/2021	\$2,698.00
00008051	H1479	KIM DINH	03/01/2021	\$2,412.00
00008052	H4373	LAN THAI DINH	03/01/2021	\$6,395.00
00008053	H3629	LONG T DINH	03/01/2021	\$3,560.00
00008054	H4372	NHU Y DINH	03/01/2021	\$1,256.00
00008055	H4406	THU V DINH	03/01/2021	\$387.00
00008056	H4594	TUAN DINH	03/01/2021	\$1,602.00
00008057	H4619	Y NHA DINH	03/01/2021	\$2,526.00
00008058	H2769	THANH DINH	03/01/2021	\$1,690.00
00008059	H3284	DNK PROPERTY, LLC	03/01/2021	\$15,940.00
00008060	H4498	BRANDON BINH DO	03/01/2021	\$2,323.00
00008061	H4717	BYRON DO	03/01/2021	\$2,536.00
00008062	H4718	DAITRANG DO	03/01/2021	\$2,777.00
00008063	H4418	DOMINIC HAU DO	03/01/2021	\$1,969.00
00008064	H4544	JONATHAN DO	03/01/2021	\$446.00
00008065	H1867	MINH C DO	03/01/2021	\$4,738.00
00008066	H4450	MY-PHUONG DO	03/01/2021	\$1,375.00

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00008067	H1674	NANCY DO	03/01/2021	\$1,043.00
00008068	H4802	NGA N DO	03/01/2021	\$2,661.00
00008069	H3593	THUY THI DO	03/01/2021	\$1,234.00
00008070	H3181	TIM DO	03/01/2021	\$996.00
00008071	H3671	TINA DO	03/01/2021	\$1,359.00
00008072	H9016	TINA DO	03/01/2021	\$3,328.00
00008073	H3732	XUYEN THI DO	03/01/2021	\$1,164.00
00008074	H0580	HARRY DOAN	03/01/2021	\$666.00
00008075	H4639	HIEP THI DOAN	03/01/2021	\$4,224.00
00008076	H4808	HUEY G DOAN	03/01/2021	\$3,537.00
00008077	H3999	HUY DOAN	03/01/2021	\$503.00
00008078	H4289	HUY DOAN	03/01/2021	\$1,257.00
00008079	H4420	KYLAM DOAN	03/01/2021	\$1,620.00
00008080	H3980	NHA & JOANNE TRANG VU DOAN	03/01/2021	\$1,637.00
00008081	H3855	PHUONGNGA THI DOAN	03/01/2021	\$2,308.00
00008082	H4615	THANH QUE DOAN	03/01/2021	\$1,616.00
00008083	H4228	WILLIAM D DOHANH	03/01/2021	\$2,068.00
00008084	H2424	JERRY DOIDGE	03/01/2021	\$1,363.00
00008085	H3382	DOLCE VITA INVESTMENTS, LLC	03/01/2021	\$6,149.00
00008086	H1744	MINH TRANG DONG	03/01/2021	\$1,063.00
00008087	H2945	DORADO SENIOR APARTMENTS, LP	03/01/2021	\$2,072.00
00008088	H4413	WILLIAM A DOWD III	03/01/2021	\$1,117.00
00008089	H3228	DSN INVESTMENT GROUP, LLC	03/01/2021	\$6,568.00
00008090	H3510	DTP INVESTMENTS, LLC	03/01/2021	\$3,112.00
00008091	H4464	CHRISTINE H DU	03/01/2021	\$1,154.00
00008092	H4050	DUCATO GARDENS, LLC	03/01/2021	\$846.00
00008093	H00061	DULILEON NINE LLC	03/01/2021	\$1,518.00
00008094	H1385	DAVID C DUNN	03/01/2021	\$2,780.00
00008095	H9021	DAVID F DUNNETT	03/01/2021	\$2,647.00
00008096	H3866	HONG MANH DUONG	03/01/2021	\$1,028.00
00008097	H1885	MINH B DUONG	03/01/2021	\$5,289.00
00008098	H3688	THAI VAN DUONG	03/01/2021	\$1,447.00
00008099	H00081	TIFFANY DUONG	03/01/2021	\$1,068.00
00008100	H3087	CHI THI DUONG	03/01/2021	\$2,000.00

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00008101	H2869	HUNG Q DUONG	03/01/2021	\$1,232.00
00008102	H2781	GLADYS DYO	03/01/2021	\$585.00
00008103	H00091	E-Z HOUSING GROUP LLC	03/01/2021	\$1,400.00
00008104	H2422	EASTWIND PROPERTIES, LLC	03/01/2021	\$2,606.00
00008105	H4770	EBL, LLC	03/01/2021	\$4,442.00
00008106	H2036	DANIEL T EDLUND	03/01/2021	\$1,465.00
00008107	H9025	GERALD EHLE	03/01/2021	\$1,954.00
00008108	H4250	EL PUEBLO APTS	03/01/2021	\$1,340.00
00008109	H4294	EL RAY PARTNERS, LLC	03/01/2021	\$7,820.00
00008110	H4438	ELIAS CAPITAL GROUP, LLC	03/01/2021	\$2,673.00
00008111	H4048	EMERALD COURT APARTMENTS	03/01/2021	\$898.00
00008112	H4234	TERRY C ENGEL	03/01/2021	\$995.00
00008113	H3299	EVERGREEN ESTATE EXPANSION, LLC	03/01/2021	\$7,078.00
00008114	H00030	FAIRECREST REAL ESTATE, LLC	03/01/2021	\$1,328.00
00008115	H1553	FAIRVIEW MGMT COMPANY	03/01/2021	\$2,578.00
00008116	H5769	BOONE FAN	03/01/2021	\$2,521.00
00008117	H3034	FBC APARTMENTS	03/01/2021	\$865.00
00008118	H4757	FG GOLDENWEST SENIOR APTS, LP	03/01/2021	\$8,827.00
00008119	H1702	FLOYD H FIELDS	03/01/2021	\$1,180.00
00008120	H1689	WENDY FINCH	03/01/2021	\$986.00
00008121	H00049	FIVE POINTS HOUSING LP	03/01/2021	\$2,455.00
00008122	H3329	FOREVERGREEN EXPANSION, LLC	03/01/2021	\$1,549.00
00008123	H2834	FOUNTAIN GLEN AT ANAHEIM HILLS	03/01/2021	\$1,431.00
00008124	H00051	FOUR SEASON 339 LLC	03/01/2021	\$1,184.00
00008125	H7410	FRANCISCAN GARDENS APTS	03/01/2021	\$23,173.00
00008126	H2569	WILLIAM FRECHTMAN	03/01/2021	\$1,328.00
00008127	H4610	FREEDOMPATH PROPERTIES, LLC	03/01/2021	\$1,309.00
00008128	H3691	FU CRAIG FA, LLC	03/01/2021	\$4,854.00
00008129	H2215	KARL GANZ	03/01/2021	\$1,010.00
00008130	H3384	ALBINO GARCIA	03/01/2021	\$2,714.00
00008131	H4412	NORMA OR WILLIAM GARCIA	03/01/2021	\$1,297.00
00008132	V00694	GARDEN GROVE HOUSING AUTHORITY-ESCROW ACCT	03/01/2021	\$5,809.00
00008133	H4275	GARDEN GROVE HOUSING ASSOCIATE	03/01/2021	\$2,936.00
00008134	H2029	GEORGIAN APTS	03/01/2021	\$1,107.00

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00008135	H4137	AARON & CASSANDRA GERMAIN	03/01/2021	\$1,276.00
00008136	H3857	GIA VU, INC	03/01/2021	\$950.00
00008137	H4037	BRIGITTE GIACALONE	03/01/2021	\$966.00
00008138	H4742	GIERS WELLS PARTNERSHIP	03/01/2021	\$1,922.00
00008139	H3894	GIGI APARTMENTS	03/01/2021	\$1,955.00
00008140	H4046	GLENHAVEN MOBILODGE	03/01/2021	\$368.00
00008141	H4346	HENRY S GOMEZ	03/01/2021	\$1,282.00
00008142	H2737	WILLIAM GREEN	03/01/2021	\$1,199.00
00008143	H3833	GREENFIELDSDIE, LLC	03/01/2021	\$2,614.00
00008144	H3639	GROVE PARK LP	03/01/2021	\$73,260.00
00008145	H9028	JIM GULMESOFF	03/01/2021	\$6,536.00
00008146	H4437	TIMOTHY M GUSTIN	03/01/2021	\$699.00
00008147	H3949	GINA GUYUMJYAN	03/01/2021	\$3,221.00
00008148	H4172	HA OF DEKALB COUNTY	03/01/2021	\$674.73
00008149	H4692	CASIE HA	03/01/2021	\$2,401.00
00008150	H4092	DAC T HA	03/01/2021	\$1,324.00
00008151	H1824	KHIEM Q HA	03/01/2021	\$1,094.00
00008152	H4562	TRAN D HA	03/01/2021	\$3,245.00
00008153	H3735	TRIET M HA	03/01/2021	\$1,197.00
00008154	H00096	HSIAO HUNG HAH	03/01/2021	\$1,136.00
00008155	H0550	HALL & ASSOCIATES, INC	03/01/2021	\$4,114.00
00008156	H1969	LINDA HAN	03/01/2021	\$2,150.00
00008157	H5208	CLIFTON & BRENDA HANSON	03/01/2021	\$2,091.00
00008158	H3838	STEVEN HAU	03/01/2021	\$1,801.00
00008159	H2955	HERITAGE PARK	03/01/2021	\$3,758.00
00008160	H0515	HERITAGE VILLAGE ANAHEIM	03/01/2021	\$1,440.00
00008161	H4708	HIGHLAND FINANCE INVESTMENTS CORP	03/01/2021	\$1,424.00
00008162	H0250	SHERRY OR RICHARD HILLIARD	03/01/2021	\$1,770.00
00008163	H3921	HMZ RESIDENTIAL PARK, LP	03/01/2021	\$1,858.00
00008164	H3255	HENRY HOI HO	03/01/2021	\$1,885.00
00008165	H1010	HO, HIEP or DAO, NGOC THUY	03/01/2021	\$5,257.00
00008166	H3941	KEVIN TRIEU HO	03/01/2021	\$2,086.00
00008167	H3653	LIEN KIM HO	03/01/2021	\$1,539.00
00008168	H3781	PAULINE HO	03/01/2021	\$2,414.00

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00008169	H4827	PETER HO	03/01/2021	\$1,291.00
00008170	H3984	LONG HOANG	03/01/2021	\$1,553.00
00008171	H4783	THINH HOANG	03/01/2021	\$1,850.00
00008172	H4224	TRACY HOANG	03/01/2021	\$1,091.00
00008173	H2354	TRIEU HOANG	03/01/2021	\$1,530.00
00008174	H4542	TUAN HOANG	03/01/2021	\$2,038.00
00008175	H2662	LANG HOANG	03/01/2021	\$1,460.00
00008176	H2974	NHAN TIEN HOANG	03/01/2021	\$1,205.00
00008177	H3883	ROSEMARY LC HOLTZMAN	03/01/2021	\$888.00
00008178	H1120	SALLY HOPPE	03/01/2021	\$1,051.00
00008179	H2532	LUC HUA	03/01/2021	\$1,325.00
00008180	H3595	HUNTINGTON WESTMINSTER APT, LLC	03/01/2021	\$1,365.00
00008181	H1659	DON HUSS	03/01/2021	\$2,521.00
00008182	H0658	CHEN THI HUYNH	03/01/2021	\$3,636.00
00008183	H3641	FELIX HUYNH	03/01/2021	\$775.00
00008184	H4763	JOANNE HUYNH	03/01/2021	\$1,336.00
00008185	H3509	KELVIN HUYNH	03/01/2021	\$1,199.00
00008186	H4405	LOAN HUYNH	03/01/2021	\$552.00
00008187	H4237	MINH HUY HUYNH	03/01/2021	\$1,891.00
00008188	H4271	PHILIP HUYNH	03/01/2021	\$586.00
00008189	H1574	SALLY B HUYNH	03/01/2021	\$1,351.00
00008190	H4246	KIM DONG T HUYNH, SCOTT THANH OR LE	03/01/2021	\$1,094.00
00008191	H4747	THAI C HUYNH	03/01/2021	\$2,417.00
00008192	H3117	LONG BAO HUYNH	03/01/2021	\$1,314.00
00008193	H1262	CM HWANG	03/01/2021	\$1,346.00
00008194	H4666	TUE T HWINN	03/01/2021	\$4,045.00
00008195	H3848	IMPERIAL NORTH HOLDINGS, LLC	03/01/2021	\$3,105.00
00008196	H3644	IMPERIAL NORTHWEST HOLDINGS	03/01/2021	\$4,129.00
00008197	H2984	INTERNATIONAL BUSINESS INVESTMENT GROUP, LLC	03/01/2021	\$1,211.00
00008198	H4350	J & E ESTATES, LLC	03/01/2021	\$1,931.00
00008199	H3402	JERRY JANESKI	03/01/2021	\$1,226.00
00008200	H4427	JD PROPERTY MANAGEMENT, INC	03/01/2021	\$2,191.00
00008201	H4716	NARIYA JEAN	03/01/2021	\$1,989.00
00008202	H4440	JEANNE JURADO TRUSTEE	03/01/2021	\$1,615.00

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00008203	H00031	JEFFERSON HB, LLC	03/01/2021	\$972.00
00008204	H3040	JENSEN SOMMERVILLE CONZELMAN	03/01/2021	\$1,699.00
00008205	H3165	JG & B CORPORATION	03/01/2021	\$7,381.00
00008206	H3266	JGK GARDEN GROVE, LP	03/01/2021	\$27,087.00
00008207	H2936	JGKALLINS INVESTMENTS, LP	03/01/2021	\$1,350.00
00008208	H2530	NATHAN D JOHNSON	03/01/2021	\$1,927.00
00008209	H4363	JTK & ASSOCIATES	03/01/2021	\$1,352.00
00008210	H4557	JTM BAYOU, LLC	03/01/2021	\$1,683.00
00008211	H9029	LIN J JU	03/01/2021	\$2,019.00
00008212	H2595	FRED JU	03/01/2021	\$1,142.00
00008213	H4042	JUNG SUN NOH	03/01/2021	\$6,331.00
00008214	H4077	JUNG SUN NOH	03/01/2021	\$827.00
00008215	H4078	JUNG SUN NOH	03/01/2021	\$1,351.00
00008216	H4467	KAID MALINDA INVESTMENT INC	03/01/2021	\$2,338.00
00008217	H4482	JAIDEEP KAMAT	03/01/2021	\$1,543.00
00008218	H4758	JUN-WEI KAO	03/01/2021	\$1,573.00
00008219	H3320	KASHI TRUST	03/01/2021	\$11,185.00
00008220	H4767	KATELLA FAMILY HOUSING PARTNER	03/01/2021	\$1,476.00
00008221	H3771	KATELLA MOBILE HOME ESTATES	03/01/2021	\$820.00
00008222	H3385	KAY VEE, LLC	03/01/2021	\$1,121.00
00008223	H3721	KCM INVESTMENTS, LLC	03/01/2021	\$2,226.00
00008224	H4696	KD RENT	03/01/2021	\$1,943.00
00008225	H1018	LU-YONG KEH	03/01/2021	\$4,538.00
00008226	H4374	KEITH AND HOLLY CORPORATION	03/01/2021	\$977.00
00008227	H9030	ROBERT KELLEY	03/01/2021	\$4,093.00
00008228	H3113	KENSINGTON GARDENS	03/01/2021	\$883.00
00008229	H1535	DAN VAN KHA	03/01/2021	\$2,441.00
00008230	H2423	CAM MY KHA	03/01/2021	\$1,753.00
00008231	H2624	SETH S KHEANG	03/01/2021	\$2,311.00
00008232	H3727	HENRY THAI KHUU	03/01/2021	\$1,447.00
00008233	H0890	DAVID S KIM	03/01/2021	\$897.00
00008234	H4527	MELVIN LEE KIM	03/01/2021	\$1,052.00
00008235	H9033	SON H KIM	03/01/2021	\$4,812.00
00008236	H9031	HARRY H KIM	03/01/2021	\$1,351.00

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00008237	H9001	KING COUNTY HOUSING AUTHORITY	03/01/2021	\$1,151.43
00008238	H1797	KING INVESTMENT GROUP, INC	03/01/2021	\$3,571.00
00008239	H3591	BERNARD KING	03/01/2021	\$951.00
00008240	H3567	KENT M KITSELMAN	03/01/2021	\$1,403.00
00008241	H2960	MARILYN KLUNK	03/01/2021	\$3,988.00
00008242	H2460	KNK PROPERTIES	03/01/2021	\$9,409.00
00008243	H4510	KPKK, LLC	03/01/2021	\$1,263.00
00008244	H0082	EDWARD KUO	03/01/2021	\$659.00
00008245	H1193	EDWARD KUO	03/01/2021	\$1,331.00
00008246	H4804	SATOKO KURATA	03/01/2021	\$1,091.00
00008247	H4609	JOAQUIN KURZ	03/01/2021	\$4,650.00
00008248	H4737	TUYET B LA	03/01/2021	\$1,730.00
00008249	H4712	LADERA WNG II, LLC	03/01/2021	\$2,539.00
00008250	H3611	LAGUNA HILLS TRAVELODGE, LLC	03/01/2021	\$34,762.00
00008251	H3793	LAGUNA STREET APARTMENTS, LLC	03/01/2021	\$2,118.00
00008252	H2636	LAKESIDE ASSOCIATION	03/01/2021	\$3,472.00
00008253	H4253	JULIE LALLY	03/01/2021	\$1,435.00
00008254	H3552	ANDRE LAM	03/01/2021	\$1,765.00
00008255	H00028	ANH LAN LAM	03/01/2021	\$1,200.00
00008256	H3711	CAM THI T LAM	03/01/2021	\$1,164.00
00008257	H1224	CHAU LAM	03/01/2021	\$6,314.00
00008258	H2396	HAI LAM	03/01/2021	\$6,371.00
00008259	H4631	HUNG LAM	03/01/2021	\$2,144.00
00008260	H4563	QUOC D LAM	03/01/2021	\$1,892.00
00008261	H00088	QUYHN GIAO LAM	03/01/2021	\$726.00
00008262	H00042	STEVEN LAM	03/01/2021	\$1,234.00
00008263	H2168	THONG KIM LAM	03/01/2021	\$2,819.00
00008264	H3400	TONY LAM	03/01/2021	\$1,392.00
00008265	H2873	MAI LAM	03/01/2021	\$1,156.00
00008266	H4752	THUY T LAM	03/01/2021	\$989.00
00008267	H4454	LAMPLIGHTER VILLAGE APTS	03/01/2021	\$12,514.00
00008268	H4745	LAMPSON EP, LLC	03/01/2021	\$2,240.00
00008269	H4504	LAMY OANH, LLC	03/01/2021	\$6,026.00
00008270	H4663	LAS PALMAS APTS	03/01/2021	\$1,748.00

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00008271	H4402	STEPHEN LAU	03/01/2021	\$2,741.00
00008272	H3945	JOHN LAZENBY	03/01/2021	\$2,671.00
00008273	H4471	LE MORNINGSIDE, LLC	03/01/2021	\$2,941.00
00008274	H4754	ANH LE	03/01/2021	\$3,167.00
00008275	H4421	BILL BQ LE	03/01/2021	\$1,295.00
00008276	H4634	DANIEL LE	03/01/2021	\$1,338.00
00008277	H4133	HIEP THI LE	03/01/2021	\$2,487.00
00008278	H4134	HUNG LE	03/01/2021	\$520.00
00008279	H1258	JIMMY T LE	03/01/2021	\$1,883.00
00008280	H4555	JOHN LE	03/01/2021	\$2,081.00
00008281	H4142	JOHN TOAN LE	03/01/2021	\$2,897.00
00008282	H4480	KIM CHI THI LE	03/01/2021	\$2,467.00
00008283	H4462	LAN V LE	03/01/2021	\$1,787.00
00008284	H4319	LANH C LE	03/01/2021	\$1,647.00
00008285	H3542	LANH VAN LE	03/01/2021	\$1,629.00
00008286	H3796	LY PHUONG LE	03/01/2021	\$1,261.00
00008287	H3623	MICHAEL LE	03/01/2021	\$2,335.00
00008288	H3725	MY LE	03/01/2021	\$257.00
00008289	H0918	NANCY NGAT THI LE	03/01/2021	\$2,917.00
00008290	H3416	NGA LE	03/01/2021	\$1,243.00
00008291	H3687	NGUYEN NHU LE	03/01/2021	\$36.00
00008292	H4217	PHUONG L LE	03/01/2021	\$602.00
00008293	H4428	RICHARD TUANANH LE	03/01/2021	\$1,326.00
00008294	H0948	STEPHANIE THU LE	03/01/2021	\$4,051.00
00008295	H00099	TAN LE	03/01/2021	\$1,454.00
00008296	H3661	THANH TIEN LE	03/01/2021	\$3,152.00
00008297	H00069	THOMAS T LE	03/01/2021	\$1,373.00
00008298	H0717	TINA M LE	03/01/2021	\$1,154.00
00008299	H4695	VANESSA LE	03/01/2021	\$1,896.00
00008300	H4502	VICTOR LE	03/01/2021	\$1,746.00
00008301	H2548	XAN NGOC LE	03/01/2021	\$1,548.00
00008302	H3447	MONIQUE LEDUC	03/01/2021	\$1,289.00
00008303	H3946	DAVID OR TRINH LEE	03/01/2021	\$1,264.00
00008304	H4547	LEMON GROVE, LP	03/01/2021	\$1,522.00

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00008305	H1602	ROGER LEUNG	03/01/2021	\$1,422.00
00008306	H4002	SOL M LI	03/01/2021	\$1,828.00
00008307	H1533	DAVID LIN	03/01/2021	\$2,676.00
00008308	H1616	EEL-YU LIN	03/01/2021	\$854.00
00008309	H4344	LINCOLN VILLAS APT HOMES, LLC	03/01/2021	\$6,749.00
00008310	H4592	LINCOLN WOODS APARTMENTS	03/01/2021	\$2,635.00
00008311	H1960	KATHERINE LITTON	03/01/2021	\$1,486.00
00008312	H2080	LLE, LLC	03/01/2021	\$976.00
00008313	H00090	LOGAN MT LLC	03/01/2021	\$1,435.00
00008314	H3888	TROY LONG, TU-ANH & DUONG	03/01/2021	\$707.00
00008315	H3311	CINDY W LOUIE	03/01/2021	\$1,878.00
00008316	H2120	QUYNH THUY LU	03/01/2021	\$1,974.00
00008317	H1424	KHANH LUONG	03/01/2021	\$1,345.00
00008318	H4603	LONG DUC LUONG	03/01/2021	\$1,026.00
00008319	H4157	TRA THI-PHUONG LUONG	03/01/2021	\$2,245.00
00008320	H4572	ALLEN LUU	03/01/2021	\$1,262.00
00008321	H4491	TUAN V LUU	03/01/2021	\$1,360.00
00008322	H3696	XUYEN LUU	03/01/2021	\$1,518.00
00008323	H4669	ANDY LY	03/01/2021	\$2,136.00
00008324	H3717	DUC T LY	03/01/2021	\$1,652.00
00008325	H1613	MING LY	03/01/2021	\$1,670.00
00008326	H3754	TAN Q LY	03/01/2021	\$868.00
00008327	H3562	THANH LY	03/01/2021	\$1,588.00
00008328	H3390	TRANH LY	03/01/2021	\$4,509.00
00008329	H4154	TUYEN X LY	03/01/2021	\$2,394.00
00008330	H6070	MADJE-STAMPER PATRICIA A MADJE	03/01/2021	\$7,976.00
00008331	H3201	ANN N MAI	03/01/2021	\$2,520.00
00008332	H3996	FRANK MAI	03/01/2021	\$1,736.00
00008333	H4308	JENNIE THUY MAI	03/01/2021	\$2,433.00
00008334	H1499	LINDA MAI	03/01/2021	\$1,737.00
00008335	H2451	CHUCK MAI	03/01/2021	\$2,186.00
00008336	H4298	JAIMIE MAI-NGO	03/01/2021	\$832.00
00008337	H4539	KONSTANTINOS P MANDAS	03/01/2021	\$3,291.00
00008338	H4796	HARALAMBOS & GEORGIA MANTAS	03/01/2021	\$1,943.00

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00008339	H4818	LLOYD MANTONG	03/01/2021	\$355.00
00008340	H6865	MARIPOSA PROPERTIES	03/01/2021	\$1,160.00
00008341	H4816	MATTAR REAL ESTATE INVESTMENT	03/01/2021	\$907.00
00008342	H7370	LEOPOLD MAYER	03/01/2021	\$2,498.00
00008343	H2135	JOHN MC GOFF	03/01/2021	\$1,020.00
00008344	H2842	GRACE OR GERALD MCGRATH	03/01/2021	\$312.00
00008345	H8490	GRACE OR GERALD MCGRATH	03/01/2021	\$2,625.00
00008346	H4793	MEAGHER FAMILY BYPASS TRUST	03/01/2021	\$776.00
00008347	H4794	ELAINE MEAGHER	03/01/2021	\$1,091.00
00008348	H1653	MANH MEAK	03/01/2021	\$1,201.00
00008349	H4435	JAGDISH P MEHTA	03/01/2021	\$2,534.00
00008350	H2110	MIDWAY INTEREST, LP	03/01/2021	\$5,433.00
00008351	H2638	MIKE & KATHY LEE, LP	03/01/2021	\$2,968.00
00008352	H4568	ROSEMARY MILLER	03/01/2021	\$1,446.00
00008353	H4814	MITTAL LEGACY, LP	03/01/2021	\$1,469.00
00008354	H3256	MONARCH POINTE	03/01/2021	\$1,114.00
00008355	H3534	ANTHONY MONTEBELLO	03/01/2021	\$1,363.00
00008356	H2976	MONTECITO VISTA APT HOMES	03/01/2021	\$1,290.00
00008357	H4658	BACH MORALES	03/01/2021	\$2,395.00
00008358	H4715	MORNINGSIDE APTS, LLC	03/01/2021	\$7,668.00
00008359	H4812	UDAYA CHAITHANYA MOTHE	03/01/2021	\$1,446.00
00008360	H00077	RANDALL MYCORN	03/01/2021	\$1,155.00
00008361	H3798	N & V DEVELOPMENT, LLC	03/01/2021	\$8,040.00
00008362	H2491	N&V DEVELOPMENT, LLC	03/01/2021	\$11,008.00
00008363	H2034	ABRAM B NACHAM	03/01/2021	\$1,085.00
00008364	H2622	PATRICK NAMSINH	03/01/2021	\$1,740.00
00008365	H4799	NAPO OF CALIFORNIA, LLC	03/01/2021	\$1,317.00
00008366	H3834	NEW HORIZONVIEW, LLC	03/01/2021	\$1,314.00
00008367	H3865	NEW KENYON APARTMENTS, LLC	03/01/2021	\$1,414.00
00008368	H3973	NEW TCNY, LLC RETIREMENT PLAN & TRUST	03/01/2021	\$1,029.00
00008369	H4029	NEWPORT ESTATE EXPANSION, LLC	03/01/2021	\$1,405.00
00008370	H2745	DALE XUAN NGHIEM	03/01/2021	\$1,100.00
00008371	H3956	DANIEL NGHIEM	03/01/2021	\$19,575.00
00008372	H1921	DAVID NGO	03/01/2021	\$1,466.00

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00008373	H4751	DUNG T NGO	03/01/2021	\$1,572.00
00008374	H3630	HONG DIEP LE NGO	03/01/2021	\$938.00
00008375	H0314	LOC T NGO	03/01/2021	\$802.00
00008376	H4550	TAMMY NGO	03/01/2021	\$1,090.00
00008377	H4691	AN MANH NGUYEN	03/01/2021	\$1,635.00
00008378	H4719	ANA-KARINA A NGUYEN	03/01/2021	\$1,237.00
00008379	H4645	ANDREA NGUYEN	03/01/2021	\$1,094.00
00008380	H3734	ANDREW Q NGUYEN	03/01/2021	\$1,860.00
00008381	H4401	ANH NGUYEN	03/01/2021	\$1,305.00
00008382	H1938	ANH-DAO NGUYEN	03/01/2021	\$1,069.00
00008383	H3749	ANTHONY NGUYEN	03/01/2021	\$1,278.00
00008384	H1457	BINH NGOC NGUYEN	03/01/2021	\$2,621.00
00008385	H1430	BINH QUOC NGUYEN	03/01/2021	\$3,172.00
00008386	H3958	BRIAN BAO-KHA NGUYEN	03/01/2021	\$2,694.00
00008387	H4297	CALVIN H NGUYEN	03/01/2021	\$1,733.00
00008388	H3248	CHARLIE NGUYEN	03/01/2021	\$1,640.00
00008389	H4511	CHRISTINE NGUYEN	03/01/2021	\$1,407.00
00008390	H2274	CHRISTOPHER NGUYEN	03/01/2021	\$1,692.00
00008391	H3777	CHUONG NGUYEN	03/01/2021	\$1,255.00
00008392	H9043	CUONG NGUYEN	03/01/2021	\$2,620.00
00008393	H4641	DAN NGUYEN	03/01/2021	\$1,153.00
00008394	H4569	DAT NGUYEN	03/01/2021	\$1,744.00
00008395	H4015	LOAN T NGUYEN, DAVID / HA	03/01/2021	\$1,596.00
00008396	H4565	RICHARD NGUYEN, DEBBY & TRAN	03/01/2021	\$1,512.00
00008397	H1881	DIEM-THUY NGUYEN	03/01/2021	\$1,915.00
00008398	H00085	DOMINIC NGUYEN	03/01/2021	\$2,436.00
00008399	H4558	DONG NGUYEN	03/01/2021	\$1,363.00
00008400	H4679	DUNG KIM NGUYEN	03/01/2021	\$1,833.00
00008401	H3872	DUONG NGUYEN	03/01/2021	\$1,795.00
00008402	H1143	DZUNG DAN NGUYEN	03/01/2021	\$5,384.00
00008403	H2551	ERIC NGUYEN	03/01/2021	\$1,610.00
00008404	H4621	HANG NGUYEN	03/01/2021	\$1,946.00
00008405	H3953	HANH V NGUYEN	03/01/2021	\$1,528.00
00008406	H3370	HAO & HUONG T NGUYEN	03/01/2021	\$850.00

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00008407	H1446	JOSEPH NGUYEN, HOA THI OR NGUYEN	03/01/2021	\$6,667.00
00008408	H4514	HOAN VAN NGUYEN	03/01/2021	\$939.00
00008409	H4460	HUAN NGOC NGUYEN	03/01/2021	\$1,330.00
00008410	H4479	HUE THI NGUYEN	03/01/2021	\$1,192.00
00008411	H3276	HUNG NGUYEN	03/01/2021	\$1,161.00
00008412	H3870	TIEN D NGUYEN, HUONG THY OR PHAM	03/01/2021	\$1,165.00
00008413	H00039	JANET NGUYEN	03/01/2021	\$2,738.00
00008414	H3242	JEANNIE NGUYEN	03/01/2021	\$1,432.00
00008415	H3241	JULIE NGUYEN	03/01/2021	\$1,341.00
00008416	H4697	KEVIN NGUYEN	03/01/2021	\$2,149.00
00008417	H4285	KHAI HUE NGUYEN	03/01/2021	\$2,511.00
00008418	H3497	KHANH DANG NGUYEN	03/01/2021	\$1,233.00
00008419	H4419	KHOI NGUYEN	03/01/2021	\$1,600.00
00008420	H3149	KIEN NGUYEN	03/01/2021	\$4,559.00
00008421	H4652	KIEN THI NGUYEN	03/01/2021	\$1,454.00
00008422	H3919	KIMCHI THI NGUYEN	03/01/2021	\$571.00
00008423	H4713	LAN HUONG NGUYEN	03/01/2021	\$1,373.00
00008424	H4195	LANIE NGUYEN	03/01/2021	\$2,649.00
00008425	H4700	LE B NGUYEN	03/01/2021	\$1,819.00
00008426	H1687	LINDA NGUYEN	03/01/2021	\$2,946.00
00008427	H4079	LINDA LIEN NGUYEN	03/01/2021	\$1,399.00
00008428	H2331	LONG HUYEN DAC NGUYEN	03/01/2021	\$5,425.00
00008429	H4478	LUONG NGUYEN	03/01/2021	\$1,387.00
00008430	H1380	LYNDA NGUYEN	03/01/2021	\$1,321.00
00008431	H3183	MAI H NGUYEN	03/01/2021	\$649.00
00008432	H2391	MAN M NGUYEN	03/01/2021	\$1,339.00
00008433	H3526	MICHAEL THANG NGUYEN	03/01/2021	\$2,108.00
00008434	H4738	MINH NGUYEN	03/01/2021	\$1,452.00
00008435	H4782	MY CHAU NGUYEN	03/01/2021	\$1,345.00
00008436	H00040	MY DUNG THI NGUYEN	03/01/2021	\$1,914.00
00008437	H3613	MY THI NGUYEN	03/01/2021	\$508.00
00008438	H0907	MYLY NGUYEN	03/01/2021	\$1,533.00
00008439	H3170	MYRA D NGUYEN	03/01/2021	\$1,017.00
00008440	H1717	NANCY NGUYEN	03/01/2021	\$6,565.00

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00008441	H3713	NANCY NGUYEN	03/01/2021	\$1,272.00
00008442	H1899	NGHI NGUYEN	03/01/2021	\$1,856.00
00008443	H1298	NGHIA NGUYEN	03/01/2021	\$1,319.00
00008444	H4744	NGOC NGUYEN	03/01/2021	\$1,709.00
00008445	H4469	OSCAR THUAN NGUYEN	03/01/2021	\$2,292.00
00008446	H4423	PETER NGUYEN	03/01/2021	\$3,838.00
00008447	H00068	PHUC T NGUYEN	03/01/2021	\$1,311.00
00008448	H2197	PHUONG MY THI NGUYEN	03/01/2021	\$12,721.00
00008449	H4439	QUAN NGUYEN	03/01/2021	\$1,197.00
00008450	H3853	QUANG M NGUYEN	03/01/2021	\$161.00
00008451	H4680	SHAWN B NGUYEN	03/01/2021	\$1,994.00
00008452	H4559	SKY NGUYEN	03/01/2021	\$3,804.00
00008453	H3185	SON DINH NGUYEN	03/01/2021	\$1,170.00
00008454	H4118	STEVE NGUYEN	03/01/2021	\$1,258.00
00008455	H3425	STEVEN NGUYEN	03/01/2021	\$1,044.00
00008456	H4670	STEVEN NGUYEN	03/01/2021	\$1,892.00
00008457	H4340	STEVENS NGUYEN	03/01/2021	\$1,797.00
00008458	H3317	TAM N NGUYEN	03/01/2021	\$1,429.00
00008459	H4774	TAN QUOC VIET NGUYEN	03/01/2021	\$2,442.00
00008460	H3373	THAI DUC NGUYEN	03/01/2021	\$2,107.00
00008461	H4586	THANG XUAN NGUYEN	03/01/2021	\$1,052.00
00008462	H00059	THANH-HAI NGUYEN	03/01/2021	\$1,008.00
00008463	H3978	THANH-LE NGUYEN	03/01/2021	\$1,989.00
00008464	H3313	THANH-NHAN NGUYEN	03/01/2021	\$304.00
00008465	H3755	THINH QUOC NGUYEN	03/01/2021	\$1,315.00
00008466	H4749	THOMAS NGUYEN	03/01/2021	\$2,290.00
00008467	H4734	THU-DUNG TRAN NGUYEN	03/01/2021	\$1,657.00
00008468	H1302	THUY NGUYEN	03/01/2021	\$1,514.00
00008469	H4772	THUY NGUYEN	03/01/2021	\$2,277.00
00008470	H3331	THUYHUONG THI NGUYEN	03/01/2021	\$1,170.00
00008471	H9045	TIEP NGUYEN	03/01/2021	\$1,666.00
00008472	H00046	TIM NGUYEN	03/01/2021	\$941.00
00008473	H2473	TIMMY NGUYEN	03/01/2021	\$3,021.00
00008474	H4349	TRACY TRUC NGUYEN	03/01/2021	\$898.00

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00008475	H4805	TRAM ANH NGUYEN	03/01/2021	\$1,475.00
00008476	H4636	TRANG NGUYEN	03/01/2021	\$1,864.00
00008477	H3469	TUAN HOANG NGUYEN	03/01/2021	\$1,695.00
00008478	H4243	TUAN NGOC NGUYEN	03/01/2021	\$1,992.00
00008479	H3737	TUNG QUOC NGUYEN	03/01/2021	\$2,300.00
00008480	H4069	TUNG XUAN NGUYEN	03/01/2021	\$1,348.00
00008481	H4677	TUONG LAN DAI NGUYEN	03/01/2021	\$1,886.00
00008482	H4643	TUYET MAI NGUYEN	03/01/2021	\$1,238.00
00008483	H1937	TUYET TRINH NGUYEN	03/01/2021	\$1,506.00
00008484	H4166	TUYET TRINH NGUYEN	03/01/2021	\$1,156.00
00008485	H4766	UYEN NGUYEN	03/01/2021	\$1,688.00
00008486	H3655	VAN HUY NGUYEN	03/01/2021	\$1,842.00
00008487	H3852	SOAN P NGUYEN, VANANH & DO	03/01/2021	\$2,022.00
00008488	H4570	VIVIAN NGUYEN	03/01/2021	\$1,339.00
00008489	H4755	NGUYEN, VY & THI	03/01/2021	\$1,783.00
00008490	H2501	CANG NGUYEN	03/01/2021	\$1,182.00
00008491	H2550	CUONG CHI NGUYEN	03/01/2021	\$5,267.00
00008492	H2337	DUNG VAN NGUYEN	03/01/2021	\$1,117.00
00008493	H3012	HAN NGUYEN	03/01/2021	\$1,026.00
00008494	H1766	HUNG C NGUYEN	03/01/2021	\$1,826.00
00008495	H3061	HUY NGUYEN	03/01/2021	\$2,090.00
00008496	H3096	HUYEN TT NGUYEN	03/01/2021	\$4,324.00
00008497	H2956	JAMES NGUYEN	03/01/2021	\$1,225.00
00008498	H1552	LAN PHUONG THI NGUYEN	03/01/2021	\$2,241.00
00008499	H2409	LAN-NGOC NGUYEN	03/01/2021	\$1,362.00
00008500	H3086	LANI LAN T NGUYEN	03/01/2021	\$1,137.00
00008501	H2812	MINH NGOC NGUYEN	03/01/2021	\$1,453.00
00008502	H2511	PERRY NGUYEN	03/01/2021	\$1,122.00
00008503	H2637	THANH NGUYEN	03/01/2021	\$3,436.00
00008504	H2610	THANH-TUYEN NGUYEN	03/01/2021	\$2,310.00
00008505	H2479	THINH THI NGUYEN	03/01/2021	\$7,026.00
00008506	H2561	TIFFANY NGUYEN	03/01/2021	\$2,955.00
00008507	H2885	TIM NGUYEN	03/01/2021	\$1,516.00
00008508	H3070	WIN NGUYEN	03/01/2021	\$1,557.00

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00008509	H2912	XUAN YEN NGUYEN	03/01/2021	\$1,142.00
00008510	H3366	PHIYEN TERESA NGUYEN-LAM	03/01/2021	\$1,198.00
00008511	H3802	DIANA NGUYEN-THIEN-NH	03/01/2021	\$2,534.00
00008512	H4725	NIGUEL EQUITY PARTNERS, LLC	03/01/2021	\$1,474.00
00008513	H00029	NOGAL FELIZ APARTMENTS	03/01/2021	\$1,035.00
00008514	H3952	NORMANDY APARTMENTS, LLC	03/01/2021	\$992.00
00008515	H4597	JOHN OMDAHL	03/01/2021	\$813.00
00008516	H9048	ORANGE COUNTY COMMUNITY HOUSING CORP	03/01/2021	\$30,464.00
00008517	H1622	ORANGE TREE APTS	03/01/2021	\$14,752.00
00008518	H4761	ORRWAY APTS HOMES, LLC	03/01/2021	\$1,472.00
00008519	H2516	SUIKO OZAKI	03/01/2021	\$1,439.00
00008520	H4495	P & J PROPERTY MANAGEMENT	03/01/2021	\$2,481.00
00008521	H00100	PACIFIC INVESTMENT COMPANY INC	03/01/2021	\$951.00
00008522	H00083	JOHN PAGLIASSOTTI	03/01/2021	\$1,497.00
00008523	H1776	BRADRAKUMAR L PAHU	03/01/2021	\$2,462.00
00008524	H1328	PALM ISLAND	03/01/2021	\$12,530.00
00008525	H4335	PALM VISTA APTS - RENTAL OFFICE -	03/01/2021	\$1,113.00
00008526	H4477	PARISIAN APARTMENTS, LP	03/01/2021	\$1,243.00
00008527	H4487	PARK LANDING APARTMENTS	03/01/2021	\$1,062.00
00008528	H0254	PARK PLACE APTS LLP	03/01/2021	\$5,913.00
00008529	H4307	JIN PARK	03/01/2021	\$1,500.00
00008530	H8794	PATEL DILIP M	03/01/2021	\$5,853.00
00008531	H3249	SMITA DIPAK PATEL	03/01/2021	\$1,176.00
00008532	H3111	PELICAN INVESTMENTS #6, LLC	03/01/2021	\$3,058.00
00008533	H4370	PELICAN INVESTMENTS #8, LLC	03/01/2021	\$1,300.00
00008534	H3544	PELICAN INVESTMENTS, LLC	03/01/2021	\$671.00
00008535	H3386	PETITE ELISE, LLC	03/01/2021	\$1,738.00
00008536	H4176	BINH Q PHAM	03/01/2021	\$1,517.00
00008537	H4210	CAROLINE PHAM	03/01/2021	\$2,434.00
00008538	H3408	CHIEN DINH PHAM	03/01/2021	\$726.00
00008539	H4743	CHINH VAN PHAM	03/01/2021	\$1,639.00
00008540	H1651	DAVID DUNG PHAM	03/01/2021	\$1,610.00
00008541	H9709	DAVID LINH PHAM	03/01/2021	\$2,051.00
00008542	H4398	DUNG TIEN PHAM	03/01/2021	\$1,398.00

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00008543	H3912	HIEU PHAM	03/01/2021	\$1,877.00
00008544	H1080	HOANG PHAM	03/01/2021	\$4,432.00
00008545	H2305	KHANG PHAM	03/01/2021	\$1,003.00
00008546	H1971	KHANH CONG PHAM	03/01/2021	\$1,341.00
00008547	H1117	LUCY PHAM, KIM ANH OR PHAM	03/01/2021	\$3,534.00
00008548	H0788	LAN VAN PHAM	03/01/2021	\$3,070.00
00008549	H4095	LIEN PHAM	03/01/2021	\$1,297.00
00008550	H00089	LILY H PHAM	03/01/2021	\$1,692.00
00008551	H2243	MINH VAN PHAM	03/01/2021	\$763.00
00008552	H4033	NGHIA PHAM	03/01/2021	\$1,625.00
00008553	H4724	NHAC T PHAM	03/01/2021	\$1,092.00
00008554	H4683	PAULINE TRAM PHAM	03/01/2021	\$1,656.00
00008555	H3773	PHUONG T PHAM	03/01/2021	\$1,281.00
00008556	H4501	QUYNH GIAO PHAM	03/01/2021	\$2,719.00
00008557	H3786	QUYNH-ANH HOANG PHAM	03/01/2021	\$1,737.00
00008558	H4213	SON THAI PHAM	03/01/2021	\$2,490.00
00008559	H3302	THANH QUOC PHAM	03/01/2021	\$3,677.00
00008560	H2255	TIM PHAM	03/01/2021	\$3,040.00
00008561	H4651	TRANG PHAM	03/01/2021	\$2,379.00
00008562	H2065	TRI PHAM	03/01/2021	\$2,140.00
00008563	H4593	TRUONG TAI PHAM	03/01/2021	\$2,339.00
00008564	H4105	TUAN A PHAM	03/01/2021	\$1,208.00
00008565	H4537	TUAN A PHAM	03/01/2021	\$1,028.00
00008566	H3880	VAN LOAN THI PHAM	03/01/2021	\$930.00
00008567	H4503	VERONIQUE PHAM	03/01/2021	\$1,493.00
00008568	H3967	VU PHAM	03/01/2021	\$912.00
00008569	H2328	XUANNHA T PHAM	03/01/2021	\$1,092.00
00008570	H0595	HAI MINH PHAM	03/01/2021	\$9,712.00
00008571	H1932	HELEN PHAM	03/01/2021	\$1,025.00
00008572	H0651	QUANG PHAM	03/01/2021	\$1,563.00
00008573	H4685	KATHY PHAN	03/01/2021	\$2,574.00
00008574	H4188	OANH PHAN	03/01/2021	\$4,946.00
00008575	H4781	STEVEN PHAN	03/01/2021	\$1,436.00
00008576	H4408	TAMMY PHAN	03/01/2021	\$1,537.00

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00008577	H3820	THANH T PHAN	03/01/2021	\$829.00
00008578	H4768	TRUNG QUANG PHAN	03/01/2021	\$1,485.00
00008579	H3257	DON PHAN	03/01/2021	\$1,291.00
00008580	H1101	TOAN CONG PHAN	03/01/2021	\$1,189.00
00008581	H3698	ART S PHARN	03/01/2021	\$1,677.00
00008582	H4701	ANH PHI	03/01/2021	\$2,800.00
00008583	H2863	PINE TREE PROPERTY, LLC	03/01/2021	\$726.00
00008584	H3464	PINEMEADOWS APARTMENTS ATTEN: LEASING OFFICE	03/01/2021	\$1,506.00
00008585	H3505	PJP PROPERTIES, LLC	03/01/2021	\$1,405.00
00008586	H4214	PLYMOUTH HRA	03/01/2021	\$494.05
00008587	H3769	PNB GREEN EXPANSION MGMT, LLC	03/01/2021	\$2,702.00
00008588	H4384	SAILESH POKAL	03/01/2021	\$1,072.00
00008589	H4795	POST STERLING COURT, LP	03/01/2021	\$1,117.00
00008590	H0182	LEO OR DEBORAH POWELL	03/01/2021	\$2,233.00
00008591	H3668	PRINCE NEW HORIZON VILLAGE	03/01/2021	\$3,675.00
00008592	H1967	RONNIE PUGH	03/01/2021	\$608.00
00008593	H2078	JAMIE QUACH	03/01/2021	\$1,062.00
00008594	H4306	SAN T QUACH	03/01/2021	\$1,286.00
00008595	H3994	DERRICK WILLIAM QUAN	03/01/2021	\$1,743.00
00008596	H4357	VAN-LAN QUAN	03/01/2021	\$2,740.00
00008597	H1448	GARY L QUINN	03/01/2021	\$817.00
00008598	H2458	D M RATANJEE	03/01/2021	\$1,021.00
00008599	H0978	RAVART PACIFIC, LP	03/01/2021	\$1,009.00
00008600	H3808	RAVENWOOD PROPERTIES, LLC	03/01/2021	\$1,347.00
00008601	H4801	RBJ INVESTMENTS CORP	03/01/2021	\$1,175.00
00008602	H4684	RED BLOSSOM INVESTMENTS, LLC	03/01/2021	\$1,332.00
00008603	H3184	ROGER LEE REED	03/01/2021	\$2,081.00
00008604	H3573	REO INTERNATIONAL CORPORATION	03/01/2021	\$1,368.00
00008605	H4932	RAYMOND REYES	03/01/2021	\$2,050.00
00008606	H1100	ROBERTA APTS, LP	03/01/2021	\$2,221.00
00008607	H3186	ROCEL PROPERTIES MGMT INC	03/01/2021	\$1,233.00
00008608	H1303	ALBERT/PATRICIA RODRIGUEZ	03/01/2021	\$763.00
00008609	H3631	CHARLENE ROSSIGNOL	03/01/2021	\$906.00
00008610	H1149	MIHRAN SABUNJIAN	03/01/2021	\$9,243.00

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00008611	H4231	SALSOL PROPERTIES, LLC	03/01/2021	\$1,885.00
00008612	H4681	SAN MARINO	03/01/2021	\$210.00
00008613	H0858	PAT SARGENT	03/01/2021	\$1,154.00
00008614	H3340	JILL ANN SCHLEIFER	03/01/2021	\$2,830.00
00008615	H4376	SCOTT G JOE	03/01/2021	\$1,026.00
00008616	H3528	ALFRED L SCULLIN	03/01/2021	\$1,452.00
00008617	H3151	LISA & BRYAN SEO	03/01/2021	\$2,860.00
00008618	H2952	ALVINA SERNA	03/01/2021	\$656.00
00008619	H4072	SERRANO WOODS, LP	03/01/2021	\$691.00
00008620	H4546	MOLLY SHIH	03/01/2021	\$1,698.00
00008621	H3699	SHREEVES PROPERTIES, LLC	03/01/2021	\$4,323.00
00008622	H3779	IRV D SIGEL	03/01/2021	\$1,636.00
00008623	H4150	SILVER COVE APARTMENTS, LP	03/01/2021	\$1,173.00
00008624	H4451	IRVIN SILVERSTEIN	03/01/2021	\$1,233.00
00008625	H1182	SINGING TREE	03/01/2021	\$1,335.00
00008626	H3459	BAY SIU	03/01/2021	\$1,442.00
00008627	H4778	SOC, LLC	03/01/2021	\$1,198.00
00008628	H00055	LLC SOUTHCOAST CAPITAL HOLDINGS	03/01/2021	\$1,126.00
00008629	H1686	JAMES SPEARS	03/01/2021	\$1,163.00
00008630	H4145	SPRINGDALE STREET APARTMENTS	03/01/2021	\$1,255.00
00008631	H3835	SPRINGSIDE, LLC	03/01/2021	\$7,297.00
00008632	H4458	TRUST STANLEY A SIROTT	03/01/2021	\$3,016.00
00008633	H3038	STANTON GROUP THREE, LLC	03/01/2021	\$7,010.00
00008634	H4566	STANTON GROUP, LLC	03/01/2021	\$1,985.00
00008635	H1277	STEWART PROPERTIES	03/01/2021	\$1,125.00
00008636	H0403	ERICA STIDHAM	03/01/2021	\$4,874.00
00008637	H0359	STUART DRIVE/ROSE GARDEN APTS	03/01/2021	\$96,930.00
00008638	H1147	UN SU	03/01/2021	\$2,189.00
00008639	H2049	SUNGROVE SENIOR APTS	03/01/2021	\$22,182.00
00008640	H3805	SUNNYGATE, LLC	03/01/2021	\$2,506.00
00008641	H3766	SUNRISE VILLAGE PROPERTIES, LLC	03/01/2021	\$6,941.00
00008642	H4484	EMILE J SWEIDA	03/01/2021	\$1,161.00
00008643	H4543	SYCAMORE COURT APARTMENTS	03/01/2021	\$10,673.00
00008644	H4178	T AND G TRANG'S CREDIT TRUST UDT 5/1/02	03/01/2021	\$2,548.00

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00008645	H4449	VINH TA	03/01/2021	\$2,218.00
00008646	H4081	ALI TAHAMI	03/01/2021	\$2,017.00
00008647	H3614	TAMERLANE APARTMENTS	03/01/2021	\$1,028.00
00008648	H2487	TAMERLANE ASSOCIATES, LLC	03/01/2021	\$2,539.00
00008649	H3432	ENLIANG T TANG	03/01/2021	\$1,257.00
00008650	H3527	TDT WASHINGTON, LLC	03/01/2021	\$1,879.00
00008651	H4653	TH 12622 MORNINGSIDE, LLC	03/01/2021	\$401.00
00008652	H2875	HENRY THACH	03/01/2021	\$2,431.00
00008653	H4731	LYNN THAI	03/01/2021	\$1,311.00
00008654	H4628	PAULA THAI	03/01/2021	\$3,363.00
00008655	H00076	THE ARBORS-LAKE FOREST OWNER LLC	03/01/2021	\$1,039.00
00008656	H2975	THE BERNTH FAMILY TRUST	03/01/2021	\$2,736.00
00008657	H00052	THE CAMBRIDGE	03/01/2021	\$1,600.00
00008658	H4388	THE CORINTHIAN APARTMENTS	03/01/2021	\$806.00
00008659	H4391	THE FLORENTINE APTS	03/01/2021	\$1,741.00
00008660	H4759	THE KELVIN APARTMENTS	03/01/2021	\$1,731.00
00008661	H4390	THE MEDITERRANEAN APTS	03/01/2021	\$997.00
00008662	H1007	THE ROSE GARDEN APTS	03/01/2021	\$8,664.00
00008663	H4633	THSW PARTNERS, LLC	03/01/2021	\$6,436.00
00008664	H3260	ANA MARIA THULSIRAJ	03/01/2021	\$2,078.00
00008665	H00053	TIC INVESTMENT COMPANY LLC	03/01/2021	\$5,973.00
00008666	H00062	TIC INVESTMENT COMPANY	03/01/2021	\$4,058.00
00008667	H4599	TIC INVESTMENT COMPANY, LLC	03/01/2021	\$1,386.00
00008668	H4600	TIC INVESTMENT COMPANY, LLC	03/01/2021	\$978.00
00008669	H00060	TIC INVESTMENT LLC	03/01/2021	\$914.00
00008670	H4494	TLHA DOTY, LLC	03/01/2021	\$2,769.00
00008671	H4219	TLHA PALM, LLC	03/01/2021	\$2,136.00
00008672	H3827	TN INVESTMENTS GROUP, LLC	03/01/2021	\$8,086.00
00008673	H3828	TN INVESTMENTS GROUP, LLC	03/01/2021	\$1,601.00
00008674	H3829	TN INVESTMENTS GROUP, LLC	03/01/2021	\$1,249.00
00008675	H3830	TN INVESTMENTS GROUP, LLC	03/01/2021	\$3,686.00
00008676	H3831	TN INVESTMENTS GROUP, LLC	03/01/2021	\$1,248.00
00008677	H3939	TN INVESTMENTS PROPERTIES, LLC	03/01/2021	\$16,675.00
00008678	H4753	TNL PROPERTY, LLC	03/01/2021	\$2,688.00

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00008679	H1212	KIMTRUNG THI TO	03/01/2021	\$1,344.00
00008680	H0855	VAN THU TO	03/01/2021	\$4,871.00
00008681	H4492	TOC TOC, LLC	03/01/2021	\$4,904.00
00008682	H3377	TAP THAT TON	03/01/2021	\$1,299.00
00008683	H1454	KHANH TON	03/01/2021	\$2,344.00
00008684	H4041	JOANNE C TONNU	03/01/2021	\$2,523.00
00008685	H3902	TOPADVANCED, LLC	03/01/2021	\$3,729.00
00008686	H1789	TRAN'S APARTMENTS	03/01/2021	\$4,440.00
00008687	H4099	ANDREW TRAN	03/01/2021	\$934.00
00008688	H4407	ANDREW TRAN	03/01/2021	\$3,586.00
00008689	H7723	ANH TUYET T TRAN	03/01/2021	\$1,076.00
00008690	H4727	ANNA THI TRAN	03/01/2021	\$1,137.00
00008691	H4012	CATHY TRAN	03/01/2021	\$1,443.00
00008692	H4798	CHRISTINE LINH TRAN	03/01/2021	\$1,306.00
00008693	H2027	FREDERICK M TRAN	03/01/2021	\$1,218.00
00008694	H4541	HANG TRAN	03/01/2021	\$1,356.00
00008695	H3646	HENRY TRAN	03/01/2021	\$1,305.00
00008696	H1203	JACLYN TRAN, HIEP OR TRAN	03/01/2021	\$3,289.00
00008697	H3554	HO VAN TRAN	03/01/2021	\$4,557.00
00008698	H3896	HOA TRAN	03/01/2021	\$1,417.00
00008699	H3142	HOA THU TRAN	03/01/2021	\$1,216.00
00008700	H3456	HUNG QUOC TRAN	03/01/2021	\$1,122.00
00008701	H00044	HUONG TRAN	03/01/2021	\$2,202.00
00008702	H00057	HUYEN TRAN	03/01/2021	\$1,442.00
00008703	H3403	JANE TRAN	03/01/2021	\$1,502.00
00008704	H4270	JIM DUC TRAN	03/01/2021	\$1,548.00
00008705	H4698	JOHNNY TRAN	03/01/2021	\$2,261.00
00008706	H4251	JOSEPH QUANG TRAN	03/01/2021	\$582.00
00008707	H4499	JOSEPHINE TRAN	03/01/2021	\$2,024.00
00008708	H4158	KEVIN THANH TRAN	03/01/2021	\$1,619.00
00008709	H00058	KIEU VAN TRAN	03/01/2021	\$2,272.00
00008710	H3517	KIM VAN TRAN	03/01/2021	\$1,243.00
00008711	H4276	LAY THI TRAN	03/01/2021	\$1,610.00
00008712	H4130	LOC H TRAN	03/01/2021	\$1,832.00

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00008713	H4441	LUAN D TRAN	03/01/2021	\$948.00
00008714	H3775	LUCIA THUY TRAN	03/01/2021	\$941.00
00008715	H4602	MAI TRAN	03/01/2021	\$3,052.00
00008716	H3442	MARY TRAN	03/01/2021	\$1,040.00
00008717	H4732	MINH TRAN	03/01/2021	\$1,340.00
00008718	H4059	MY T TRAN	03/01/2021	\$1,123.00
00008719	H4687	NGAN TRAN	03/01/2021	\$3,403.00
00008720	H3211	NGOC THI TRAN	03/01/2021	\$1,545.00
00008721	H4378	NHUT NGUYEN TRAN	03/01/2021	\$3,317.00
00008722	H3530	TAM ANH TRAN	03/01/2021	\$2,816.00
00008723	H4198	TAM MINH TRAN	03/01/2021	\$1,640.00
00008724	H3742	THERESA T TRAN	03/01/2021	\$964.00
00008725	H3744	THERESA T TRAN	03/01/2021	\$1,136.00
00008726	H4291	THONG TRAN	03/01/2021	\$1,125.00
00008727	H3371	THU HUONG THI TRAN	03/01/2021	\$821.00
00008728	H4394	TIM TRAN	03/01/2021	\$1,331.00
00008729	H4573	TINA TRAN	03/01/2021	\$1,908.00
00008730	H00025	TONY TRAN	03/01/2021	\$1,581.00
00008731	H00073	TRANG P TRAN	03/01/2021	\$856.00
00008732	H3709	TRI TRAN	03/01/2021	\$1,355.00
00008733	H4507	TRUNG H TRAN	03/01/2021	\$1,276.00
00008734	H3163	TRUYEN & HELEN TRAN	03/01/2021	\$2,317.00
00008735	H3220	TU TRAN	03/01/2021	\$1,416.00
00008736	H4265	VAN TRAN	03/01/2021	\$772.00
00008737	H3253	VICTORIA TRAN	03/01/2021	\$1,062.00
00008738	H0386	BAU TRAN	03/01/2021	\$976.00
00008739	H3227	PAUL TUAN DUC TRAN	03/01/2021	\$1,528.00
00008740	H2712	PHUONG THUY TRAN	03/01/2021	\$1,600.00
00008741	H1903	THU-HANG TRAN	03/01/2021	\$3,630.00
00008742	H2776	TUAN HUY TRAN	03/01/2021	\$1,270.00
00008743	H1166	TOM TRANG	03/01/2021	\$2,387.00
00008744	H4136	HONG QUANG TRIEU	03/01/2021	\$1,065.00
00008745	H4266	NANCY TRIEU	03/01/2021	\$1,454.00
00008746	H2231	EMMA TRINH	03/01/2021	\$1,147.00

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00008747	H4055	HAI TRINH	03/01/2021	\$1,869.00
00008748	H3759	THANH-MAI TRINH	03/01/2021	\$2,087.00
00008749	H4356	TUAN TRINH	03/01/2021	\$1,565.00
00008750	H0536	TUNG XUAN TRINH	03/01/2021	\$1,510.00
00008751	H3993	DUNG T TRUONG	03/01/2021	\$291.00
00008752	H4476	HANH NGOC TRUONG	03/01/2021	\$1,132.00
00008753	H4780	KENNY N TRUONG	03/01/2021	\$2,298.00
00008754	H4162	KHOA BUU TRUONG	03/01/2021	\$1,602.00
00008755	H4575	NATALIE TRUONG, STEVE OR HO	03/01/2021	\$1,733.00
00008756	H2729	QUYEN MY TRUONG	03/01/2021	\$1,416.00
00008757	H1813	CAROLINE TSAI	03/01/2021	\$3,079.00
00008758	H4445	YUNGLIN & SHU-MEI TSAO	03/01/2021	\$1,205.00
00008759	H3867	TU BI THIEN TAM	03/01/2021	\$1,153.00
00008760	H8168	TUDOR GROVE	03/01/2021	\$74,250.00
00008761	H4536	TUSTIN AFFORDABLE HOUSING	03/01/2021	\$1,411.00
00008762	H4030	TUSTIN SOUTHERN APTS - OFFICE	03/01/2021	\$1,460.00
00008763	H9100	V W PROPERTY	03/01/2021	\$4,497.00
00008764	H1541	CONNIE VALDEZ	03/01/2021	\$1,138.00
00008765	H0300	VALLEY VIEW SENIOR APTS	03/01/2021	\$24,428.00
00008766	H0814	MINH XUONG VAN	03/01/2021	\$751.00
00008767	H4661	RONALD VAN	03/01/2021	\$3,302.00
00008768	H2755	ARTURO ENRIQUEZ VAZQUEZ	03/01/2021	\$2,423.00
00008769	H4392	VERSAILLES APTS	03/01/2021	\$2,877.00
00008770	H4809	VINE FULLER, LLC	03/01/2021	\$1,215.00
00008771	H4553	VINTAGE CANYON SR APTS	03/01/2021	\$1,048.00
00008772	H4625	VINTAGE FLAGSHIP, LLC	03/01/2021	\$2,745.00
00008773	H4185	ARTHUR E VIRAMONTES	03/01/2021	\$288.00
00008774	H3689	VJ SURGICAL, LLC	03/01/2021	\$1,161.00
00008775	H3628	VLE RENTAL, LLC	03/01/2021	\$5,296.00
00008776	H3132	HUNG MINH VO	03/01/2021	\$2,305.00
00008777	H4205	JEFF VO	03/01/2021	\$1,235.00
00008778	H4821	JEFFREY Q VO	03/01/2021	\$1,532.00
00008779	H2134	KHANH MAI VO	03/01/2021	\$4,599.00
00008780	H4531	LOAN VO	03/01/2021	\$1,744.00

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00008781	H3938	LOC ANH VO	03/01/2021	\$1,074.00
00008782	H4787	MICKEY VO	03/01/2021	\$2,265.00
00008783	H1481	TINA NG A VOLE	03/01/2021	\$2,156.00
00008784	H3718	NIPA D VORA	03/01/2021	\$2,151.00
00008785	H3907	ANNIE VU	03/01/2021	\$1,387.00
00008786	H2123	DAT VU	03/01/2021	\$14,880.00
00008787	H9104	DAVID VU	03/01/2021	\$1,154.00
00008788	H4098	DEAN VU	03/01/2021	\$1,664.00
00008789	H4632	DEANNA PHUONG VU	03/01/2021	\$227.00
00008790	H4560	HOA VU	03/01/2021	\$1,248.00
00008791	H3918	HUAN VU	03/01/2021	\$1,142.00
00008792	H4657	KRYSTINA VU	03/01/2021	\$1,543.00
00008793	H4197	LEO M VU	03/01/2021	\$1,736.00
00008794	H4323	LINH DUY VU	03/01/2021	\$2,650.00
00008795	H00079	MICHELLE QUYNH HOA VU	03/01/2021	\$2,276.00
00008796	H4549	MINH VU	03/01/2021	\$724.00
00008797	H3760	NAM H VU	03/01/2021	\$1,242.00
00008798	H3274	PHUONG MINH VU	03/01/2021	\$1,470.00
00008799	H4676	QUANG DANG VU	03/01/2021	\$1,086.00
00008800	H3823	TAN DUY VU	03/01/2021	\$2,862.00
00008801	H2823	TRUNG QUOC VU	03/01/2021	\$2,838.00
00008802	H0883	TUONG MANH VU	03/01/2021	\$2,325.00
00008803	H3928	VIVIAN VU	03/01/2021	\$2,653.00
00008804	H4807	YEN T VU	03/01/2021	\$1,839.00
00008805	H00034	HAO DUC VUONG	03/01/2021	\$1,413.00
00008806	H4278	PETER H VUONG	03/01/2021	\$1,559.00
00008807	H4642	DAVID WALD	03/01/2021	\$933.00
00008808	H9105	WALDEN APTS	03/01/2021	\$5,037.00
00008809	H1725	WALDEN GLEN APTS	03/01/2021	\$1,276.00
00008810	H4489	HO PONG WAN	03/01/2021	\$1,096.00
00008811	H2084	CHARLES WANG	03/01/2021	\$4,828.00
00008812	H2253	SUZY WANG	03/01/2021	\$3,161.00
00008813	H4204	WASHINGTON COUNTY HRA	03/01/2021	\$702.43
00008814	H0867	IRVING WEISER	03/01/2021	\$893.00

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00008815	H9106	WEISSER INVESTMENTS	03/01/2021	\$7,152.00
00008816	H4530	WESLEY VILLAGE APARTMENTS	03/01/2021	\$5,364.00
00008817	H0442	HENRY B WESSELN	03/01/2021	\$2,779.00
00008818	H1238	WESTCHESTER PARK, LP	03/01/2021	\$1,584.00
00008819	H3468	WESTLAKE APARTMENTS, LLC	03/01/2021	\$7,051.00
00008820	H2684	WESTMINSTER HOUSING PARTNER, LP	03/01/2021	\$9,988.00
00008821	H2986	CINDY OR ED WICK	03/01/2021	\$1,000.00
00008822	H0029	WILLOWICK ROYAL	03/01/2021	\$436.00
00008823	H4424	WILSHIRE CREST	03/01/2021	\$1,700.00
00008824	H4523	WINDMILL APARTMENTS	03/01/2021	\$6,369.00
00008825	H4608	WINDWOOD GLEN APTS	03/01/2021	\$1,659.00
00008826	H9109	WINNIE INVESTMENT	03/01/2021	\$5,790.00
00008827	H3286	WINSTON PLACE, LLC	03/01/2021	\$1,207.00
00008828	H4232	WONDERFUL IDEA, LLC	03/01/2021	\$1,098.00
00008829	H5169	GIN O WONG	03/01/2021	\$7,386.00
00008830	H3592	PHILLIP WONG	03/01/2021	\$1,515.00
00008831	H4709	WOODBIDGE VILLAS APARTMENT HOMES	03/01/2021	\$1,541.00
00008832	H4733	WOODBIDGE VILLAS PARTNERS	03/01/2021	\$1,047.00
00008833	H0165	LEON SHU YAU	03/01/2021	\$615.00
00008834	H4806	JIYUN YEOM	03/01/2021	\$1,901.00
00008835	H4168	HENRY H YOUNG	03/01/2021	\$1,518.00
00008836	H3935	ROY ZARGARI	03/01/2021	\$460.00
00008837	H4596	EUGENIA ZASLAVSKY	03/01/2021	\$5,255.00
00008838	H3730	GEORGE ZHAO	03/01/2021	\$1,454.00
00669538	H4194	WILLIAM ADAMS	03/01/2021	\$1,111.00
00669539	H4534	ALISO VIEJO 621, LP	03/01/2021	\$1,026.00
00669540	H2616	ANAHEIM REVITALIZATION II PART	03/01/2021	\$2,406.00
00669541	H2959	ANAHEIM REVITALIZATION PARTNERS, LP	03/01/2021	\$454.00
00669542	H4705	ANAHEIM REVITALIZATION IV PARTNERS, LP	03/01/2021	\$1,666.00
00669543	H4722	ANAHEIM REVITALIZATION PARTNERS III LP	03/01/2021	\$1,615.00
00669544	H7330	BAHIA VILLAGE MOBILEHOME PARK	03/01/2021	\$921.00
00669545	H00064	BEXAEW THE HAVENS LP	03/01/2021	\$956.00
00669546	H00070	BRIDGE WF CA CRYSTAL VIEW LP	03/01/2021	\$607.00
00669547	H0950	RICHARD BUI JR	03/01/2021	\$3,218.00

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00669548	H2035	RICHARD BUI JR	03/01/2021	\$1,107.00
00669549	H3596	JIMMY QUOC BUI	03/01/2021	\$4,236.00
00669550	H4355	LAN HUYNH NGOC BUI	03/01/2021	\$1,101.00
00669551	H0432	PHAT BUI	03/01/2021	\$2,292.00
00669552	H1455	SON MINH BUI	03/01/2021	\$1,297.00
00669553	H4756	TAN H BUI	03/01/2021	\$1,425.00
00669554	H4238	TINH TIEN BUI	03/01/2021	\$694.00
00669555	H0289	RONALD CALKINS	03/01/2021	\$1,436.00
00669556	H9009	CHANTECLAIR APTS	03/01/2021	\$1,153.00
00669557	H2701	DAVID CHEN	03/01/2021	\$1,153.00
00669558	H4584	JOON CHOI	03/01/2021	\$6,676.00
00669559	H4671	ROBERT CHRISTMAN	03/01/2021	\$1,940.00
00669560	H4617	MEI-LING CHU	03/01/2021	\$550.00
00669561	H00054	CITY OF FLAGSTAFF HOUSING AUTHORITY	03/01/2021	\$1,285.16
00669562	H4773	CMIF III CORONADO PALMS, LLC	03/01/2021	\$1,297.00
00669563	H4380	CRESTWOOD ON 7, LLC	03/01/2021	\$2,183.00
00669564	H1198	JACK CROCKETT	03/01/2021	\$4,550.00
00669565	H00072	KHANH DANG	03/01/2021	\$1,246.00
00669566	H4824	TIM Q DANG	03/01/2021	\$1,884.00
00669567	H0168	STACY HOA TUOI DANG	03/01/2021	\$1,690.00
00669568	H00050	MICHELLE DAO	03/01/2021	\$1,649.00
00669569	H00067	BIEN T DINH	03/01/2021	\$1,191.00
00669570	H4690	KIM-ANH T DINH	03/01/2021	\$2,274.00
00669571	H4533	MINH TAM DO	03/01/2021	\$1,627.00
00669572	H4693	THO DO	03/01/2021	\$2,570.00
00669573	H4222	THUAN DO	03/01/2021	\$1,172.00
00669574	H3422	DINH T DOAN	03/01/2021	\$834.00
00669575	H00043	MICHAEL DOAN	03/01/2021	\$1,142.00
00669576	H1395	HELMUT DONNER	03/01/2021	\$2,452.00
00669577	H4348	LAN DUONG	03/01/2021	\$1,284.00
00669578	H4187	EL CAMINO LU, LLC	03/01/2021	\$644.00
00669579	H4016	ELDEN EAST APARTMENTS	03/01/2021	\$1,021.00
00669580	H3075	EMERALD GARDENS APT	03/01/2021	\$969.00
00669581	H5060	EUCLID PARK APTS	03/01/2021	\$1,304.00

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00669582	H4813	FENWAY PROPERTIES	03/01/2021	\$1,427.00
00669583	V00658	FRANCHISE TAX BOARD	03/01/2021	\$356.75
00669584	H2768	DALE A FULLWOOD	03/01/2021	\$992.00
00669585	H00095	CHRIS ANN GARZA	03/01/2021	\$759.00
00669586	H4193	GROVE PARK, LLC	03/01/2021	\$3,346.00
00669587	H1629	MANH MINH HA	03/01/2021	\$1,142.00
00669588	H4386	RICHARD D HANSEN	03/01/2021	\$1,179.00
00669589	H3218	KULJIT HARA	03/01/2021	\$966.00
00669590	H1979	STEVE HARA	03/01/2021	\$6,640.00
00669591	H4703	HERMOSA VILLAGE PHASE I HOUSING PARTNERS, LP	03/01/2021	\$1,085.00
00669592	H4128	THOMAS P HO	03/01/2021	\$1,577.00
00669593	H00071	HOLLY HOANG	03/01/2021	\$1,272.00
00669594	H1873	JAMES HOANG	03/01/2021	\$2,712.00
00669595	H3140	CHONG WEI HUANG	03/01/2021	\$1,757.00
00669596	H4810	DOANH HUYNH	03/01/2021	\$1,666.00
00669597	H3473	NATALIE N HUYNH	03/01/2021	\$1,126.00
00669598	H1830	NGHIA TRUNG HUYNH	03/01/2021	\$2,619.00
00669599	H3095	TRANG HUYNH	03/01/2021	\$3,579.00
00669600	H3109	LINDA JOHNSON	03/01/2021	\$1,865.00
00669601	H3337	JOMARC PROPERTIES LTD	03/01/2021	\$9,549.00
00669602	H4579	JOSEPH & KIM CORP	03/01/2021	\$2,420.00
00669603	H2641	KDF HERMOSA, LP	03/01/2021	\$4,674.00
00669604	H3083	KDF MALABAR, LP	03/01/2021	\$37,624.00
00669605	H2403	KDF SEA WIND, LP	03/01/2021	\$1,388.00
00669606	H1217	MARTIN KLEIN	03/01/2021	\$842.00
00669607	H2011	M I KOLSY	03/01/2021	\$684.00
00669608	H3683	WILLIAM KUNZMAN	03/01/2021	\$1,500.00
00669609	H00045	CHRISTINE M LAM	03/01/2021	\$2,094.00
00669610	H4284	LE FAMILY TRUST	03/01/2021	\$4,112.00
00669611	H1638	DON LE	03/01/2021	\$772.00
00669612	H3740	DONALD LE	03/01/2021	\$1,169.00
00669613	H4622	HUY LE	03/01/2021	\$2,377.00
00669614	H3380	NGHIA V LE	03/01/2021	\$2,200.00
00669615	H1531	TRACEY LE	03/01/2021	\$1,242.00

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00669616	H1423	VIET Q LE	03/01/2021	\$750.00
00669617	H0298	YENNHI LE	03/01/2021	\$1,372.00
00669618	H0167	BAO GIA LE	03/01/2021	\$2,644.00
00669619	H4132	HOABINH LE-MUNZER	03/01/2021	\$763.00
00669620	H4694	DOUG LEONG	03/01/2021	\$1,277.00
00669621	H0216	ALICE LIAO	03/01/2021	\$2,443.00
00669622	H00066	DAVID A LO	03/01/2021	\$1,718.00
00669623	H4765	BUI LUONG	03/01/2021	\$1,267.00
00669624	H4820	VIVIAN Q LUU	03/01/2021	\$1,871.00
00669625	H0958	WILLIAM T MACDONALD	03/01/2021	\$4,713.00
00669626	H1705	MAGIC LAMP MOBILE HOME PARK	03/01/2021	\$1,242.00
00669627	H1188	LARRY MAH	03/01/2021	\$1,029.00
00669628	H2333	HANH T MAI-NGUYEN	03/01/2021	\$1,345.00
00669629	H1861	TERRY MAMMEN	03/01/2021	\$4,728.00
00669630	H3101	SUPUNNEE MANNIL	03/01/2021	\$2,425.00
00669631	H4675	ZHIYAN MAO	03/01/2021	\$2,517.00
00669632	H2998	JEAN MIYAMOTO	03/01/2021	\$117.00
00669633	H3043	MONARK, LP	03/01/2021	\$3,885.00
00669634	H0780	MONTEJO APARTMENTS	03/01/2021	\$1,586.00
00669635	H2741	ANDREW NGO	03/01/2021	\$2,220.00
00669636	H4184	KIM NGO	03/01/2021	\$783.00
00669637	H2386	MARY NGO	03/01/2021	\$5,672.00
00669638	H2478	HOA KIM NGO	03/01/2021	\$1,673.00
00669639	H0408	NGUYEN'S FAMILY INVESTMENTS, LP	03/01/2021	\$5,380.00
00669640	H4031	BACH THI NGUYEN	03/01/2021	\$1,082.00
00669641	H1184	BICHLE T NGUYEN	03/01/2021	\$3,392.00
00669642	H3176	BOYCE JR NGUYEN	03/01/2021	\$1,769.00
00669643	H4776	CHRISTINA M NGUYEN	03/01/2021	\$2,581.00
00669644	H3876	D DUY MD NGUYEN	03/01/2021	\$905.00
00669645	H3910	FRANK M NGUYEN	03/01/2021	\$1,504.00
00669646	H2192	HOC VAN NGUYEN	03/01/2021	\$1,631.00
00669647	H4623	LINDA MAI NGUYEN	03/01/2021	\$1,755.00
00669648	H3676	LOAN THANH NGUYEN	03/01/2021	\$1,122.00
00669649	H4473	MAI NGUYEN	03/01/2021	\$399.00

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00669650	H4061	NGUYEN, NICOLE U	03/01/2021	\$1,137.00
00669651	H4728	QUOC KIM NGUYEN	03/01/2021	\$1,742.00
00669652	H4529	STEVEN NGUYEN	03/01/2021	\$1,031.00
00669653	H9044	THANH VAN NGUYEN	03/01/2021	\$2,320.00
00669654	H4682	THUY T NGUYEN	03/01/2021	\$982.00
00669655	H00086	TRINH NGUYEN	03/01/2021	\$1,711.00
00669656	H3103	NICOLE UYEN NGUYEN	03/01/2021	\$1,563.00
00669657	H2879	PAULINE KIMPHUNG NGUYEN	03/01/2021	\$3,764.00
00669658	H2526	SHERRY LIEU NGUYEN	03/01/2021	\$1,160.00
00669659	H1027	TON SANH NGUYEN	03/01/2021	\$1,293.00
00669660	H3114	TRACY NGUYEN	03/01/2021	\$523.00
00669661	H2699	THUY-TIEN NGUYEN-TU	03/01/2021	\$2,113.00
00669662	H3404	NORTHWOOD PLACE	03/01/2021	\$4,175.00
00669663	H00041	OLIVIA THANH CAPITALS LLC	03/01/2021	\$2,664.00
00669664	H4644	PALMA VISTA APTS, LLC	03/01/2021	\$1,360.00
00669665	H2739	CHONG PIL PARK	03/01/2021	\$908.00
00669666	H3551	SUWAPANG PATTUMMADITH	03/01/2021	\$1,427.00
00669667	H4351	PAVILION PARK SENIOR 1 HOUSING PARTNERS, LP	03/01/2021	\$3,231.00
00669668	H4582	ANH THI PHAM	03/01/2021	\$1,563.00
00669669	H4800	DAVID VU PHAM	03/01/2021	\$1,529.00
00669670	H3817	QUYEN PHAM	03/01/2021	\$1,002.00
00669671	H2419	THANH PHAM	03/01/2021	\$384.00
00669672	H1049	TUNG PHAM	03/01/2021	\$1,539.00
00669673	H1851	LOAN ANH THI PHAM	03/01/2021	\$1,287.00
00669674	H4786	HUNG PHAN	03/01/2021	\$2,639.00
00669675	H4624	VAN KHANH PHAN	03/01/2021	\$1,430.00
00669676	H00026	PLATINUM TRI BLOC, LLC	03/01/2021	\$1,545.00
00669677	H4509	PLAZA WOODS, LLC	03/01/2021	\$4,944.00
00669678	H4535	PORTOLA IRVINE, LP ANTON PORTOLA APARTMENTS	03/01/2021	\$1,334.00
00669679	H3801	RANCHO ALISAL	03/01/2021	\$1,655.00
00669680	H4353	RAYMOND AND LYNN RUAIS	03/01/2021	\$618.00
00669681	H00097	SAN MIGUEL APTS / SAN MIGUEL PROPERTIES LP	03/01/2021	\$1,744.00
00669682	H3488	CELESTE SCHWERMAN	03/01/2021	\$1,070.25
00669683	H4448	SE AMSTER	03/01/2021	\$1,133.00

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00669684	H4241	SILO NORTHEAST, LLC	03/01/2021	\$2,792.00
00669685	H4811	STONECREST POINT APTS	03/01/2021	\$1,805.00
00669686	H4590	CATHY TA	03/01/2021	\$2,354.00
00669687	H00094	TAMARACK WOODS A CALIFORNIA LP	03/01/2021	\$2,321.00
00669688	H4409	TERESINA APARTMENTS	03/01/2021	\$1,179.00
00669689	H3041	THE KNOLLS	03/01/2021	\$453.00
00669690	H4578	THE OVERLOOK	03/01/2021	\$1,464.00
00669691	H00087	THE RETREAT AT MIDWAY CITY (WSH MANAGEMENT)	03/01/2021	\$1,510.00
00669692	H1959	THOMSON EQUITIES	03/01/2021	\$1,243.00
00669693	H6710	THOMSON EQUITIES	03/01/2021	\$2,177.00
00669694	H00024	TIC INVESTMENT COMPANY, LLC	03/01/2021	\$2,037.00
00669695	H4720	TIC INVESTMENT COMPANY, LLC	03/01/2021	\$1,973.00
00669696	H4726	TIC INVESTMENT COMPANY, LLC	03/01/2021	\$5,292.00
00669697	H4616	VINH THAT TON	03/01/2021	\$1,642.00
00669698	H00075	IVY TONNU-MIHARA	03/01/2021	\$1,379.00
00669699	H3577	EDWARD T TRAN	03/01/2021	\$962.00
00669700	H4688	ERIC TRAN	03/01/2021	\$1,158.00
00669701	H4788	LONG QUOC TRAN	03/01/2021	\$1,529.00
00669702	H3686	LIEN KIM TRAN-NGUYEN	03/01/2021	\$964.00
00669703	H4422	TRG FULLERTON AFFORDABLE, LP / VENTANA APARTMENTS	03/01/2021	\$856.00
00669704	H4493	TRANG N TRINH	03/01/2021	\$1,270.00
00669705	H00056	LUCKY LUC TRUONG	03/01/2021	\$1,230.00
00669706	H2187	THUAN BICH TRUONG	03/01/2021	\$1,268.00
00669707	H2335	THUAN BICH TRUONG	03/01/2021	\$3,770.00
00669708	H2410	SON BICH TRUONG	03/01/2021	\$1,475.00
00669709	H0146	ANGELO S TURI	03/01/2021	\$2,546.00
00669710	H2982	MARCO VELASTEGUI	03/01/2021	\$1,427.00
00669711	H3943	VILLA CAPRI ESTATES	03/01/2021	\$1,844.00
00669712	H2717	THUA VINH	03/01/2021	\$719.00
00669713	H4662	VISTA DEL SOL APARTMENTS	03/01/2021	\$1,312.00
00669714	H9103	VISTA DEL SOL APTS	03/01/2021	\$1,082.00
00669715	H1723	KIMCHI VO	03/01/2021	\$1,646.00
00669716	H4338	NAM T VO	03/01/2021	\$726.00

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00669717	H4327	THIEN T VO	03/01/2021	\$1,555.00
00669718	H3476	TIN TRUNG VO	03/01/2021	\$1,100.00
00669719	H1805	VPM BRIDGES APTS	03/01/2021	\$379.00
00669720	H3637	VPM MANAGEMENT	03/01/2021	\$1,160.00
00669721	H3088	VPM SHER LANE, LP	03/01/2021	\$1,189.00
00669722	H00065	HUNG TRONG VU	03/01/2021	\$1,856.00
00669723	H00074	SU T VU	03/01/2021	\$1,752.00
00669724	H2900	DANNY VU	03/01/2021	\$1,664.00
00669725	H0719	NEIL E WEST	03/01/2021	\$1,291.00
00669726	H1934	WINDSOR-DAWSON, LP	03/01/2021	\$5,310.00
00669727	H3429	WINDWOOD KNOLL APARTMENTS	03/01/2021	\$2,353.00
00669728	H4762	WOODBIDGE WILLOWS	03/01/2021	\$3,542.00
00669729	H3506	WOODBURY SQUARE	03/01/2021	\$1,584.00
00669730	H0173	VINCE YIANG	03/01/2021	\$1,272.00
			EFT:	940 \$2,666,015.64
			Check:	193 \$391,513.16
			Total:	1,133 \$3,057,528.80



City of Garden Grove
Certificate of Warrants
Register Dates:
03/03/2021

This is to certify the demands covered by Wire number 0000377, by EFT numbers 00008839 through 00008850, and check numbers 00669731 through 00669841 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

Note: Check # 669790 was voided.

A handwritten signature in blue ink, likely belonging to Patricia Song, the Finance Director.

Finance Director
Patricia Song

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00000377	V00792	SO CALIF GAS CO	03/03/2021	\$18,895.12
00008839	V00650	BUREAU VERITAS NORTH AMERICA, INC	03/03/2021	\$42,199.81
00008840	V00224	CDW-GOVERNMENT, INC	03/03/2021	\$44.13
00008841	V00672	CRON & ASSOCIATES TRANSCRIPTION, INC	03/03/2021	\$2,628.78
00008842	V00404	FEHR & PEERS	03/03/2021	\$614.25
00008843	V00218	GRAINGER	03/03/2021	\$2,223.10
00008844	V00713	HOTSY OF SOUTHERN CALIFORNIA	03/03/2021	\$550.23
00008845	V00716	INTERVAL HOUSE	03/03/2021	\$114,354.59
00008846	V00368	JOHNSON CONTROLS SECURITY SOLUTIONS	03/03/2021	\$565.25
00008847	V00136	ORANGE COUNTY WELDING, INC	03/03/2021	\$4,500.00
00008848	V00491	SHIELDS HARPER & CO	03/03/2021	\$236.89
00008849	V01458	TOYOTA OF GARDEN GROVE	03/03/2021	\$19,000.00
00008850	V01474	WEX BANK	03/03/2021	\$1,575.58
00669731	V00280	ACA COMPLIANCE SERVICES, INC	03/03/2021	\$2,140.00
00669732	V02328	APPLEONE EMPLOYMENT SERVICES	03/03/2021	\$812.16
00669733	V00641	AQUA-METRIC SALES CO	03/03/2021	\$19,739.81
00669734	V00864	ASSOCIATED SOILS ENGINEERING, INC	03/03/2021	\$650.00
00669735	V00489	BAY ALARM COMPANY	03/03/2021	\$708.75
00669736	V00644	BC WIRE ROPE & RIGGING	03/03/2021	\$372.40
00669737	OTV001181	MA BUI	03/03/2021	\$182.20
00669738	V01494	C G LANDSCAPE, INC	03/03/2021	\$1,325.00
00669739	V00655	C WELLS PIPELINE MATERIALS, INC	03/03/2021	\$339.30
00669740	V02656	CALCASP, INC.	03/03/2021	\$798.00
00669741	V00660	CAMERON WELDING SUPPLY	03/03/2021	\$21.33
00669742	OTV001166	MARTIN CARBAJL	03/03/2021	\$77.48
00669743	V01878	CDCE, INC	03/03/2021	\$650.00
00669744	OTV001175	CHAPMAN, LLC	03/03/2021	\$2,530.25
00669745	V00596	CLEANSTREET	03/03/2021	\$55,368.76
00669746	OTV001177	KEVIN CLOUD	03/03/2021	\$43.67
00669747	V00579	COASTLINE EQUIPMENT	03/03/2021	\$302.29
00669748	V00543	COMLOCK SECURITY GROUP	03/03/2021	\$205.00
00669749	V00666	COMMUNITY VETERINARY HOSPITAL INC	03/03/2021	\$1,384.75
00669750	V00667	CONTINENTAL CONCRETE CUTTING	03/03/2021	\$2,990.00
00669751	V01155	COUNTY OF ORANGE - SHERIFFS DEPARTMENT	03/03/2021	\$475.00

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00669752	V01273	COUNTY OF ORANGE TREASURER-TAX COLLECTOR	03/03/2021	\$100,888.45
00669753	V00578	DARTCO	03/03/2021	\$117.41
00669754	V02645	DAYS INN AND SUITES	03/03/2021	\$6,000.00
00669755	OTV001176	JANE DO	03/03/2021	\$22.66
00669756	OTV001196	SALLY DOAN	03/03/2021	\$1,000.00
00669757	V01371	DXP ENTERPRISES, INC	03/03/2021	\$1,161.01
00669758	V02321	ELECNOR BELCO ELECTRIC, INC.	03/03/2021	\$46,170.00
00669759	V01757	ELITE EQUIPMENT, INC	03/03/2021	\$649.68
00669760	V00684	EXPERIAN INFO SOLUTIONS, INC	03/03/2021	\$77.00
00669761	V00233	FACTORY MOTOR PARTS CO BIN 139107	03/03/2021	\$1,311.80
00669762	OTV001165	FARWEST CENTER LLC	03/03/2021	\$11.93
00669763	V00412	FEDERAL EXPRESS CORP	03/03/2021	\$93.04
00669764	V00829	FERGUSON ENTERPRISES, INC 1350	03/03/2021	\$2,301.02
00669765	V01379	FIVESTAR RUBBER STAMP ETC, INC	03/03/2021	\$171.06
00669766	V01382	GARDEN GROVE NISSAN, LP	03/03/2021	\$6,500.00
00669767	V00696	GARDEN GROVE UNIFIED SCHOOL DIST	03/03/2021	\$643.40
00669768	V02623	HAMILTON DO	03/03/2021	\$1,000.00
00669769	OTV001139	VINCENT HARO	03/03/2021	\$40.23
00669770	V00710	HILLCO FASTENER WAREHOUSE	03/03/2021	\$5.69
00669771	V00034	HOME DEPOT CREDIT SERVICES	03/03/2021	\$7,138.06
00669772	V00351	ALEXANDER ISERI	03/03/2021	\$585.00
00669773	V00051	JD FUTURE ENTERPRISES, INC	03/03/2021	\$206.37
00669774	V00368	JOHNSON CONTROLS SECURITY SOLUTIONS	03/03/2021	\$1,794.17
00669775	V02651	KHANH LE LLC	03/03/2021	\$1,500.00
00669776	V02654	KIM DIAMOND, LLC	03/03/2021	\$1,500.00
00669777	V00220	LABSOURCE, INC	03/03/2021	\$755.37
00669778	V00728	LAWSON PRODUCTS, INC	03/03/2021	\$1,098.22
00669779	OTV001174	JAMES LEE	03/03/2021	\$56.39
00669780	V00769	LEGAL SHIELD	03/03/2021	\$794.35
00669781	V00730	LEON'S TRANSMISSION SERVICES, INC	03/03/2021	\$5,042.68
00669782	V00402	LEXISNEXIS RISK SOLUTIONS ACCOUNT #1008503	03/03/2021	\$253.00
00669783	V00731	LIEBERT CASSIDY WHITMORE	03/03/2021	\$3,425.00
00669784	OTV001179	STACY LONG	03/03/2021	\$33.65
00669785	V00299	LOOPNET	03/03/2021	\$237.50
00669786	V01411	MAGNUM OIL SPREADING, INC	03/03/2021	\$1,044.00

CITY OF GARDEN GROVE
FEFM001 Warrant Register
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00669787	V00737	MERCHANTS BLDG MAINT, LLC	03/03/2021	\$24,411.00
00669788	V01177	METROLINK TRAINS	03/03/2021	\$245.00
00669789	V00459	O'REILLY AUTO PARTS	03/03/2021	\$935.74
00669791	V00291	ONESOURCE DISTRIBUTORS, LLC	03/03/2021	\$733.41
00669792	V00443	ORANGE COUNTY RANGE STORE, LLC	03/03/2021	\$1,122.75
00669793	OTV001192	E JOHN c/o DIANE STIPP OSTERMAN	03/03/2021	\$152.16
00669794	V00164	PACIFIC MEDICAL CLINIC	03/03/2021	\$600.00
00669795	OTV001186	WILLIAM PEAKER	03/03/2021	\$1.54
00669796	OTV001199	JACK PERRIS	03/03/2021	\$8,925.84
00669797	V00762	PETTY CASH-SPEC INVESTIGATIONS	03/03/2021	\$9,715.00
00669798	V00584	PRES-TECH, PRES TECH EQUIPMENT COMPANY	03/03/2021	\$4,489.46
00669799	V00744	R J NOBLE COMPANY	03/03/2021	\$3,813.94
00669800	V02618	R3 CONSULTING GROUP	03/03/2021	\$1,511.25
00669801	OTV001193	MAYLYN RANADA	03/03/2021	\$25.50
00669802	OTV001190	REAL ESTATE ESTABLISHMENT	03/03/2021	\$50.38
00669803	OTV001182	REDFIN NOW BORROWER LLC	03/03/2021	\$22.83
00669804	V00774	REFRIGERATION SUPPLIES DISTRIBUTOR	03/03/2021	\$543.83
00669805	V00401	REPUBLIC WASTE SERVICES OF SO CALIFORNIA, LLC	03/03/2021	\$9,823.33
00669806	V02145	SAIGON DELI RESTAURANT INC	03/03/2021	\$1,500.00
00669807	V02661	SANTA MONICA UCLA MEDICAL CTR AND ORTHOPAEDIC HOSP	03/03/2021	\$1,029.00
00669808	OTV001187	JIM SCHELL	03/03/2021	\$50.62
00669809	V00542	SCHORR METALS, INC	03/03/2021	\$36.02
00669810	V00785	SHRED CONFIDENTIAL, INC	03/03/2021	\$721.96
00669811	V00029	SIEMENS INDUSTRY, INC	03/03/2021	\$1,345.24
00669812	V01415	SOCAL AUTO & TRUCK PARTS INC	03/03/2021	\$45.68
00669813	V00367	SOUTHERN COMPUTER WAREHOUSE	03/03/2021	\$5.00
00669814	V00474	SOUTHERN COUNTIES LUBRICANTS, LLC	03/03/2021	\$1,350.57
00669815	V00160	SOUTHERN COUNTIES OIL COMPANY	03/03/2021	\$38,420.07
00669816	V01784	SOUTHLAND MEDICAL, LLC	03/03/2021	\$486.92
00669817	V00795	SPARKLETTS	03/03/2021	\$53.99
00669818	V01119	STANDARD INSURANCE CO RAS EXECUTIVE BENEFITS	03/03/2021	\$821.70
00669819	V00213	STATE INDUSTRIAL PRODUCTS	03/03/2021	\$686.76
00669820	OTV001195	SINGRID STEINMETZ	03/03/2021	\$1,000.00
00669821	V00798	STEVEN ENTERPRISES, INC	03/03/2021	\$641.14

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00669822	V00570	STRADLING, YOCCA,CARLSON & RAUTH	03/03/2021	\$39,790.00
00669823	OTV001185	JOHN TALABESKY	03/03/2021	\$38.54
00669824	V02658	THAI FAMOUS	03/03/2021	\$1,000.00
00669825	OTV001189	THE DAVID GOREN FAMILY TRUST	03/03/2021	\$109.52
00669826	V01389	THE HOME DEPOT PRO	03/03/2021	\$443.21
00669827	OTV001183	NHU AN TRAN	03/03/2021	\$63.47
00669828	OTV001191	ROBERT TRAN	03/03/2021	\$103.02
00669829	OTV001180	THAO TRAN	03/03/2021	\$21.25
00669830	OTV001188	JAMES TM TRINH	03/03/2021	\$110.11
00669831	V00808	TRUCK & AUTO SUPPLY, INC	03/03/2021	\$5,416.69
00669832	OTV001184	CARLOS VALENZUELA	03/03/2021	\$26.96
00669833	OTV001178	REYNA VILLANUEVA	03/03/2021	\$16.29
00669834	OTV001197	PAUL VU	03/03/2021	\$1,000.00
00669835	V00104	WALLACE & ASSOC CONSULTING	03/03/2021	\$18,270.00
00669836	OTV001138	LINDA WILFINGER	03/03/2021	\$3.09
00669837	V00582	WOODRUFF, SPRADLIN & SMART, A PROFESSIONAL CORP	03/03/2021	\$4,908.18
00669838	OTV001167	ERIK & GILYN WRAY	03/03/2021	\$19.93
00669839	V00654	CLEA CALIF LAW ENFORCEMENT ASSOC	03/03/2021	\$3,340.75
00669840	V01199	STANDARD INSURANCE COMPANY 00 643061 0001	03/03/2021	\$21,382.47
00669841	V01123	TRANSAMERICA EMPLOYEE BENEFITS	03/03/2021	\$4,122.62
			EFT:	12 \$188,492.61
			Check:	111 \$519,143.14
			Total:	123 \$707,635.75



City of Garden Grove
Certificate of Warrants
Register Dates:
03/10/2021

This is to certify the demands covered by Wire numbers 00000378 through 00000397, by EFT numbers 00008851 through 00008867, and check numbers 00669842 through 00669979 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

Note: Check #'s 669869, 669919, 669961 and Wire # 396 are voided.

A handwritten signature in blue ink, appearing to read 'Patricia Song', written over a horizontal line.

Finance Director
Patricia Song

CITY OF GARDEN GROVE
FEFM001 Warrant Register
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00000378	V00813	UNION BANK	03/10/2021	\$90.00
00000379	V00813	UNION BANK	03/10/2021	\$1,580.90
00000380	V00813	UNION BANK	03/10/2021	\$1,903.94
00000381	V00813	UNION BANK	03/10/2021	\$790.43
00000382	V00813	UNION BANK	03/10/2021	\$565.91
00000383	V00813	UNION BANK	03/10/2021	\$395.61
00000384	V00813	UNION BANK	03/10/2021	\$858.24
00000385	V00813	UNION BANK	03/10/2021	\$742.94
00000386	V00813	UNION BANK	03/10/2021	\$2,241.45
00000387	V00813	UNION BANK	03/10/2021	\$2,080.13
00000388	V00813	UNION BANK	03/10/2021	\$1,096.00
00000389	V00813	UNION BANK	03/10/2021	\$175.60
00000390	V00813	UNION BANK	03/10/2021	\$3,855.59
00000391	V00789	SO CALIF EDISON CO	03/10/2021	\$2,151.92
00000392	V00805	TIME WARNER CABLE	03/10/2021	\$2,885.10
00000393	V02152	EXPERT PAY CHILD SUPPO	03/10/2021	\$3,081.52
00000394	V02091	MARYLAND CHILD SUPPORT	03/10/2021	\$343.38
00000395	V02089	SHANNON WAINWRIGHT	03/10/2021	\$553.85
00000397	V00637	CITY OF ANAHEIM	03/10/2021	\$93.26
00008851	V00631	ADAMSON POLICE PRODUCTS	03/10/2021	\$6,007.12
00008852	V00224	CDW-GOVERNMENT, INC	03/10/2021	\$192.62
00008853	V01042	CHARLES P CROWLEY CO, INC	03/10/2021	\$2,416.56
00008854	V01362	DAVEY RESOURCE GROUP, INC	03/10/2021	\$1,115.00
00008855	V00562	DOOLEY ENTERPRISES, INC	03/10/2021	\$6,503.79
00008856	V01095	E G BRENNAN & CO , INC	03/10/2021	\$133.10
00008857	V01305	FLEMING ENVIRONMENTAL, INC	03/10/2021	\$535.00
00008858	V02242	GANNETT FLEMING, INC.	03/10/2021	\$5,472.67
00008859	V01546	GEOCON WEST, INC	03/10/2021	\$126.50
00008860	V00218	GRAINGER	03/10/2021	\$2,670.88
00008861	V00703	GRANICUS, LLC	03/10/2021	\$24,998.50
00008862	V01391	INTELEPEER CLOUD COMMUNICATIONS, LLC	03/10/2021	\$1,893.07
00008863	V00415	INTERWEST CONSULTING GROUP	03/10/2021	\$9,546.69
00008864	V00368	JOHNSON CONTROLS SECURITY SOLUTIONS	03/10/2021	\$1,369.79
00008865	V01657	LYTLE SCREENPRINTING, INC	03/10/2021	\$900.79

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00008866	V00271	MONTROSE AIR QUALITY SERVICES, LLC	03/10/2021	\$2,836.25
00008867	V01460	TRAUMA INTERVENTION PROGRAMS, INC	03/10/2021	\$5,319.25
00669842	V00048	AIS ADVANCED IMAGING STRATEGIES, INC	03/10/2021	\$109.91
00669843	V00573	ALAN'S LAWN AND GARDEN CENTER, INC	03/10/2021	\$359.49
00669844	V01087	ALLSPACE STORAGE, L.P.	03/10/2021	\$952.00
00669845	V00426	ALS GROUP USA CORP	03/10/2021	\$208.00
00669846	V01857	ALTEC INDUSTRIES, INC	03/10/2021	\$2,084.48
00669847	V00479	ANDRES MEDINA MOBILE WASH	03/10/2021	\$998.75
00669848	V01670	APCO INTERNATIONAL, INC	03/10/2021	\$625.00
00669849	V02328	APPLEONE EMPLOYMENT SERVICES	03/10/2021	\$609.12
00669850	V01162	SONIA LISA ASENCIO	03/10/2021	\$29.00
00669851	V02487	TEAIRRA MONIQUE AUSTIN	03/10/2021	\$11.00
00669852	V00391	AUTOZONE STORES, INC	03/10/2021	\$3.17
00669853	V00959	Robert Baldwin	03/10/2021	\$22.00
00669854	V02670	MYAH CHERIE BRUNSWICK	03/10/2021	\$12.00
00669855	V00660	CAMERON WELDING SUPPLY	03/10/2021	\$110.04
00669856	V02663	STEPHEN ALLEN CHAUNCEY	03/10/2021	\$140.00
00669857	OTV001200	BRIAN SCOTT CHUPP	03/10/2021	\$70.00
00669858	V00689	CITY OF GARDEN GROVE	03/10/2021	\$42.90
00669859	V00596	CLEANSTREET	03/10/2021	\$2,860.80
00669860	V00579	COASTLINE EQUIPMENT	03/10/2021	\$425.48
00669861	V01770	COMMAND SOLUTIONS, LLC	03/10/2021	\$800.00
00669862	V02639	COMMONWEALTH LAND TITLE	03/10/2021	\$750.00
00669863	V00666	COMMUNITY VETERINARY HOSPITAL INC	03/10/2021	\$182.50
00669864	V00669	CONTROLLED MOTION SOLUTIONS, INC	03/10/2021	\$229.56
00669865	V00235	CONVERGEONE, INC	03/10/2021	\$7,966.23
00669866	V01155	COUNTY OF ORANGE - SHERIFFS DEPARTMENT	03/10/2021	\$708.40
00669867	V01273	COUNTY OF ORANGE TREASURER-TAX COLLECTO	03/10/2021	\$1,129.32
00669868	V01090	D-PREP, LLC	03/10/2021	\$1,190.00
00669870	V00481	DATA TICKET, INC	03/10/2021	\$967.35
00669871	V00673	DAVID VOLZ DESIGN LANDSCAPE ARCHITECTS, INC	03/10/2021	\$7,924.00
00669872	V02200	DIANA LING CHEN	03/10/2021	\$17.00
00669873	V01367	DIGITAL SCEPTER CORPORATION	03/10/2021	\$1,512.00
00669874	V01089	DISPENSING TECHNOLOGY CORP	03/10/2021	\$1,929.86

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00669875	V00676	DUNN-EDWARDS CORPORATION	03/10/2021	\$70.71
00669876	V02194	ELAINE G LOPEZ	03/10/2021	\$27.00
00669877	V00174	ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC	03/10/2021	\$15,255.00
00669878	V00679	ENTERPRISE FLEET MGMT, INC	03/10/2021	\$3,445.01
00669879	V02660	EPINEPHRINE MEDIA LLC	03/10/2021	\$175.00
00669880	V00682	EWING IRRIGATION PRODUCTS, INC	03/10/2021	\$637.07
00669881	V00336	EXCLUSIVE AUTO DETAIL	03/10/2021	\$180.00
00669882	V00684	EXPERIAN INFO SOLUTIONS, INC	03/10/2021	\$77.20
00669883	V00233	FACTORY MOTOR PARTS CO BIN 139107	03/10/2021	\$2,851.78
00669884	V00412	FEDERAL EXPRESS CORP	03/10/2021	\$13.26
00669885	V00502	FIREMASTER	03/10/2021	\$199.70
00669886	V01379	FIVESTAR RUBBER STAMP ETC, INC	03/10/2021	\$337.14
00669887	V00658	FRANCHISE TAX BOARD	03/10/2021	\$741.25
00669888	V00054	GALLS LLC	03/10/2021	\$1,363.63
00669889	V00054	GALLS LLC	03/10/2021	\$2,665.36
00669890	V00526	GANAHL LUMBER COMPANY	03/10/2021	\$223.02
00669891	V00588	GMS AUTOGLASS	03/10/2021	\$283.17
00669892	V00097	GOLDENWEST LAWNMOWERS & SCOOTERS	03/10/2021	\$877.52
00669893	V01485	GOODIE'S UNIFORMS	03/10/2021	\$5,519.09
00669894	V00702	GRAFFITI PROTECTIVE COATINGS, INC	03/10/2021	\$57,173.32
00669895	V01386	GREEN HALO SYSTEMS	03/10/2021	\$273.00
00669896	V01779	GREENFIELDS OUTDOOR FITNESS	03/10/2021	\$209.19
00669897	OTV001152	HA THANH TA	03/10/2021	\$32.00
00669898	V00706	HAAKER EQUIPMENT COMPANY	03/10/2021	\$1,708.11
00669899	V00707	HACH COMPANY, INC	03/10/2021	\$25.33
00669900	V02337	HELENE MY HANH NGUYEN	03/10/2021	\$24.00
00669901	V00711	HILL'S BROS LOCK & SAFE, INC	03/10/2021	\$1,030.98
00669902	V02308	HIRSCH PIPE & SUPPLY CO. INC	03/10/2021	\$162.56
00669903	V00715	ICC LOS ANGELES BASIN CHAPTER	03/10/2021	\$250.00
00669904	V02338	IMAN FAIZ RIZK GERGIS	03/10/2021	\$21.00
00669905	V00356	IMPREMEDIA OPERATING COMPANY LLC	03/10/2021	\$856.00
00669906	V01093	INTERNAL REVENUE SERVICE	03/10/2021	\$51.50
00669907	V01307	IRVINE PIPE & SUPPLY, INC	03/10/2021	\$130.77
00669908	V02540	J&W PRINTING	03/10/2021	\$1,589.31

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00669909	V00038	JEANNE K DUNHAM LCSW	03/10/2021	\$2,380.00
00669910	V00283	JIG CONSULTANTS	03/10/2021	\$19,037.08
00669911	V00071	JM NURSERY	03/10/2021	\$369.75
00669912	V00683	JOHN B EWLES, INC	03/10/2021	\$6,320.00
00669913	OTV001154	JOHN PAUL ZEMPOALTECA	03/10/2021	\$30.00
00669914	V00368	JOHNSON CONTROLS SECURITY SOLUTIONS	03/10/2021	\$1,209.00
00669915	V02107	KARI PHUONG NGUYEN	03/10/2021	\$20.00
00669916	V00721	KELLY PAPER	03/10/2021	\$2,571.90
00669917	V00725	KNORR SYSTEMS, INC	03/10/2021	\$1,275.99
00669918	V00220	LABSOURCE, INC	03/10/2021	\$3,536.34
00669920	V00838	QUAN H LE	03/10/2021	\$11.00
00669921	V02526	SONNY NHAC LE	03/10/2021	\$15.00
00669922	V02523	WINDY LE	03/10/2021	\$7.00
00669923	V01073	LEAGUE OF CALIFORNIA CITIES	03/10/2021	\$35,444.00
00669924	V00510	LEIU	03/10/2021	\$595.00
00669925	V01409	LOYALTY PRODUCTS, INC	03/10/2021	\$704.16
00669926	OTV001194	KENNY CHIDUNG LY	03/10/2021	\$1,000.00
00669927	V02667	MAE'S CAFE	03/10/2021	\$1,500.00
00669928	V02522	CRYSTAL MAI	03/10/2021	\$13.00
00669929	V00900	NGOC HA THI MAI	03/10/2021	\$17.00
00669930	V01233	MARIA ISABEL REGALADO	03/10/2021	\$87.00
00669931	V00285	MARK BEDOR	03/10/2021	\$150.00
00669932	V00617	MEMA	03/10/2021	\$275.00
00669933	V01177	METROLINK TRAINS	03/10/2021	\$1,050.00
00669934	V01822	VALERIE MORENO	03/10/2021	\$2.00
00669935	V01987	AMY TU UYEN NGUYEN	03/10/2021	\$29.00
00669936	V02035	JULIE NGUYEN	03/10/2021	\$23.00
00669937	V00741	NIAGARA PLUMBING	03/10/2021	\$0.20
00669938	V00459	O'REILLY AUTO PARTS	03/10/2021	\$4,677.97
00669939	V00747	OCEAN BLUE ENVIRONMENTAL SERVICES, INC	03/10/2021	\$2,221.64
00669940	V00209	WHJ OCN,IND	03/10/2021	\$290.00
00669941	V00761	PETTY CASH - MUN SRVC CTR	03/10/2021	\$494.74
00669942	V02669	NANCY PHAM	03/10/2021	\$12.00
00669943	V02665	PHO HOA SOAN	03/10/2021	\$1,500.00

CITY OF GARDEN GROVE
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00669944	V02671	MELISSA PONCE	03/10/2021	\$102.00
00669945	V00766	POOL WATER PRODUCTS	03/10/2021	\$81.60
00669946	V00767	POSTMASTER	03/10/2021	\$400.00
00669947	V00767	POSTMASTER	03/10/2021	\$978.28
00669948	V00045	PRIMARY &MULTI-SPECIALTY CLINICS OF ANAHEIM	03/10/2021	\$2,700.00
00669949	V00483	QUEST SOLUTION, INC	03/10/2021	\$255.64
00669950	V01432	RAYMOND HANDLING SOLUTIONS, INC	03/10/2021	\$108.00
00669951	OTV001153	ROSA NGUYEN	03/10/2021	\$42.00
00669952	V02343	ROSE THU TRAN	03/10/2021	\$3.00
00669953	V00155	RPW SERVICES, INC	03/10/2021	\$1,800.00
00669954	V00779	S C YAMAMOTO, INC	03/10/2021	\$154.00
00669955	V00784	SHOETERIA	03/10/2021	\$767.27
00669956	V00450	SIMPLOT PARTNERS	03/10/2021	\$2,722.85
00669957	V00788	SOUTH COAST AQMD	03/10/2021	\$1,644.35
00669958	V00367	SOUTHERN COMPUTER WAREHOUSE	03/10/2021	\$6,239.17
00669959	V00795	SPARKLETTS	03/10/2021	\$120.02
00669960	V01616	STERICYCLE, INC	03/10/2021	\$251.10
00669962	V00228	SUPERION, LLC	03/10/2021	\$1,881.25
00669963	V02664	THAI TANGERINE RESTAURANT	03/10/2021	\$1,500.00
00669964	V02662	THE FIRE CRAB	03/10/2021	\$1,500.00
00669965	V01389	THE HOME DEPOT PRO	03/10/2021	\$122.13
00669966	V00212	THE SHERWIN-WILLIAMS CO	03/10/2021	\$43.46
00669967	V01942	TONY KIEU TRAN	03/10/2021	\$14.00
00669968	V00809	TURBO DATA SYSTEMS, INC	03/10/2021	\$25,711.49
00669969	V01975	DOMINGA TURNER	03/10/2021	\$25.00
00669970	OTV001155	TUYET HONG THI NGUYEN	03/10/2021	\$59.00
00669971	V00591	U S ARMOR CORP	03/10/2021	\$6,221.86
00669972	V00814	UNITED PARCEL SERVICE	03/10/2021	\$65.53
00669973	V02358	UNIVERSAL WASTE SYSTEMS	03/10/2021	\$1,569.39
00669974	V00035	VERITIV OPERATING COMPANY	03/10/2021	\$3,192.90
00669975	V01948	RENEE LYNN VICTOR	03/10/2021	\$12.00
00669976	V00398	VULCAN MATERIALS COMPANY WESTERN DIVISION	03/10/2021	\$62,233.77
00669977	V00527	WALTERS WHOLESALE ELECTRIC	03/10/2021	\$1,685.38
00669978	V01285	WARD A GLASBY, INC GLASBY MAINTENANCE SUPPLY	03/10/2021	\$522.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00669979	V00134	WILLIAMS & MAHER, INC	03/10/2021	\$3,453.56
			EFT:	17 \$72,037.58
			Check:	154 \$373,994.88
			Total:	171 \$446,032.46



City of Garden Grove
Certificate of Warrants
Register Dates:
03/17/2021

This is to certify the demands covered by Wire numbers 00000398 through 00000399, by EFT numbers 00008868 through 00008871, and check numbers 00669980 through 00670038 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

A handwritten signature in blue ink, appearing to read 'Patricia Song', written over a horizontal line.

Finance Director
Patricia Song

CITY OF GARDEN GROVE
FEFM001 Warrant Register
Check Dates Between Mar 11, 2021 and Mar 17, 2021

Report Generated on Mar 23, 2021 8:29:20 AM

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AP - Checking Account

Check	Vendor #	Vendor Name	Issue Date	Check Amount
00000398	V00789	SO CALIF EDISON CO	03/17/2021	\$6,635.99
00000399	V00789	SO CALIF EDISON CO	03/17/2021	\$105,386.45
00008868	V00218	GRAINGER	03/17/2021	\$1,234.61
00008869	V00716	INTERVAL HOUSE	03/17/2021	\$18,480.56
00008870	V00250	SIMPSON CHEVROLET OF GG	03/17/2021	\$5,930.26
00008871	V00261	STRICTLY TECHNOLOGY, LLC	03/17/2021	\$5,570.03
00669980	V00788	SOUTH COAST AQMD	03/17/2021	\$2,917.32
00669981	V00627	AKM CONSULTING ENGINEERS	03/17/2021	\$3,782.50
00669982	V00426	ALS GROUP USA CORP	03/17/2021	\$1,477.95
00669983	V00507	AMERICAN ASPHALT SOUTH, INC	03/17/2021	\$9,248.25
00669984	V02328	APPLEONE EMPLOYMENT SERVICES	03/17/2021	\$812.16
00669985	V00641	AQUA-METRIC SALES CO	03/17/2021	\$7,542.50
00669986	OTV001206	C & E MEX SCREEN PRINTING	03/17/2021	\$25.00
00669987	V00554	CARL WARREN & CO	03/17/2021	\$4,600.00
00669988	V02189	CHARADE DANCE ACADEMY	03/17/2021	\$1,135.00
00669989	V01234	CITY CLERKS ASSOCIATION OF CALIFORNIA	03/17/2021	\$250.00
00669990	V00749	CITY OF ORANGE	03/17/2021	\$332.34
00669991	V00579	COASTLINE EQUIPMENT	03/17/2021	\$122,766.47
00669992	V01976	COMMUNITY ACTION PARTNERSHIP OF OC	03/17/2021	\$3,300.00
00669993	V00667	CONTINENTAL CONCRETE CUTTING	03/17/2021	\$1,492.00
00669994	V00481	DATA TICKET, INC	03/17/2021	\$52.75
00669995	V00676	DUNN-EDWARDS CORPORATION	03/17/2021	\$51.47
00669996	V00270	ES ENGINEERING SERVICES, LLC	03/17/2021	\$10,584.67
00669997	V00623	FAIR HOUSING FOUNDATION	03/17/2021	\$2,989.72
00669998	OTV001207	FINISHMASTER	03/17/2021	\$25.00
00669999	V00392	FIVE STAR TAEKWONDO	03/17/2021	\$1,125.00
00670000	V00658	FRANCHISE TAX BOARD	03/17/2021	\$200.00
00670001	V00054	GALLS LLC	03/17/2021	\$94.80
00670002	OTV001211	GARDEN GROVE HIGH SCHOOL BOOSTERS #91733	03/17/2021	\$250.00
00670003	V00544	HARRINGTON INDUSTRIAL PLASTICS, LLC	03/17/2021	\$184.49
00670004	V00182	INFOSEND, INC	03/17/2021	\$1,833.99
00670005	V02679	KEITH AHN INSURANCE AGENCY, INC.	03/17/2021	\$3,000.00
00670006	V00724	KLEINFELDER WEST, INC	03/17/2021	\$10,665.21
00670007	V01879	LOUIE'S ON MAIN INC	03/17/2021	\$1,000.00

**CITY OF GARDEN GROVE
FEFM001 Warrant Register**

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00670008	V00365	MOMAR INC	03/17/2021	\$1,242.40
00670009	V00517	MONTGOMERY HARDWARE CO	03/17/2021	\$1,053.14
00670010	V01253	NATEC INTERNATIONAL, INC	03/17/2021	\$1,800.00
00670011	V00092	NATIONAL AUTO FLEET GROUP AND CHEVROLET OF WATSONV	03/17/2021	\$74,774.43
00670012	V00557	NATIONAL CONSTRUCTION RENTALS	03/17/2021	\$521.40
00670013	OTV001208	NETCOM ELECTRONICS SERVICES	03/17/2021	\$25.00
00670014	OTV001214	KATELYNE NGUYEN	03/17/2021	\$1,000.00
00670015	OTV001213	OC STAR CONSTRUCTION C/O SHAELYNN VO	03/17/2021	\$1,000.00
00670016	V00747	OCEAN BLUE ENVIRONMENTAL SERVICES, INC	03/17/2021	\$1,876.62
00670017	V01422	ORANGE COUNTY CLERK-RECORDER'S OFFICE	03/17/2021	\$200.00
00670018	V00756	PARKHOUSE TIRE, INC	03/17/2021	\$2,610.05
00670019	OTV001210	RON PEACE	03/17/2021	\$1,000.00
00670020	OTV001209	QUALITY LIGHT AND ELECTRICAL	03/17/2021	\$2,455.82
00670021	V00163	RETAIL MARKETING SERVICES INC	03/17/2021	\$2,083.00
00670022	V02673	ROYAL THAI RESTAURANT	03/17/2021	\$1,500.00
00670023	OTV001212	JOHN D. SECOR	03/17/2021	\$4,005.00
00670024	V00120	SIEMENS MOBILITY, INC	03/17/2021	\$3,420.00
00670025	V00160	SOUTHERN COUNTIES OIL COMPANY	03/17/2021	\$2,701.30
00670026	V00795	SPARKLETTS	03/17/2021	\$261.50
00670027	V00570	STRADLING, YOCCA,CARLSON & RAUTH	03/17/2021	\$2,791.50
00670028	V00414	SUPPLY SOLUTIONS	03/17/2021	\$2,327.27
00670029	V01389	THE HOME DEPOT PRO	03/17/2021	\$52.93
00670030	V00808	TRUCK & AUTO SUPPLY, INC	03/17/2021	\$92.52
00670031	V00424	TYLER TECHNOLOGIES, INC	03/17/2021	\$992.25
00670032	V00812	UNIFIRST CORP	03/17/2021	\$3,074.93
00670033	V02672	VIVA EXPRESS	03/17/2021	\$1,500.00
00670034	V00824	WAXIE SANITARY SUPPLY	03/17/2021	\$1,038.06
00670035	V00826	WEST COAST ARBORISTS, INC	03/17/2021	\$20,286.99
00670036	V01208	YO-FIRE SUPPLIES	03/17/2021	\$4,664.73
00670037	V00115	YORBA LINDA FEED STORE, INC	03/17/2021	\$164.36
00670038	V01525	CHI CONSTRUCTION	03/17/2021	\$302,515.15
			EFT:	4 \$31,215.46
			Check:	61 \$746,791.38
			Total:	65 \$778,006.84

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 Resolutions for a Date: 4/13/2021 Negative Declaration and General Plan Amendment No. GPA-002-2021, for a project located at 12141 Valley View Street; and introduce and conduct the first reading of an Ordinance to approve Planned Unit Development No. PUD-104- 73 (Rev. 2018/Rev. 2021)		

OBJECTIVE

To transmit a recommendation from the Planning Commission to the City Council to approve the land use actions to redevelop a commercial property currently improved with a vacant bowling alley building with new commercial retail and restaurant uses. The City Council is requested to take the following actions: (i) to adopt a Resolution adopting a Negative Declaration; (ii) to adopt a Resolution approving General Plan Amendment No. GPA-002-2021 to amend the General Plan Land Use Designation of the property from Civic Institution to Light Commercial; and (iii) to introduce and conduct the first reading of an Ordinance approving a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD.

BACKGROUND

The subject site is located on the west side of Valley View Street, south of Chapman Avenue. The subject site has a General Plan Land Use designation of Civic Institution, and is zoned Planned Unit Development No. PUD-104-73 (Rev. 2018). PUD-104-73 was adopted in 1973 to allow the construction of a 126-unit residential condominium (currently known as Stonegate), a 32 lane bowling alley (12141 Valley View Street), a 900 seat movie theater (12111 Valley View Street), a 7,500 square foot restaurant (12101 Valley View Street), a 3,600 square foot drive-thru restaurant (12051 Valley View Street), and a 41,850 square foot aged facility for 120 people (5900 Chapman Avenue).

In 2018, the PUD was amended to allow an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant on the movie theater property located at 12101-12111 Valley View Street, along with amending the sign requirements of the PUD. Concurrently with the PUD amendment, a Site Plan approval was granted to redevelop and revitalize the movie theater property, including remodeling the movie theater, constructing an automatic car wash (Fast 5 Express) and a pad drive-thru restaurant (Jack-in-the-Box). The improvements were completed in 2020, and the shopping center was re-named the West Grove Center.

The applicant, who is also the property owner of the movie theater property and the operator of the Starlight Cinema, purchased the bowling alley property in March 2019. The applicant now proposes to redevelop and revitalize the subject site in the same manner as the movie theater property, and will introduce new commercial retail and restaurant uses through the repurposing of the bowling alley building with new commercial uses, and the construction of a new pad drive-thru restaurant. In order to facilitate the proposed development, a General Plan Amendment and an amendment to PUD-104-73 (Rev. 2018) are required.

The proposed project includes:

- Repurposing the existing bowling alley building with new commercial retail and restaurant uses. The building will be reduced in size from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane. Three (3) communal outdoor patio areas with a combined area of 900 square feet will be proposed adjacent to the tenants.
- Construction of a 2,000 square foot drive-thru pad restaurant with outdoor seating that will be operated by Starbucks.
- The project is required to provide a total of 167 parking spaces to accommodate the proposed commercial uses. Project will provide 123 parking spaces in the form of 115 parking stalls and eight (8) vehicle queuing spaces combined within the two (2) proposed drive-thru lanes, and will share 44 parking spaces with the adjacent movie theater property through a reciprocal parking agreement. The movie theater property currently has a surplus of 66 parking spaces.
- The proposed building architecture of both the existing building and the proposed pad building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. Other site improvements include redesigning the parking lot, constructing new landscape planters, and installing new parking lot lighting and new building signage. The proposed improvements will be compatible with the recent improvements completed on the movie theater property, which will provide uniformity and integrate the subject site with the design of the West Grove Center.

On March 4, 2021, the Planning Commission held a public hearing to consider

General Plan Amendment No. GPA-002-2021, Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), and Site Plan No. SP-097-2021. At the meeting, no persons from the public spoke about the project. By a vote of 7-0, the Planning Commission adopted Resolution No. 6019-21 recommending that the City Council adopt a Negative Declaration for the project, and approve General Plan Amendment No. GPA-002-2021 and Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021). The Planning Commission also adopted Resolution No. 6020-21 approving Site Plan No. SP-097-2021, subject to City Council approval of GPA-002-2021 and PUD-104-73 (Rev. 2018/Rev. 2021).

DISCUSSION

The applicant proposes a General Plan Amendment and a text amendment to PUD-104-73 (Rev. 2018) to facilitate the redevelopment of the subject site with the proposed project.

GENERAL PLAN AMENDMENT

The subject site has a General Plan land use designation of Civic Institution. The land use designation of Civic Institution was implemented in 2008 with the adoption of the 2030 General Plan Update that changed the land use designation of the subject site from Light Commercial to Civic Institution.

The Civic Institution land use designation does not support commercial uses as it is intended to allow for education uses, such as elementary, middle, and high school, colleges, universities, hospitals, and governmental facilities. In order to facilitate the redevelopment of the subject site with new commercial uses, a General Plan Amendment is required. The proposed General Plan Amendment will change the land use designation of the subject site from Civic Institution to Light Commercial. As previously stated, the subject site's land use designation prior to the adoption of the 2008 General Plan Update was Light Commercial, and the proposed General Plan Amendment will re-establish the property's previous land use designation of Light Commercial.

The Light Commercial land use designation is intended to allow for a range of commercial activities that serve local residential neighborhoods, including retail, restaurant, and similar commercial uses that are compatible with the commercial and residential uses in the area. The proposed General Plan Amendment will allow the applicant to redevelop and revitalize the project site with new commercial retail and restaurant uses.

PLANNED UNIT DEVELOPMENT AMENDMENT

The subject site is currently zoned Planned Unit Development (PUD) No. PUD-104-73 (Rev. 2018). A Planned Unit Development is a precise plan that provides the means for the regulation of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land use plan and design, while ensuring compliance with the provisions of the Municipal Code.

In 2018, PUD-104-73 was amended to allow an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant on the adjacent movie theater property (12111 and 12101 Valley View street), along with an amendment to the sign requirements of the PUD.

The proposed amendment to the PUD will expand the commercial uses permitted to also include uses permitted in the C-1 (Neighborhood Commercial). Attachment 4 provides a matrix of the C-1 zone uses that will be permitted in the PUD as identified in Section 9.16.020.030 (Uses Permitted) of the Municipal Code. The C-1 zone uses are intended to be neighborhood-serving. The introduction of new commercial uses will allow the subject site to be redeveloped as proposed by the applicant, and will integrate the property into the newly renovated West Grove Center. The proposed C-1 zone uses will be compatible with the commercial uses currently allowed by the PUD, as well as compatible with the surrounding commercial and residential uses in the area. The proposed uses are diverse and are compatible with the proposed land use designation of Light Commercial, and will ensure that the quality of the proposed project is greater than what could be achieved through a traditional commercial zoning classification.

The proposed amendment will also modify the sign requirements of the PUD to allow for the existing pole sign cabinet to be modified to allow for a multi-tenant display cabinet, and will also allow for the replacement of any of the existing pole signs with a monument sign that complies with the sign requirements of the Municipal Code. The 2018 PUD amendment amended the sign requirements of the PUD, including allowing for a multi-tenant display cabinet on the existing movie theater pole sign. As currently required by the PUD, all other signage is required to comply with the total allowable signage of the C-1 zone.

The proposed General Plan Amendment and the amendment to the Planned Unit Development will assist with the revitalization and redevelopment of an underutilized commercial property, which is consistent with the goals and policies of the General Plan Land Use Element that encourages the revitalization of aging, underused or deteriorated commercial centers; that encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; that encourages the City to work with property owners to revitalize deteriorated centers; that encourages appropriate signage in commercial centers; and that encourages façade renovations, enhanced parking area landscaping, and improved lighting. Additionally, the Project complies with the goals and policies of the Community Design Element that encourages the creation of unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable; commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places; new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment; buildings with fully finished architectural detail, including finished doors, windows, and exterior surfaces identical to, or which complement the front of the building; and landscaping treatment on all parts of a building site, visible from City streets.

Environmental Review:

In conjunction with the proposed project, the City (through a consultant) has prepared an Initial Study and Negative Declaration ("IS/ND") in accordance with the California Environmental Quality Act ("CEQA") analyzing the potential environmental impacts of the proposed Project and associated site improvements. In accordance with CEQA Guidelines, the City made the IS/ND available for public review and comment prior to the meeting. The IS/ND concludes that the proposed project will have no, or a less than significant, impact on all relevant environmental factors.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council:

- Conduct a Public Hearing;
- Adopt a Resolution adopting a Negative Declaration;
- Adopt a Resolution approving General Plan Amendment No. GPA-002-2021; and
- Introduce and conduct the first reading of an Ordinance approving Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021).

By: Maria Parra
Senior Planner

ATTACHMENTS:

Description	Upload Date	Type	File Name
Attachment 1: Draft Resolution Adopting a Negative Declaration	3/24/2021	Resolution	1_Resolution_Adopting_ND.docx
Attachment 2: Draft Resolution Adopting GPA-002-2021	3/24/2021	Resolution	2_GPA-002-2021GPARESO.doc
Attachment 3: Draft Ordinance Adopting PUD-104-73 (Rev. 2018/Rev. 2021)	3/24/2021	Ordinance	3__PUD-104-73_Rev_2018_Rev_2020)_CC_Ordinance.DOC
Attachment 4: C-1			

Zone Uses	3/24/2021	Backup Material	C-1_Zone_Uses.docx
Attachment 5: Planning Commission Staff Report, Resolution and Draft Minute Excerpt from March 4, 2021	3/24/2021	Backup Material	Planning_Commission_Report.pdf
Attachment 6: Initial Study/Negative Declaration	3/24/2021	Backup Material	Initial_Study-_NDPublic_Review.pdf
Attachment 7: Project Plans	3/24/2021	Backup Material	Project_Plans.pdf

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
ADOPTING A NEGATIVE DECLARATION FOR THE WEST GROVE CENTER (THE
"PROJECT") (GPA-002-2021, PUD-104-73 (REV. 2018/Rev. 2021), SP-097-2021)
AT 12141 VALLEY VIEW STREET (THE "PROPERTY")

WHEREAS, Dan Akarakian for Cinemas Management, Inc., on behalf of Valley View Cinema Center, LLC, requests to redevelop a 2.15-acre site, located at 12141 Valley View Street, Assessor's Parcel No. 224-202-17, currently improved with a vacant bowling alley building, through the re-purposing of the existing building with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant;

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (i) General Plan Amendment No. GPA-002-2021 to amend the General Plan Land Use Designation of the property from Civic Institution to Light Commercial; (ii) a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD; and (iii) Site Plan No. SP-097-2021 to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and with related site improvements (collectively, the "Project");

WHEREAS, the proposed General Plan Amendment No. GPA-002-2021 would amend the City of Garden Grove's General Plan Land Use Map to modify the General Plan Land Use Designation of the Property from Civic Institution to Light Commercial;

WHEREAS, the proposed text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018 would expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD;

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 Negative Declaration because the proposed project cannot, or will not, have a significant effect on the environment. The Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, concurrent with the adoption of this Resolution, on April 13, 2021, the City Council adopted a Resolution approving General Plan Amendment No. GPA-002-2021, and introduced an Ordinance approving a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021).

WHEREAS, the Planning Commission, at a Public Hearing held on March 4, 2021, recommended that the City Council adopt a Negative Declaration 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 Negative Declaration because the proposed Project cannot, or will not, have a significant effect on the environment. The Negative Declaration was 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 April 13, 2021, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of April 13, 2021.

NOW, THEREFORE, the City Council of the City of Garden Grove does hereby resolve as follows:

1. The City Council of the City of Garden Grove has considered the proposed Negative Declaration for the Project along with comments received during the public review process. The record of proceedings on which the City Council of the City of Garden Grove decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Economic and Community Development.
2. The City Council of the City of Garden Grove finds on the basis of the whole record before it, the conditions of approval, the including the initial study and comments received, that all project impacts are at a level of insignificance. The City Council further finds that the adoption of the Negative Declaration for the Project reflects the City Council's independent judgment and analysis.
3. Therefore, the City Council of the City of Garden Grove adopts the Negative Declaration for the Project.

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
APPROVING GENERAL PLAN AMENDMENT NO. GPA-002-2021 TO AMEND THE CITY
OF GARDEN GROVE'S GENERAL PLAN LAND USE MAP TO MODIFY THE GENERAL
PLAN LAND USE DESIGNATION OF A PROPERTY FROM CIVIC INSTITUTION TO
LIGHT COMMERCIAL

WHEREAS, Dan Akarakian for Cinemas Management, Inc., on behalf of Valley View Cinema Center, LLC, requests to redevelop a 2.15-acre site, located at 12141 Valley View Street, Assessor's Parcel No. 224-202-17, currently improved with a vacant bowling alley building, through the re-purposing of the existing building with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant;

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (i) General Plan Amendment No. GPA-002-2021 to amend the General Plan Land Use Designation of the property from Civic Institution to Light Commercial; (ii) a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD; and (iii) Site Plan No. SP-097-2021 to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and with related site improvements (collectively, the "Project");

WHEREAS, following a Public Hearing held on March 4, 2021, the Garden Grove Planning Commission (i) adopted Resolution No. 6019-21 recommending the City Council adopt a Negative Declaration and approve General Plan Amendment No. GPA-002-2021 and Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), and (ii) adopted Resolution No. 6020-21 approving Site Plan No. SP-097-2021, along with the attached "Exhibit A" Conditions of Approval, and subject to the City Council's adoption of a Negative Declaration, a resolution approving General Plan Amendment No. GPA-002-2021, and an ordinance approving Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021);

WHEREAS, concurrent with the adoption of this Resolution, on April 13, 2021, the City Council adopted a Resolution adopting a Negative Declaration, and introduced an Ordinance approving Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021);

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on April 13, 2021, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of April 13, 2021.

NOW, THEREFORE, the City Council of the City of Garden Grove does hereby resolve as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The City Council of the City of Garden Grove hereby makes the following findings regarding General Plan Amendment No. GPA-002-2021:
 - A. The proposed General Plan Amendment to change the subject site land use designation from Civic Institution to Light Commercial is consistent with the goals and objectives, and elements of the General Plan. The Light Commercial land use designation is intended to allow for a range of commercial activities that serve the local residential neighborhood, including retail, restaurant, and other similar commercial uses that are compatible with the surrounding commercial and resident uses.

The proposed General Plan amendment will assist with the revitalization and redevelopment of the subject site, which is consistent with the General Plan Land Use and Community Design Elements. Goal LU-6.1 of the General Plan Land Use Element encourages the revitalization of aging, underused or deteriorated commercial centers; Policy LU-6.2 encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; Policy LU-6.4 encourages the City to work with property owners to revitalize deteriorated centers; Policy LU-6.6 encourages appropriate signage in commercial centers; and LU-IMP-6C encourages façade renovations, enhanced parking area landscaping, and improved lighting.

Additionally, Policy CD-1.4 of the Community Design Element seeks to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable; Implementation Program CD-IMP-1A provides for the City to promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places; Policy CD-4.5 encourages new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment; Implementation Program CD-IMP-4E provides for the City to require that all sides of a building visible from City streets display fully finished architectural detail, including finished doors,

windows, and exterior surfaces identical to, or which complement the front of the building; and Implementation Program CD-IMP-4F provides for the City to require landscaping treatment on all parts of a building site, visible from City streets.

The subject site is 2.15-acres, and is currently developed with a 33,375 square foot bowling alley building constructed on 1975. The bowling alley use remained in operation until early 2018, when the AMF Bowling Alley ceased operation. The building has remained vacant since. The existing building design and site improvements have remained relatively unchanged since the building's construction in 1975. The subject site is the remaining parcel within the PUD that has not undergone revitalization. The McDonald's restaurant located within the same PUD was rebuilt in 2015, while the improvements to the movie theater parcel were completed in 2020.

The proposed Project will assist with the revitalization of the property through repurposing the existing bowling alley building with new commercial retail and restaurant uses, and the construction of new a 2,000 square foot pad drive-thru restaurant. Specifically, the existing bowling alley building will be reduced in size from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants: an anchor tenant of 12,082 square feet, three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane. The proposed building architecture of both the existing building and the proposed pad building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. Other site improvements include redesigning the parking lot, constructing new landscape planters, and installing new parking lot lighting and new building signage. The Project's design and improvements are compatible with those of the movie theater property, and will be complementary with the design of the West Grove Center. The new commercial uses proposed by the PUD amendment are locally serving, and will serve the needs of the surrounding residential area.

The proposed General Plan Amendment will facilitate the redevelopment and revitalization of an underutilized property with a vibrant commercial development, which is consistent and will further the goals and policies of the General Plan.

- B. The General Plan Amendment to change the land use designation of the subject site from Civic Institution to Light Commercial will facilitate the redevelopment of an underutilized property that is improved with a vacant bowling alley building with a vibrant commercial development. The Light Commercial land use designation allows for a range of commercial activities that serve the local residential neighborhood, such retail,

restaurant, and other similar commercial uses that are compatible with the surrounding area, including the residential uses. The proposed project will redevelop and revitalize the project site through the introduction of new commercial uses that will serve the local community. The Project will re-purpose the vacant bowling alley building to accommodate an anchor tenant and three (3) restaurant tenants, along with a new pad drive-thru restaurant. The project will include parking lot, lighting, and landscape improvements. The proposed architecture design of the building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. The proposed building architectural and landscaping will be compatible with the recent improvements completed for the adjacent movie theater property (12111 Valley View Street). The project will form part of the newly revitalized West Grove Center. The proposed General Plan Amendment will facilitate the redevelopment and revitalization of an underutilized commercial property, and will promote the public interest, health, safety, and welfare, through the associated site improvements and proposed commercial uses.

- C. The size and shape of the parcel proposed for the General Plan Amendment is physically suitable for the proposed land use designation of Light Commercial. The project site is 2.15-acres and is currently developed with a 33,375 square foot vacant bowling alley building and surface parking. The proposed project includes demolishing 14,079 square feet of building area located along the easterly and southerly portions of the building to accommodate additional parking, walkways, and a drive-thru lane for a new inline tenant restaurant. The proposed project will form part of the newly renovated West Grove Center, which includes the adjacent movie theater property to the north. The existing bowling alley building will be repurposed to accommodate a 12,082 square foot tenant and three (3) restaurant tenants with a total combined area of 7,214 square feet, with one restaurant designed with a drive-thru lane. A new 2,000 square foot pad drive-thru restaurant will be constructed on the southeast corner of the lot. The Project site will continue to provide shared access with the adjacent movie theater property to the north, along with shared parking, through a reciprocal parking agreement. The site is physically suitable to support the requested General Plan Amendment.

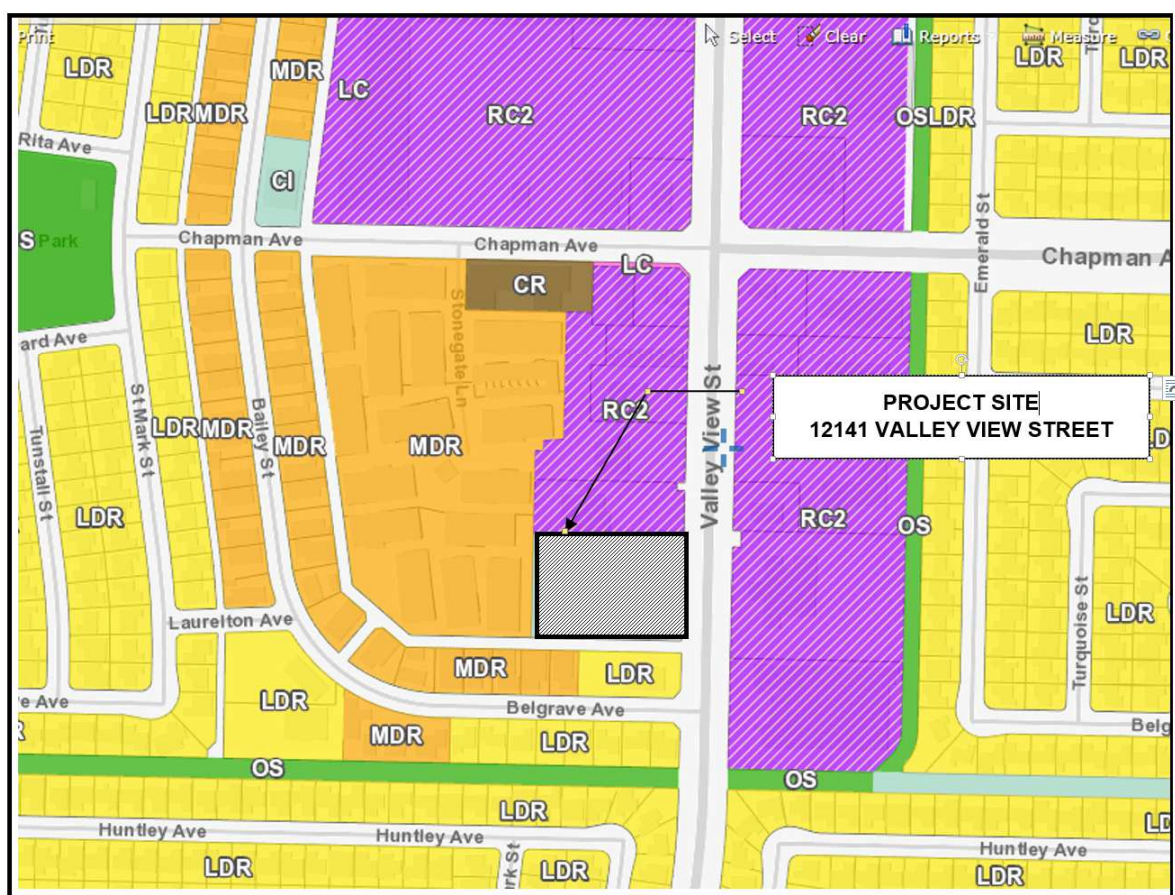
Furthermore, the project is compatible with the surrounding land uses. The parcels to the north and west of the Project site are part of the same PUD. The property to the north is improved with the Starlight Cinema, a Jack-in-the-Box, and Fast 5 Express car wash, while the property to the west is a residential condominium known as Stonegate. To the south of the Project site is a public alley, and to the south of the public alley is a fire station and multi-family apartments. The properties to the east of the project site, across Valley View Street, include a church, senior

apartments, and a commercial shopping center. The proposed project is consistent with the surrounding commercial developments, and will introduce new commercial uses that will serve the needs of the residential uses.

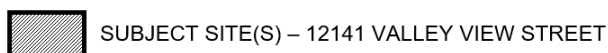
3. The facts and reasons stated in Planning Commission Resolution No. 6019-21 recommending approval of General Plan Amendment No. GPA-002-2021, a copy of which is on file in the City Clerk's Office, are incorporated herein by reference with the same force and effect as if set forth in full.
4. General Plan Amendment No. GPA-002-2021 is hereby approved.
5. The land use designation of the property shown on the attached map is changed from Civic Institution to Light Commercial. The General Plan map is amended accordingly.



General Plan Amendment No. GPA-002-2021



LEGEND



NOTES

1. SITE ADDRESS – 12141 VALLEY VIEW STREET, ASSESSOR'S PARCEL NO. 224-202-17
2. GENERAL PLAN AMENDMENT: CHANGE THE LAND USE DESIGNATION FROM CIVIC INSTITUTION TO LIGHT COMMERCIAL
3. MAP E-09

CITY OF GARDEN GROVE
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
MARCH 2021

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING A TEXT AMENDMENT TO PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018/REV. 2021) TO EXPAND THE USES PERMITTED TO ALSO INCLUDE THE USES PERMITTED IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE, AND TO AMEND THE SIGN REQUIREMENTS OF THE PUD

City Attorney Summary

This Ordinance approves an amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) to amend the uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to amend the sign requirements of the PUD.

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

WHEREAS, on August 21, 1973, the Garden Grove City Council adopted Resolution No. 4472-73, approving Planned Unit Development No. PUD-104-73 and rezoning an approximately 17.67-acre parcel located at the southwest corner of Chapman Avenue and Valley View Street to PUD-104-73, subject to all of the conditions and provisions as set forth in Planning Commission Resolution No. 2673;

WHEREAS, the 17.67-acre site was originally comprised of one (1) residential lot, an aged facility, and four (4) commercial lots;

WHEREAS, the uses and activities originally permitted within PUD-104-73, respectively, included a 126-unit townhouse condominium development, a bowling alley, a movie theater, a 7,500 square foot restaurant, a McDonald's restaurant, and a senior care facility;

WHEREAS, on November 13, 2018, the Garden Grove City Council adopted Ordinance No. 2895, approving a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018), amending the permitted uses for the properties located at 12101 and 12111 Valley View, to allow an automatic carwash, a drive-thru pad restaurant, and a sit-down restaurant, and to amend the sign requirements of the PUD;

WHEREAS, upon the effectiveness of Planned Unit Development No. PUD-104-73 Rev. 2018, Planning Commission Resolution No. 5932-18 approving Site Plan No. SP-057-2018 to allow the construction of a 4,241 square foot automatic car wash, an 1,870 square foot drive-thru pad restaurant, a 2,700 square foot sit-down restaurant, a 2,846 square foot expansion to the existing movie theater, and related site improvements on the properties located at 12101 and 12111 Valley View Street, and Lot Line Adjustment No. LLA-019-2018 to modify existing lot lines to consolidate the two (2) subject parcels into one (1); and Planning Commission Resolution No. 5933-18 approving Conditional Use Permit No. CUP-140-2018 to allow the operation of the proposed automatic car wash also became effective.

WHEREAS, the uses and activities currently permitted within each of the three (3) existing commercial PUD parcels include (1) a bowling alley (12141 Valley View Street); (2) a movie theater, automatic car wash, 1,870 square foot drive-thru pad restaurant, and a 2,700 square foot sit-down restaurant (12111, 12103, 12101 Valley View Street; and (3) a McDonald's restaurant (12051 Valley View Street);

WHEREAS, the signage permitted within PUD-104-73 Rev. 2018 is set forth in City Council Ordinance No. 2895 as modified; and

WHEREAS, Dan Akarakian for Cinemas Management, Inc., on behalf of Valley View Cinema Center, LLC, owner of the commercial lot located at 12141 Valley View Street and developed with a 33,375 square foot vacant bowling alley building, has requested approval of an amendment to Planned Unit Development No. PUD-104-73 Rev. 2018 to expand the commercial uses permitted to also include the uses allowed by the C-1 (Neighborhood Commercial) zone to facilitate the redevelopment of the subject site by re-purposing the existing building with new commercial retail and restaurant uses, along with construction of a new 2,000 square foot pad drive thru restaurant, and to modify the sign requirements of the PUD;

WHEREAS, the proposed amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018) is being processed in conjunction with (i) General Plan Amendment No. GPA-002-2021 to change the land use designation of the property from Civic Institution to Light Commercial, and (ii) Site Plan No. SP-097-2021 to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and related site improvements;

WHEREAS, the uses, activities, and improvements contemplated by the proposed PUD amendment, General Plan Amendment, and Site Plan No. SP-097-2021 are collectively referred to as the "Project";

WHEREAS, following a public hearing held on March 4, 2021, the Planning Commission adopted Resolution No. 6019-21 recommending City Council approval of General Plan Amendment No. GPA-002-2021 and Planned Unit Development No. PUD-104-73 (Rev. 2018/ Rev. 2021);

WHEREAS, on March 4, 2021, the Planning Commission also adopted Resolution No. 6020-21 approving Site Plan No. SP-097-2021, subject to the City Council's approval of Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021);

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on April 13, 2021, and all interested persons were given an opportunity to be heard; and

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

WHEREAS, the City Council hereby determines that the proposed Project qualifies for a Negative Declaration as the proposed Project cannot, or will not, have a significant effect on the environment pursuant to California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 *et seq.*;

WHEREAS, the City Council hereby incorporates by reference the findings and reasons set forth in Planning Commission Resolution No. 6019-21, and makes the following findings regarding Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021):

A. The location of the buildings, architectural design, and uses proposed pursuant to the PUD amendment are compatible with the character of existing development in the vicinity and will be well integrated into its setting.

B. The amended plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets.

C. Provision is made for both public and private open spaces.

D. Provision is made for the protection and maintenance of private areas reserved for common use.

E. The quality of the Project achieved through the proposed amendment to the existing planned unit development zoning is greater than could be achieved through traditional zoning.

F. The amendment to the PUD is internally consistent with the goals, objectives, and elements of the General Plan.

G. The amendment to the PUD will promote the public interest, health, and welfare.

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

SECTION 1. The above recitals are true and correct.

SECTION 2. Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 6019-21, 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 3. Planned Unit Development No. PUD-104-73 (Rev. 2018) is hereby amended to modify the uses and activities permitted on the 12051, 12101, 12111, and 12141 parcels, as set forth in City Council Ordinance No. 2895, by amending Condition of Approval "X" to read as follows (additions shown in ***bold/italics***; deletions shown in ~~strikethrough~~):

- X. ~~Only~~ ~~The following uses shall be permitted on the 12051, 12101, and 12111~~ **and 12141** Valley View Street parcel(s):

- 1) A bowling alley, subject to Site Plan approval**
- 2) A movie theatre, subject to Site Plan approval**
- 3) An automatic car wash, subject to Site Plan and Conditional Use Permit approval**
- 4) ~~An 1,870 square foot~~ **Drive-thru pad restaurants**, subject to Site Plan approval**
- 5) ~~A 2,700 square foot~~ **Sit-down restaurants**, subject to Site Plan approval**
- 6) All uses permitted in the C-1 (Neighborhood Commercial) zone, subject to the use and development standards of the C-1 zone and approval of the appropriate land use entitlements required for the establishment and operation of the use, as specified in the Municipal Code.**

All new construction shall be subject to the development standards of the C-1 zone and the provisions of Chapter 9.32 (Procedures and Hearings) of the Municipal Code, provided, however, that encroachments into required setback areas for parking and drive-thru lanes or deviations from the height requirement for architectural projections may be permitted at the discretion of the Planning Commission in conjunction with a Site Plan approval.

~~The 7,500 square foot restaurant described in Planning Commission Resolution No. 2673, located at 12101 Valley View Street, is being demolished and shall no longer be a permitted use within Planned Unit Development No. PUD 104 73. The uses and activities permitted on the other parcels within Planned Unit Development No. PUD 104 73 shall remain the same.~~

SECTION 4. Planned Unit Development No. PUD-104-73 (Rev. 2018) is hereby amended to modify the sign requirements, as set forth in City Council Ordinance No. 2895, as follows (additions shown in ***bold/italics***; deletions shown in ~~strikethrough~~):

- D. Signage in the residential portion shall be in accordance with the provisions of the R-2, Limited Multiple Residential zone. Signage in the

commercial area shall be as follows and shall be subject to be the square footage permitted in the C-1, Neighborhood Commercial zone.

- 1) One pole sign shall be permitted for each of the four primary commercial uses (the **multi-tenant anchor building, formerly the** bowling alley, the movie theater, the automatic car wash, and McDonald's) provided that they shall be located a minimum of 200 feet apart, and that they shall not exceed 35 feet in height. The **Each** pole sign cabinet ~~for the automatic car wash~~ may be designed to allow for a multi-tenant display area ~~to accommodate signage for the drive-thru restaurant and the sit-down restaurant located on-site.~~ The proposed display area of any new pole sign cabinet shall comply with the total sign area requirements of the C-1 zone. **Existing pole signs may be replaced with a monument sign that complies with the monument sign requirements of the Municipal Code.**
- 2) Wall signs shall not extend above the top of any wall, and no roof signs are permitted. Proposed wall signs for each use shall comply with the total allowable sign area requirements of the C-1 zone.
- 3) Permitted signage for the movie theater may also include a vertical sign on the new building tower element, and non-LED/non-digital movie poster board graphics on the exterior wall marquee and/or on the exterior wall movie poster display boards.

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 thirty (30) days after adoption.

C-1 ZONE USES PERMITTED

In addition to the existing permitted uses allowed by PUD-104-73 (Rev. 2018), a bowling alley, movie theater, automatic car wash, sit-down and drive-thru restaurants, the following C-1 zone uses will be permitted as identified in Section **9.16.020.030 Uses Permitted** of Title 9 of the Municipal Code.

The symbols shown in this table have the following meanings:

A. Symbol Meaning

1. P= Automatically permitted use.
2. I= Incidental Use. Use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by a conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.
3. C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.
4. * = Use shall be subject to special conditions or specific restrictions as listed in this section.

TABLE 1: C-1 ZONE USES PERMITTED

COMMERCIAL	
<i>Residential Care Uses</i>	
Child Day Care Center	C
Community Care Facility, Residential (7 Persons or More)	C
Intermediate Care Facility	C
Residential Care Facility for the Elderly (RCFE) (7 persons or more)	C
Skilled Nursing Facility	C
<i>Offices and Related Uses</i>	
Administration/Business	P
Banks/Financial Institution	P
Medical, Dental and Related Health Service Support Facilities	P

Prescription Pharmacy	P
Professional and Clerical	P
Public Utility (Commercial)	P
Professional Studios	
Art, Music and Dance	P
Arts and Crafts	P*
Photography	P
Portrait	P
Radio/TV	C
Recording	C
Personal Service	
Athletic and Health Clubs, Gyms	C
Barber/Beauty Shop	P
Dry Cleaning - Retail Only	P
Laundromat (Coin-op)	P
Physical Therapy (Medical Use)	P
Shoe Repair	P
Tailor/Dressmaking	P
Tanning Parlor	P
Tattoo, Facial	I
Tourist Services	
Extended-Stay Business Hotel	C*
Hotel, Motel	C*
Recreation Vehicle Park	C
Ticket Agency	P
Travel Agency	P
Recreation, Amusement, Entertainment	
Cybercafés	C*
Golf Courses (Regulation)	C*
Golf Driving Ranges	C*
Incidental Amusement Devices	I*

Private Clubs and Lodges	C
Tennis, Swimming Clubs	C
Retail Trade	
Antique Shops	P
Apparel: Clothing, Shoes and Accessories	P
Books, Magazines, Newsstand (in building)	P
Department Stores	P
Drug Stores	P
Florists	P
Furniture, Carpets, Household Appliances	P
Gifts and Souvenirs	P
Hardware, Paint	P
Hobby Shop	P
Indoor Multi-Tenant Retail Shopping Center	C*
Jewelry, Cameras and Supplies, Luggage	P
Nonvehicular Vending, Long term	C
Nurseries	P
Pets and Pet Supplies	P*
Sporting Goods	P
Stationery and Office Supplies - No Furniture	P
Toys	P
Variety, Dry Goods Stores	P
Food/Drink Sales and Service	
Candy, Confectionery	P
Convenience, Grocery	P
Delicatessen	P
Eating Establishment/Restaurant	
With Alcoholic Beverage Sales	C*

No Alcoholic Beverage Sales	P
Eating Establishment/Restaurant With Entertainment	C*
Eating Establishment/Restaurants with Outdoor Seating	P
Food Catering	I
Ice Cream, Bakery (retail only)	P
Liquor Store	C*
Meat Market	P
Mini-Market with Gas	C*
Supermarket	C*
<i>Vehicle Sales and Service</i>	
Auto Parts, Accessories	
No Installations	P
Bicycle Repair	P
Bicycle Sales/Rental	P
Minor Auto Maintenance	C
Self-Service or Coin-Operated Car Wash	C*
Service Stations (new and conversion of existing)	C*
Tire Sales and Service	C
Truck, Trailer Rental	I*
<i>Other Services</i>	
Day Care Facility, Adult	C
Graphic Arts/Photocopying	P
Neighborhood Recycling Center	I
Parking Facilities (For Fee)	C
Pet Grooming	P*
Small Animal Hospital/Veterinary	C*
PUBLIC AND SEMI-PUBLIC	
Church and Other Religious Centers	C
Commercial Radio/TV Towers	C*

Hospital, Medical or Psychiatric	C
Public Buildings (Civic Center, Library, County, State or Federal)	C
Public Safety Facilities (Fire, Police)	C
Public Utility Stations and Equipment Buildings	C
Trade, Business School	C

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: West side of Valley View Street, south of Chapman Avenue at 12141 Valley View Street
HEARING DATE: March 4, 2021	EXISTING GENERAL PLAN: Civic Institution PROPOSED GENERAL PLAN: Light Commercial
CASE NO.: General Plan Amendment No. GPA-002-2021, Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), and Site Plan No. SP-097-2021	ZONE: Planned Unit Development No. PUD-104-73 Rev. 2018
APPLICANT: Dan Akarakian for Cinemas Management, Inc.	APN NO.: 224-202-17
PROPERTY OWNER: Valley View Cinema Center, LLC	CEQA DETERMINATION: Negative Declaration

REQUEST:

The applicant is requesting approval to redevelop a 2.15-acre site, currently improved with a vacant bowling alley, through the re-purposing of the existing building with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant. The Planning Commission will consider the following: (1) a recommendation that the City Council adopt a Negative Declaration; (ii) a recommendation that the City Council approve General Plan Amendment No. GPA-002-2021, to change the land use designation of the project site from Civic Institution to Light Commercial; (iii) a recommendation that the City Council approve a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD, including to allow for multiple-tenant sign cabinets on the existing pole sign, and (iv) approval of Site Plan No. SP-097-2021 to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and with related site improvements.

PROJECT STATISTICS:

	Provided	PUD Requirement
Lot Size:	2.15-aces (93,606 S.F.)	N/A
Building Heights¹:		
Anchor Building	27'-1"	35'-0"
Drive-thru Restaurant	24'-3"	
Building Setbacks²:		
North (interior side)		0'-0"
Anchor Building	0'-0"	
Drive-thru Restaurant	163'-6"	
East (front)		15'-0"
Anchor Building	171'-3"	
Drive-thru Restaurant	26'-10"	
South (side)		10'-0"
Anchor Building	82'-9"	
Drive-thru Restaurant	30'-7"	
West (rear)		10'-0"
Anchor Building	69'-3"	
Landscaping³:	11,456 S.F. (12.2%)	9,360.6 S.F. (10%)
Parking:	115 spaces 44 shared spaces ⁴ <u>8 drive-thru queuing⁵</u> 167 spaces	167 spaces

^{1,2} New building construction must comply with the development standards of the C-1 zone.

³ The Municipal Code requires 10% of total site landscaping. The existing on-site landscaping is 1,216 square feet, which is 1.29% of the total site. The proposed project will increase the total on-site landscaping to 11,456 square feet, which will comprise 12.2% of the total site.

⁴ The project will meet its required parking through a shared parking agreement with the movie theater property, which is currently over-parked by 66 parking spaces.

⁵ Half the vehicle queuing length of the drive-thru lane is counted toward the required parking, including four (4) queuing spaces for each of the drive-thru restaurants, for a total of eight (8) queuing spaces.

BACKGROUND:

The subject site is located on the west side of Valley View Street, south of Chapman Avenue. The subject site has a General Plan Land Use designation of Civic Institution, and is zoned Planned Unit Development (PUD) No. PUD-104-73 Rev. 2018. PUD-104-73 was originally adopted in 1973 to allow the construction of a 126-unit residential condominium (currently known as Stonegate), a 32 lane bowling alley (12141 Valley View Street), a 900 seat movie theater (12111 Valley View Street), a 7,500 square foot restaurant (12101 Valley View Street), a 3,600 square foot drive-thru restaurant (12051 Valley View Street), and a 41,850 square foot senior facility for 120 people (5900 Chapman Avenue).

The current commercial portion of PUD-104-73 Rev. 2018 includes a total of three (3) commercial properties: a parcel developed with the bowling alley, formerly occupied

by AMF Bowling Alley (12141 Valley View Street); a parcel developed with the Starlight Cinema, the Jack-in-the-Box restaurant, and the Fast 5 Express car wash (12111 Valley View Street, 12103 Valley View Street, and 12101 Valley View Street, respectively), and a parcel developed with a McDonald's drive-thru restaurant (12051 Valley View Street).

The bowling alley and the movie theater are designed as one contiguous building structure with a fire wall and a property line separating both uses. The bowling alley was constructed in 1975, and remained operating as a bowling alley until early 2018 when the AMF Bowling Alley ceased operation.

The subject site is surrounded by commercial and residential uses. The parcels to the north and west of the project site are part of the same PUD zoning. The parcel to the north is developed with the Starlight Cinema, a Jack-in-the-Box, and a Fast 5 Express car wash, while the parcel to the west is developed with a residential condominium known as Stonegate. To the south of the Project site is a public alley, and directly to the south of the public alley is an OCFA fire station and multi-family apartments. The properties to the east of the project site, across Valley View Street, include a church, a senior apartment, and a commercial shopping center.

The applicant is the property owner of the adjacent property to the north that is developed with the Starlight Cinema, the Jack-in-the-Box, and the Fast 5 Express car wash, and also owns and operates the Starlight Cinema. The applicant purchased the movie theater property in 2016. In 2018, the applicant received land use approval from the City to redevelop and revitalize the movie theater property, including remodeling the movie theater, constructing an automatic car wash (Fast 5 Express) and a pad drive-thru restaurant (Jack-in-the-Box). The improvements were completed in 2020, and the shopping center was re-named the West Grove Center.

The applicant purchased the bowling alley property in March 2019, and now proposes to redevelop and revitalize the subject site in the same manner as the movie theater property, and will introduce new commercial retail and restaurant uses through the repurposing of the bowling alley building with multi-tenant commercial uses, and the construction of a new pad drive-thru restaurant. The project is designed to be compatible with the improvements of the movie theater property, and the site will become part of newly revitalized West Grove Center.

History of Entitlements for the PUD

On November 2, 1971, the City Council adopted Resolution No. 4162-71 to adopt Planned Unit Development No. PUD-107-71 to rezone 17.67 acres of land from C-2 (General Commercial Zone) to PUD (Planned Unit Development) to permit the

construction of a 140-unit residential condominium, a movie theater, a restaurant, and a professional office building.

On January 3, 1973, the City Council adopted Resolution No. 4352-73 approving Planned Unit Development No. PUD-107-71 (1st Revised) to allow a 3,240 square foot take-out restaurant (McDonald's) to replace the previously approved office building.

On October 30, 1973, the City Council adopted Resolution No. 4496-73 approving Tentative Tract No. 6740 for the subdivision of a 126-unit residential condominium, and five (5) commercial lots.

On August 21, 1973, the City Council adopted Resolution No. 4472-73 to supersede a previously approved Planned Unit Development and to allow the construction of a 126-unit residential condominium, a 32-lane bowling alley, a 900-seat movie theater, a 7,500 square foot restaurant, a 3,600 square foot drive-thru restaurant, and a 41,850 square foot senior facility.

On October 20, 2003, the former property owner (JM1111998, LLC) of the movie theater property, 12101 and 12111 Valley View Street, submitted a Site Plan application (Site Plan No. SP-336-03) to construct a 9,950 single-story commercial building. On April 15, 2004, the Planning Commission denied Site Plan No. SP-336-03 citing incompatibility of the proposed design with the existing development, and adopted Resolution No. 5419 denying Site Plan No. SP-336-03 on May 6, 2004. The applicant appealed the Planning Commission's decision to the City Council. On August 10, 2004, the City Council approved the appeal and overturned the Planning Commission's decision citing that the proposed commercial development was a suitable and appropriate commercial development on properties in need of revitalization. The project was never constructed due to a CC&R dispute between the subject site property owner (JM11998, LLC) and the adjacent bowling alley property owner (Magini Al Elokeim 26, LLC).

On May 21, 2015, McDonald's received land use approval to demolish the existing restaurant building in order to construct a new, 3,861 square foot restaurant.

On October 18, 2018, the Planning Commission approved Resolution No. 5931-18 recommending that the City Council approve Planned Unit Development No. PUD-104-73 (Rev. 2018), an amendment to PUD-104-73 (Planned Unit Development) to allow an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant, and to amend the sign requirements of the PUD. Concurrently, the Planning Commission also approved (i) Resolution No. 5932-18, approving Site Plan No. SP-057-2018 to allow the construction of a 4,241 square foot automatic car wash, an 1,870 square foot drive-thru restaurant, a 2,700 square foot sit-down restaurant, a 2,846 square foot expansion to the existing movie theater, and approval of Lot Line Adjustment No. LLA-019-2018 to modify existing lot lines to consolidate

two (2) parcels into one (1), and (ii) approved Resolution No. 5933-18, approving Conditional Use Permit No. CUP-140-2018 to allow the operation of the automatic car wash.

On November 27, 2018, the City Council adopted Ordinance No. 2895 approving Planned Unit Development No. PUD-104-73 (Rev. 2018), amending the uses permitted and sign requirements of the PUD.

On May 11, 2020, the Community and Economic Development Director approved a minor modification to Site Plan No. SP-057-2018, eliminating the movie theater expansion (reducing the movie theater from six (6) auditoriums as approved in 2018 to three (3) auditoriums with the seating reduced from 328 seats to 251 seats) and the 2,700 square foot inline tenant restaurant to accommodate additional parking. While the 2,700 square foot restaurant was eliminated from the movie theater project plans, the developer indicated that the restaurant would remain part of the site's Master Plan development, and would be included with the redevelopment plans of the bowling alley site, located at 12141 Valley View Street.

The property owner now proposes to revitalize the subject site through the re-purposing of the existing bowling alley with commercial retail and restaurant uses, including a 12,082 square foot anchor tenant and three (3) new restaurants with a total combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, and the construction of a new 2,000 square foot pad drive-thru restaurant. A General Plan Amendment, PUD amendment, and Site Plan approvals are required to facilitate the redevelopment of the project site.

Neighborhood Meeting

On June 17, 2019, a neighborhood meeting was held by the applicant at the Starlight Cinema to share the project and receive input from local residents. About 50 members of the community attended the meeting, and questions raised by those in attendance included traffic, parking, on-site security, noise, lighting and the type of uses proposed. At the conclusion of the meeting, those in attendance expressed support for the project.

DISCUSSION:

GENERAL PLAN AMENDMENT

The commercial portion of PUD-104-73 (Rev. 2018) is comprised of two (2) zoning designations: Civic Institution and Residential/Commercial Mixed Use 2. The subject site has a General Plan land use designation of Civic Institution, while the movie theater and the McDonald's properties each have a land use designation of Residential/Commercial Mixed Use 2. The land use designation of the subject site,

and that of the movie theater and McDonald's properties, were implemented in 2008 with the adoption of the 2030 General Plan Update. The 2030 General Plan Update identified the Valley View Street and Chapman Avenue intersection as Focus Area N, which intends to revitalize older and underutilized multi-tenant commercial centers. At the time, the land use designation of the movie theater and the McDonald's properties, along with other commercial properties in the area, were changed from Light Commercial to Residential/Commercial Mixed Use 2, while the subject site's land use designation was changed from Light Commercial to Civic Institution.

The Civic Institution land use designation does not support commercial uses. The Civic Institution land use designation is intended to allow for education uses, such as elementary, middle, and high school, colleges, universities, hospitals, and governmental facilities. In order to facilitate the redevelopment of the subject site with new commercial uses, a General Plan Amendment is required. The proposed General Plan Amendment will change the land use designation of the subject site from Civic Institution to Light Commercial. As previously stated, the subject site's land use designation prior to the adoption of the 2008 General Plan Update was Light Commercial, and the proposed General Plan Amendment will re-establish the property's previous land use designation of Light Commercial.

The Light Commercial land use designation is intended to allow for a range of commercial activities that serve local residential neighborhoods, including retail, restaurant, and similar commercial uses that are compatible with the commercial and residential uses in the area. The proposed General Plan Amendment will allow the applicant to redevelop and revitalize the project site by expanding the commercial uses permitted in the PUD in order to re-purpose the existing bowling alley building with new commercial retail and restaurant uses, and to construct a new pad drive-thru restaurant.

PLANNED UNIT DEVELOPMENT

The subject site is currently zoned Planned Unit Development (PUD) No. PUD-104-73 (Rev. 2018). A Planned Unit Development is a precise plan that provides the means for the regulation of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

In 2018, PUD-104-73 was amended to allow an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant on the adjacent movie theater property (12111 and 12101 Valley View street), along with an amendment to the sign requirements of the PUD.

The proposed amendment to the PUD will expand the commercial uses permitted to also include uses permitted in the C-1 (Neighborhood Commercial). Attachment 1 provides a matrix of the C-1 zone uses that will be permitted in the PUD as identified in Section 9.16.020.030 (Uses Permitted) of the Municipal Code. The C-1 zone uses are intended to be neighborhood-serving. The introduction of new commercial uses will allow the subject site to be redeveloped as proposed by the applicant, and will integrate the property into the newly renovated West Grove Center. The proposed C-1 zone uses will be compatible with the commercial uses currently allowed by the PUD, as well as compatible with the surrounding commercial and residential uses in the area.

The proposed amendment will also modify the sign requirements of the PUD to allow for the existing pole sign cabinet to be modified to allow for a multi-tenant display cabinet, and will also allow for the replacement of any of the existing pole signs with a monument sign that complies with the sign requirements of the Municipal Code. The 2018 PUD amendment amended the sign requirements of the PUD, including allowing for a multi-tenant display cabinet on the existing movie theater pole sign. As currently required by the PUD, all other signage is required to comply with the total allowable signage of the C-1 zone.

The proposed amendment will assist with the revitalization and redevelopment of an underutilized commercial property, which is consistent with the goals and policies of the General Plan Land Use Element that encourages the revitalization of aging, underused or deteriorated commercial centers; that encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; that encourages the City to work with property owners to revitalize deteriorated centers; that encourages appropriate signage in commercial centers; and that encourages façade renovations, enhanced parking area landscaping, and improved lighting. Additionally, the Project complies with the goals and policies of the Community Design Element that encourages the creation of unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable; commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places; new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment; buildings with fully finished architectural detail, including finished doors, windows, and exterior surfaces identical to, or which complement the front of the building; and landscaping treatment on all parts of a building site, visible from City streets.

In addition, the proposed amendment will be consistent with the intent of the Planned Unit Development as the uses are diverse and compatible with the proposed land use designation of Light Commercial, and will ensure that the quality of the proposed project is greater than what could be achieved through a traditional commercial zoning classification.

SITE PLAN

The applicant proposes to redevelop and revitalize the subject site by repurposing the existing building alley building to accommodate commercial retail and restaurant uses, including an anchor tenant of 12,082 square feet, and three (3) new restaurants with a combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, and the construction of a 2,000 square foot pad drive-thru restaurant. The proposed pad drive-thru restaurant will be operated by Starbucks. No other tenants have been identified for the anchor building tenants.

Site Design, Circulation and Parking

The proposed project includes reconfiguring the existing on-site circulation, drive aisles, and parking areas to accommodate the proposed development. The existing building will remain in its current location, toward the rear of the property, and will continue to have a shared building wall with the movie theater building. A total of 14,079 square feet of building area will be demolished along the easterly and southerly sides of the building to accommodate a new drive aisle, parking spaces, and a walkway along the front of the building (east side), and a covered drive-thru lane along the south side of the building. The new pad drive-thru restaurant will be located on the southeast corner of the lot, along Valley View Street.

The PUD is designed to provide shared vehicular access via internal two-way drive aisles between the project site, the movie theater, the McDonald's, and the senior living facility properties. These internal shared vehicular access points will not change.

The project will continue to be accessed directly from two (2) existing drive approaches located on Valley View Street, and from a public alley located south of the site. The primary access to the project site will be from a signalized driveway located at the northeast corner of the site, which is the main driveway used to access the West Grove Center. The driveway is designed to allow vehicular right-turn and left-turn in and out from the site. The driveway is also a shared driveway that serves the movie theater property. The second driveway along Valley View Street that can be used to access the project is located on the movie theater property, between the Jack-in-the-Box and the Fast 5 Express car wash. The access from the alley will be redesigned to provide one (1) vehicular access point in and out of the project.

From the main drive approach on Valley View Street, the drive aisle circulates to the west of the project site toward the existing building, and circulates along the front, side, and rear portions of the building where the drive aisle ultimately connects with the drive aisle that serves the movie theater property.

The drive aisle also connects to the parking areas located at the front, side, and rear areas of the property. The parking areas located at the front and side of the property will be reconfigured with new rows of parking and new landscape planters. Particularly, the parking area along the alley will be redesigned so that all the parking spaces are accessed directly from within the project. A new landscape planter with a four (4) foot high block wall will be constructed along the property line adjacent to the alley to create a physical barrier between the alley and the project. All new perimeter walls constructed adjacent to any driveway are required to comply with the vehicular vision clearance requirements.

The proposed parking lot layout, including the drive aisle, parking spaces, and drive-thru lanes, have been designed per City's standard, and all drive aisles provide the required width to accommodate two-way vehicular traffic.

A Traffic Study was prepared for the project that reviewed the Project's traffic and circulation, and the City's Traffic Engineering Division determined that the project would not have significant impacts to existing City's infrastructure, or to active transportation and public transit.

Drive-Thru Lane Circulation

The pad drive-thru restaurant will be located at the southeast corner of the lot. The drive-thru lane will be accessed from the parking area located at the front of the property. The drive-thru lane is a U-shaped design that originates on the west side of the building and circulates around the west, south, and east sides of the building. Vehicles exiting the drive-thru lane will exit into the same front parking area where the drive-lane entrance is located.

The drive-thru lane entrance for the new anchor building drive-thru restaurant is designed as a straight lane that runs along the south side of the building. The drive-thru lane entrance will be accessed from the parking area located at the rear of the lot, and vehicles will exit into the front parking area. The building's existing roof and exterior southerly wall will be preserved to create a covered and partially enclosed drive-thru lane.

Parking

The Project will rely on the adjacent movie theater property for additional parking to comply with its required parking through a reciprocal parking agreement. The Project is required to provide a total of 167 parking spaces to accommodate the proposed commercial uses. When drive-thru facilities are proposed, the City allows for half of the vehicle queuing of the drive-thru lane to be counted toward the required parking.

The Project will provide 123 parking spaces in the form of 115 parking stalls and eight (8) vehicle queuing spaces combined within the two (2) proposed drive-thru lanes; however, the Project will be deficient by 44 parking spaces.

The movie theater property is currently over parked by 66 parking spaces. The movie theater property is required to provide a total of 129 parking spaces to serve the movie theater, the Jack-in-the-Box, and the Fast 5 Express car wash, and currently provides a total of 195 parking spaces. The movie theater property has sufficient parking to meet its own required parking, and has surplus parking spaces available that can be shared with the Project to meet its required parking. The Project will utilize 44 parking spaces on the movie theater property, and the movie theater property will continue to maintain a surplus of 22 parking spaces. Since the Project will form part of the West Grove Center, having shared parking with the movie theater property in perpetuity through a reciprocal parking agreement will assist with the redevelopment of the site.

Building Design and Architecture

The existing bowling alley building will be converted into a multiple tenant building with four (4) tenant spaces. The restaurant tenants will be located at the front (east) portion of the building, and will include three (3) separate restaurant spaces with a combined area of 7,214 square feet. Each restaurant will have a unit size of 1,665 square feet, 2,792 square feet, and 2,757 square feet. The restaurant space located at the southeast corner of the building will include a drive-thru lane. The 12,082 square foot anchor tenant will be located on the west side of the building, and will occupy the majority of the building area. Each tenant space will have their respective storefront, and main entrance, located along the front (east) building elevation, although the anchor tenant will provide additional ingress/egress doors along the rear (west) building elevation. The project includes three communal (3) outdoor patios with a combined area of 900 square feet located adjacent to the front of the building.

Two (2) of the patio areas will include a trellis shade structure that is complementary with the proposed building design, and will also include new landscaping. The third patio area is located adjacent to the anchor tenant entrance.

The existing building's exterior façade is constructed of concrete masonry unit (CMU). The CMU exterior finish will remain, but will be enhanced to feature a contemporary architecture design that is compatible with the architecture of the movie theater building. The front building elevation incorporates two new architectural (2) tower elements that extend above parapet wall to provide varied rooflines to create visual interest. The front elevation will incorporate new storefronts for each tenant, and the CMU exterior will be finished with smooth cement plaster with accenting score lines. The architecture detailing includes vertical fiber cement board siding, precast concrete base veneer, aluminum louvers,

and decorative metal panels. An aluminum trellis is also proposed along the front elevation.

The south (side) and west (rear) building elements will retain the existing CMU finish; however, two corner portions of the building elevation that are part of the drive-thru lane, including the building area of the drive-thru lane entrance, will include the same smooth cement plaster finish and decorative metal panels used on the front elevation. In addition, five (5) new wall openings will be created along the south building wall, along the drive-thru lane, that will be enhanced with a trellis system for landscaping.

The pad restaurant building will be 2,000 square feet in size, and includes a 300 square foot outdoor patio dining area located on the west side of the building. While the developer has indicated that the building will be operated by a Starbucks, the developer is responsible for constructing the building shell and site improvements, and Starbucks will follow thereafter with plans for the interior building improvements.

The pad drive-thru restaurant building is well-designed and incorporates contemporary architectural elements that are compatible with the design of the anchor building. The building elevations incorporate varied architectural massing and rooflines. Two (2) storefronts will be located on the north (front) and west (side) building elevations. The building's exterior finish will also consist of a smooth cement plaster finish with score line with accenting fiber cement board siding. A decorative metal canopy will be installed over the two (2) storefronts and the drive-thru pick-up window.

The exterior colors of the anchor building and the pad drive-thru restaurant are similar, and include varying shades of dark and lighter gray, which are also consistent with the exterior paint color of the movie theater property.

Landscaping

The Project will provide new landscaping along Valley View Street and the public alley, within the parking area, and adjacent to the restaurant's drive-thru lanes. The overall landscaping for the site will increase from 1,216 square feet (1.2% of the site) to 11,456 square feet (12.2% of the site). The applicant is required to provide a landscape and irrigation plan to the City that complies with the landscaping and water efficiency requirements of Title 9 of the Municipal Code. The proposed site landscaping is also required to be compatible with the landscape treatment used on the adjacent movie theater property. Planning staff will review the type and location of all proposed plant materials. As part of the landscape plan, a variety of trees, shrubs, and flowers are required.

CEQA

The proposed project was reviewed and an Initial Study report and Negative Declaration (IS/ND) was prepared pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). Based on the Initial Study and supporting technical analyses, it was determined that all potentially adverse environmental impacts are at a level of less than significant. On this basis, a Negative Declaration has been prepared. Copies of the Negative Declaration are attached to this report along with a CD that contains a complete digital version of the environmental document with the corresponding technical studies.

The 20-day public comment period on the Negative Declaration occurred from February 10, 2021 to March 2, 2021.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

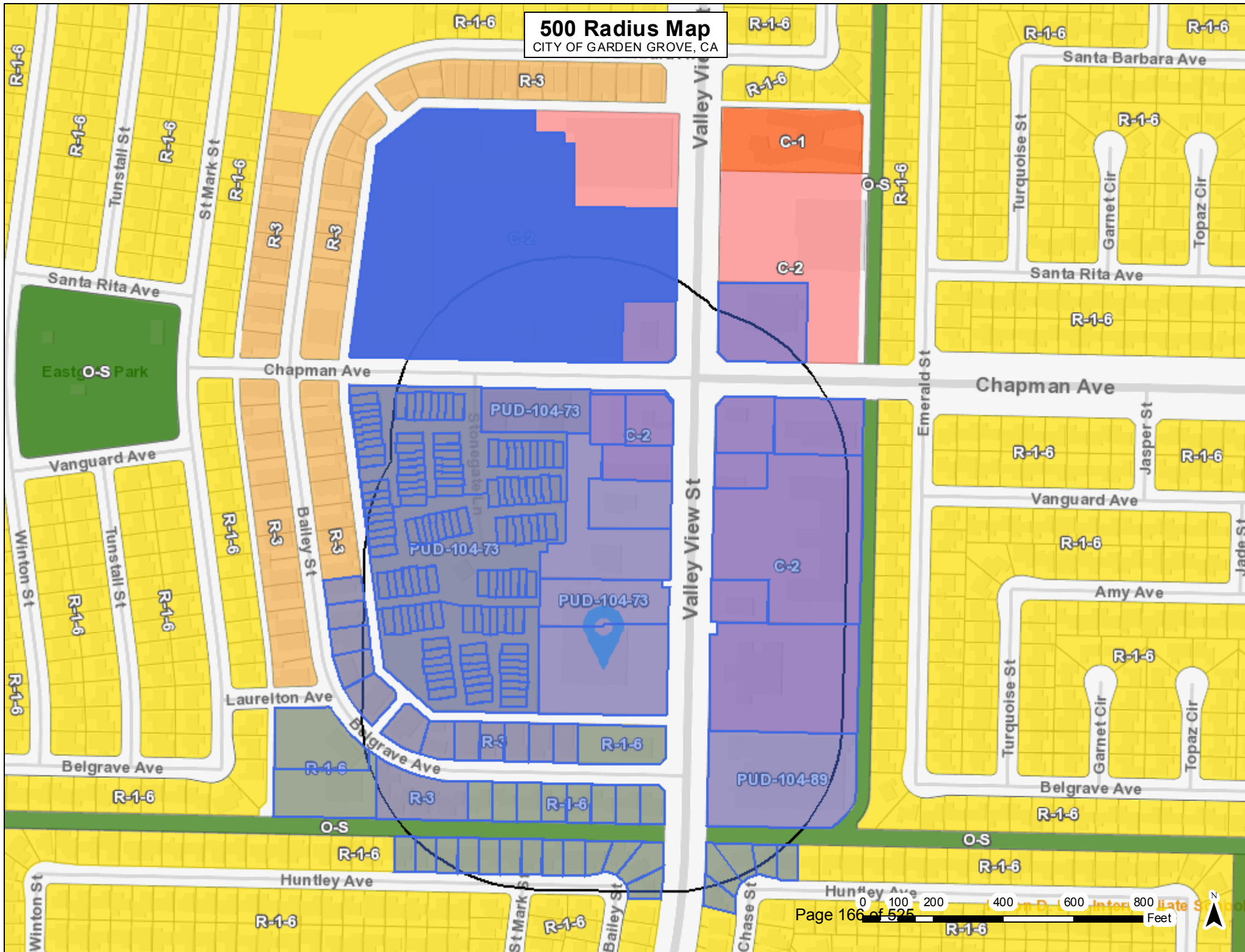
1. Adopt Resolution No. 6019-21 recommending that the City Council adopt a Negative Declaration, and adopt a Resolution approving General Plan Amendment No. GPA-002-2021 and an Ordinance approving Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021); and,
2. Adopt Resolution No. 6020-21 approving Site Plan No. SP-097-2021, subject to the recommended Conditions of Approval and contingent upon City Council approval of General Plan Amendment No. GPA-002-2021, and Planned Unit Development No. PUD-104-73 (Rev. 2018).

Lee Marino
Planning Service Manager

By: Maria Parra
Senior Planner

Attachment 1: C-1 Zone Uses Permitted

500 Radius Map
CITY OF GARDEN GROVE, CA





CLIENT:

CINEMAS MANAGEMENT, INC.
315 REES ST., PLAYA DEL REY, CA 90293
T 310-702-5190 DAN AKARAKIAN dakarakian@yahoo.com

ARCHITECT:

ARCHITECTS ORANGE
174 S. ORANGE ST. ORANGE, CA 92866
T: 714.639.9860
PEDRAM SHOKATI - PEDRAMS@AOARCHITECTS.COM

West Grove Center, Garden Grove CA.

SUBMITTAL DATE: 12-29-2020

TOTAL SITE AREA: 211613 S.F. 4.86 ACRES

TOTAL BUILDING AREA: 38420 S.F.
F.A.R. 0.18

BUILDING AREA & PARKING SUMMARY:

		REQUIRED PARKING:	
STARLIGHT CINEMA	251 SEATS	0.3 / SEAT	75 STALLS
JACK IN THE BOX	1870 S.F.	10 / 1000	19 STALLS
PATIO	200 S.F.	10 / 1000	2 STALLS
CARWASH	4241 S.F.	5 x (120/20)	30 SPACES+3 EMPLOYEE FOR STACKING & DRYING
ANCHOR	12082 S.F.	5 / 1000	61 STALLS
RESTAURANTS/RETAIL	7214 S.F.	10 / 1000	73 STALLS
PATIO	900 S.F.	10 / 1000	9 STALLS
DT QUEUE	4 CARS		
DT COFFEE SHOP	2000 S.F.	10 / 1000	20 STALLS
PATIO	300 S.F.	10 / 1000	3 STALLS
DT QUEUE	4 CARS		

PARKING SUMMARY

	PROVIDED:	
STANDARD	209 STALLS	
COMPACT	29 STALLS	
VACUUME	18 STALLS	
ADA	10 STALLS	
CAV	6 STALLS	
EV	18 STALLS	
TOTAL:	290 STALLS	290+28=318
CARWASH QUEUE	16 CARS	
JIB DT QUEUE	4 CARS	
COFFEE SHOP QUEUE	4 CARS	
RESTAURANT DT QUEUE	4 CARS	

TOTAL LANDSCAPE AREA: 24,034 S.F. 13.9% OF SITE

PHASE 1 PARCEL AREA: 118007 S.F. 2.71 ACRES

TOTAL BUILDING AREA: 17124 S.F.
F.A.R. 0.15

BUILDING AREA & PARKING SUMMARY:

	REQUIRED PARKING:	
STARLIGHT CINEMA	251 SEATS	0.3 / SEAT 75 STALLS
JACK IN THE BOX	1870 S.F.	10 / 1000 19 STALLS
PATIO	200 S.F.	10 / 1000 2 STALLS
CARWASH	4241 S.F.	5 x (120/20) 30 SPACES+3 EMPLOYEE FOR STACKING & DRYING
PARKING SUMMARY	PROVIDED:	
STANDARD	111 STALLS	
COMPACT	24 STALLS	
VACUUME	18 STALLS	
ADA	6 STALLS	
CAV	6 STALLS	
EV	10 STALLS	PROVIDED REQUIRED:
TOTAL:	175 STALLS	175+16+4=195 129 STALLS
CARWASH QUEUE	16 CARS	
JIB DT QUEUE	4 CARS	
TOTAL LANDSCAPE AREA:	12,807 S.F. 12.7% OF SITE	

PHASE 2 PARCEL AREA: 93606 S.F. 2.15 ACRES

TOTAL BUILDING AREA: 21296 S.F.
F.A.R. 0.23

BUILDING AREA & PARKING SUMMARY:

	REQUIRED PARKING:	
ANCHOR	12082 S.F.	5 / 1000 61 STALLS
RESTAURANT	1665 S.F.	10 / 1000 17 STALLS
RESTAURANT	2792 S.F.	10 / 1000 28 STALLS
RESTAURANT/ RETAIL	2757 S.F.	10 / 1000 28 STALLS
PATIO	900 S.F.	10 / 1000 9 STALLS
DT QUEUE	4 CARS	
DT COFFEE SHOP	2000 S.F.	10 / 1000 20 STALLS
PATIO	300 S.F.	10 / 1000 3 STALLS
DT QUEUE	4 CARS	
PARKING SUMMARY	PROVIDED:	
STANDARD	98 STALLS	
COMPACT	5 STALLS	
ADA	4 STALLS	
CAV	0 STALLS	
EV	8 STALLS	PROVIDED REQUIRED:
TOTAL:	115 STALLS	115+4+4=123 167 STALLS
(E) LANDSCAPE AREA:	1,216 S.F.	
NEW LANDSCAPE AREA:	11,227 S.F. 15.5% OF SITE	
16 (E) TREES REMOVED		

1 - ADMINISTRATION

ALL WORK SHALL BE IN CONFORMANCE WITH THE CODES IDENTIFIED IN THE GOVERNING CODES SECTION LISTED BELOW.

2019 CALIFORNIA BUILDING CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA FIRE CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA ENERGY CODE AND JURISDICTIONAL AMENDMENTS

CITY OF GARDEN GROVE BUILDING REGULATIONS

CITY OF GARDEN GROVE FIRE DEPARTMENT

2 - OCCUPANCY

A. PRIMARY OCCUPANCY (CHAPTER 3): A-1 (12,082 SF), 1 STORY ANCHOR
B. ADDITIONAL OCCUPANCIES: A-2 (7,214 SF) 1 STORY RESTAURANTS

3 - BUILDING AREA AND ALLOWABLE NUMBER OF FLOORS

A. CONSTRUCTION TYPE (CHAPTER 5): III-B
B. FULLY SPRINKLERED PER CHAPTER 9: YES
C. ALLOWABLE: 34,000 SF PER 506.2 FOR A-1 OCCUPANCY WITH SPRINKLER SYSTEM
D. ACTUAL: 19,082 SF
E. ALLOWABLE NUMBER OF FLOORS: 3 STORIES FOR A-1 OCCUPANCY (WITHOUT AREA INCREASE)
F. ACTUAL NUMBER OF FLOORS: 1 STORY

4 - OCCUPANCY SEPARATIONS

A. BUILDING IS CLASSIFIED AS NON-SEPARATED PER SECTION 508.3
NO OCCUPANCY SEPARATIONS REQUIRED

5 - TYPE OF CONSTRUCTION

A. CONSTRUCTION TYPE (SEC. 603): TYPE III-B
B. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS (TABLE 601):
a. PRIMARY STRUCTURE 0 HR
b. EXTERIOR BEARING WALL 2 HR
c. INTERIOR BEARING WALL 0 HR
d. EXTERIOR WALLS (< 10- FEET FIRE SEPARATION - TABLE 602) 1 HR
e. EXTERIOR WALLS (10- FEET OR MORE FIRE SEPARATION TABLE 602) 0 HR
f. INTERIOR NON-BEARING WALL 0 HR
g. FLOOR CONSTRUCTION & ASSOC. SECONDARY MEMBERS 0 HR
h. ROOF CONSTRUCTION & ASSOC. SECONDARY MEMBERS 0 HR

PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCCA.

KEYNOTES

01	PAINT CURBS RED AT ALL CURBS NOT ASSOCIATED WITH A PARKING SPACE. TYPICAL SEE DETAIL C, SHEET 01A	10	(E) TRASH ENCLOSURE
02	150' RADIUS FOR FIRE HYDRANT	11	NEW TRASH ENCLOSURE
03	FIRE LANE ENTRANCE SIGN (AT EVERY VEHICLE ENTRY POINT) REFER TO DETAILS B & D ON SHEET 01A	12	(E) FIRE HYDRANT
04	NOT USED	13	NEW 4" HIGH CMU WALL ALONG PROPERTY LINE
05	ACCESSIBLE PATH OF TRAVEL	14	MODULAR WETLAND PER CIVIL DWGS
06	SPEED BUMP	15	(E) PYLON SIGN TO REMAIN
07	2' PARKING OVERHANG	16	NEW LIGHT POLE
08	MENU BOARD	17	FIRE HOSE PULL <300'
09	EXISTING CMU WALL TO REMAIN	18	(E) POWER POLE. NO POWER OR DATA CONNECTION TO PROPERTY

SCALE: 1" = 30'-0" @ 24"x36"

ARCHITECTS ORANGE
www.architectsorange.com

12/21/2020
01
2017-084

144 N ORANGE ST. ORANGE CA 92866 (714)639 9860

CINEMAS MANAGEMENT, INC.

315 REES STREET, PLAYA DEL REY, CA 90293

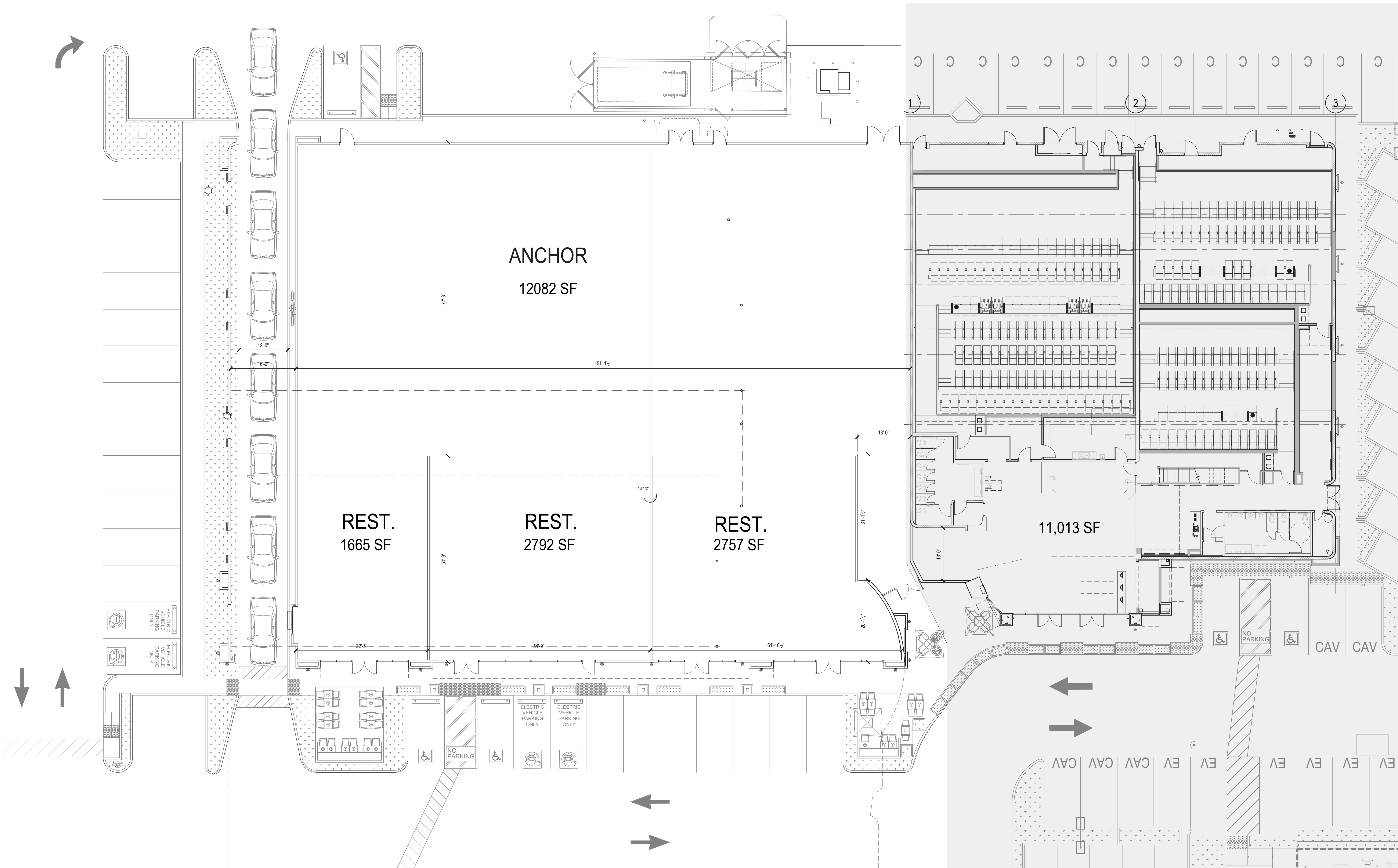
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West Grove Center - Garden Grove CA.

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Proposed Site Plan - Phase II

PHASE 1 SITE PLAN, N.I.C.



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West Grove Center - Garden Grove CA.

Floor Plan - Phase II

PHASE 1, N.I.C.

0 10 20

SCALE: 1" = 10'-0" @ 24"x36"

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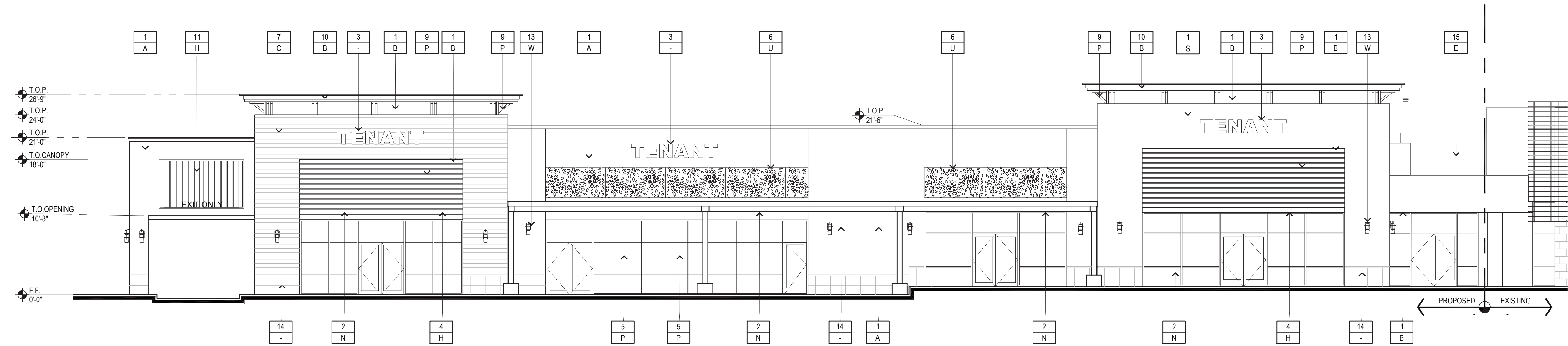
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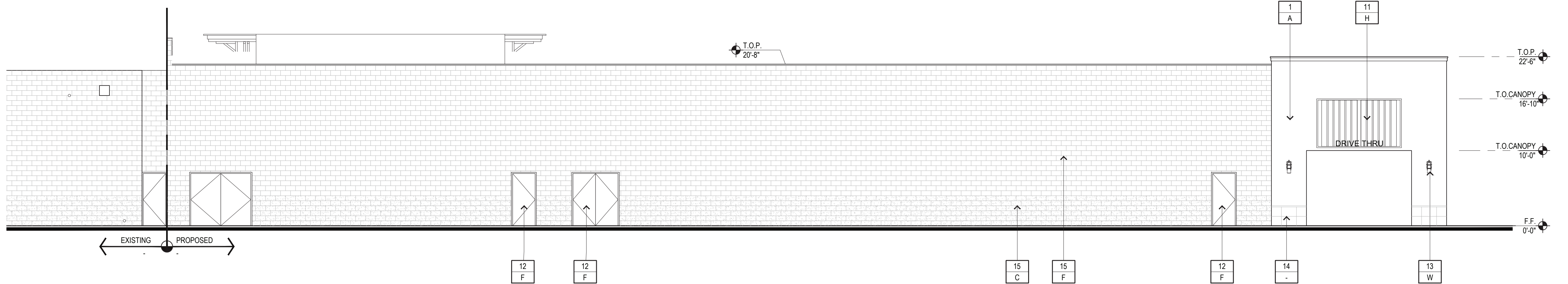
10/12/2020

03

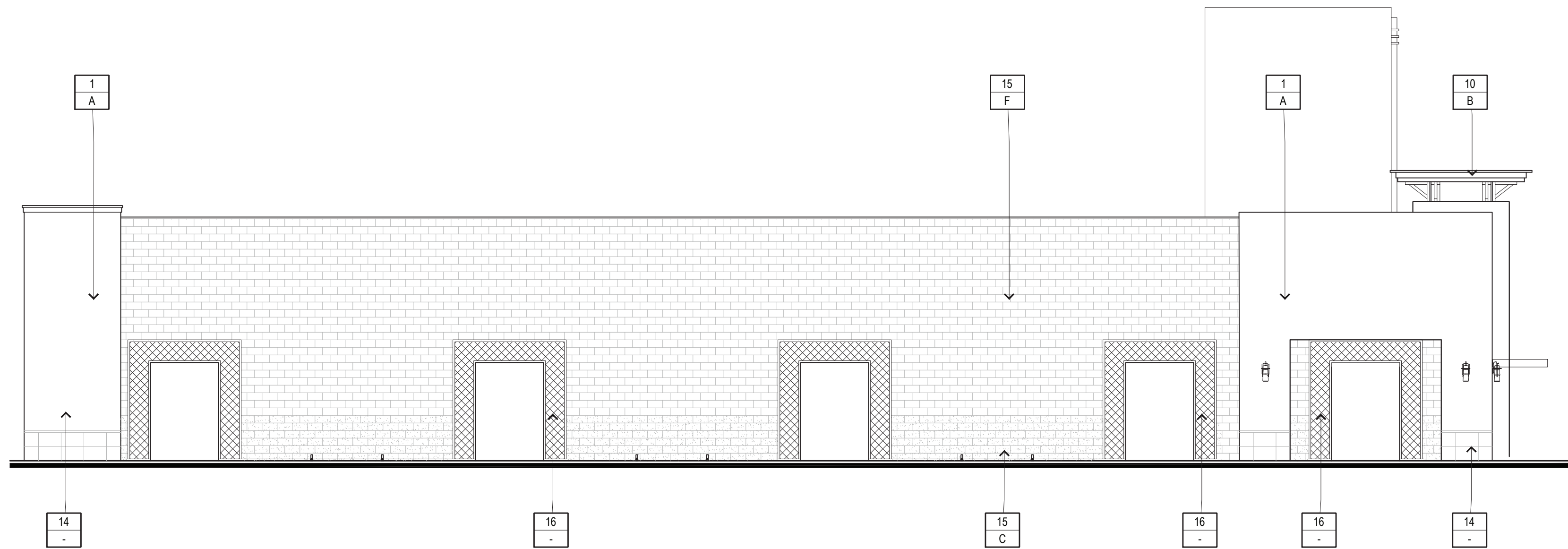
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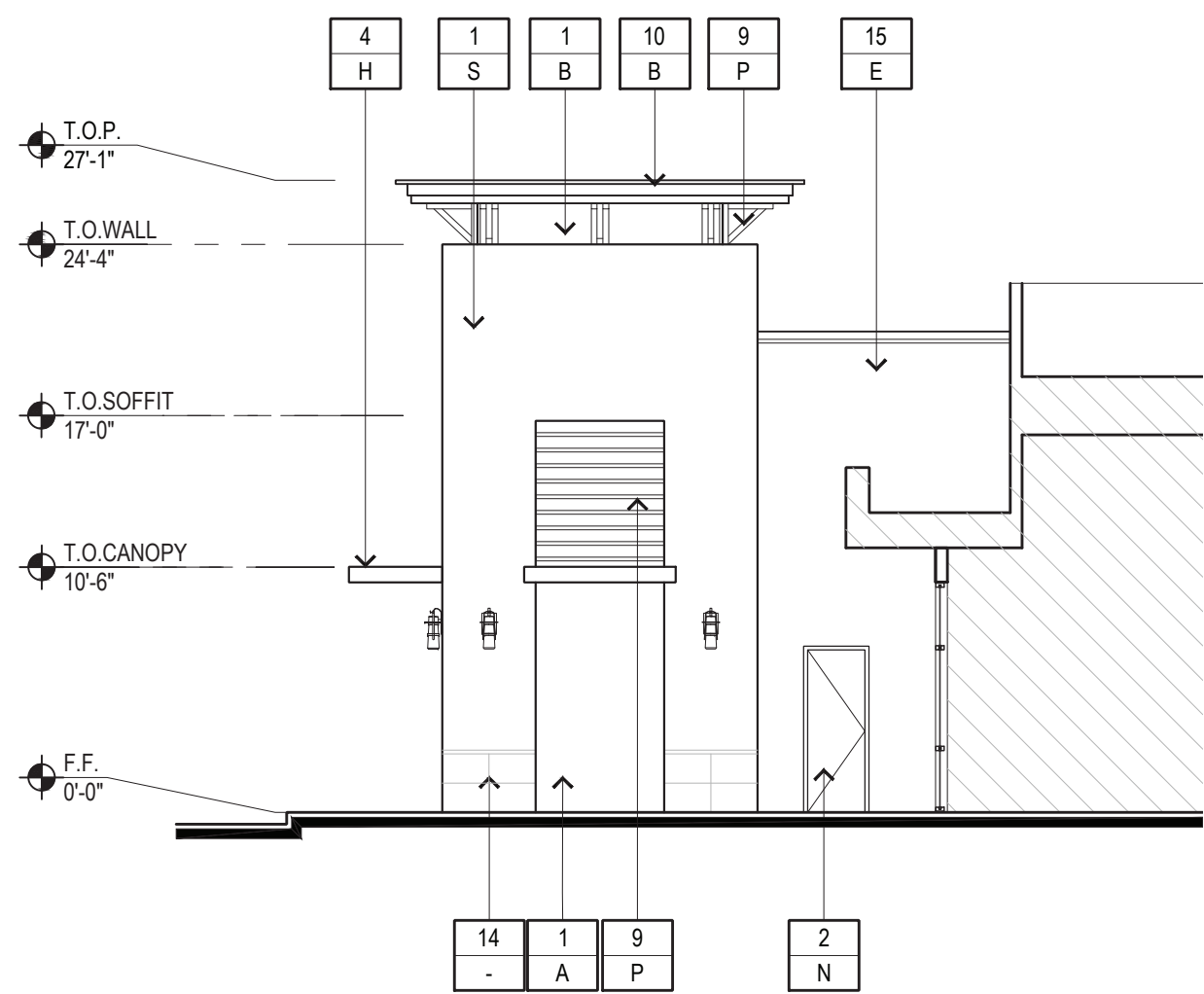
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

FINISH SCHEDULE - MATERIAL

1	SMOOTH EXTERIOR CEMENT PLASTER SYSTEM: COLORTEK PM SMOOTH COAT O/ CRACK ISOLATION SYSTEM O/ OMEGA DIAMOND WALL ONE COAT SYSTEM O/ MEGA METAL LATH O/ 2 LAYERS OF BUILDING PAPER
2	ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR DUAL INSULATED GLAZING, EXTERIOR PANE TEMPERED, TYP. ALL GLAZING. BOTH PANES TEMPERED WHERE INDICATED ON ELEVATIONS.
3	SIGNAGE N.I.C. UNDER SEPARATE PERMIT. PROVIDE DEDICATED SIGN CIRCUIT J-BOX AND CONDUIT. PROVIDE BLOCKING IN WALL AS REQUIRED.
4	METAL CANOPY STRUCTURE
5	ALUMINUM TRELLIS AND CANOPY STRUCTURE WITH DECORATIVE METAL PANEL IN-FILL (SEE ROOF PLAN AND REFLECTED CEILING PLAN) CONTRACTOR TO PROVIDE SHOP DRAWINGS & MOCKUP FOR REVIEW PRIOR TO FABRICATION)
6	DECORATIVE METAL PANEL.
7	HARDI BOARD FIBER CEMENT BOARD SIDING
8	NICHIHA FIBER CEMENT BOARD SIDING
9	ANODIZED ALUMINUM SLAT/ WALL CLADDING/TRIM/BACKET/LOUVER
10	EIFS
11	BERRIDGE TEE-PANEL STANDING SEAM METAL PANEL SYSTEM (OR EQUAL)
12	HOLLOW METAL DOOR.
13	EXTERIOR SCONCE LIGHT
14	PRECAST CONCRETE BASE
15	EXISTING CMU WALL
16	TRELLIS SYSTEM - GREEN SCREEN ATTACHED TO THE EXTERIOR WALL. PROVIDE BLOCKING WITHIN WALL AS REQUIRED FOR ATTACHMENT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

FINISH SCHEDULE - FINISH

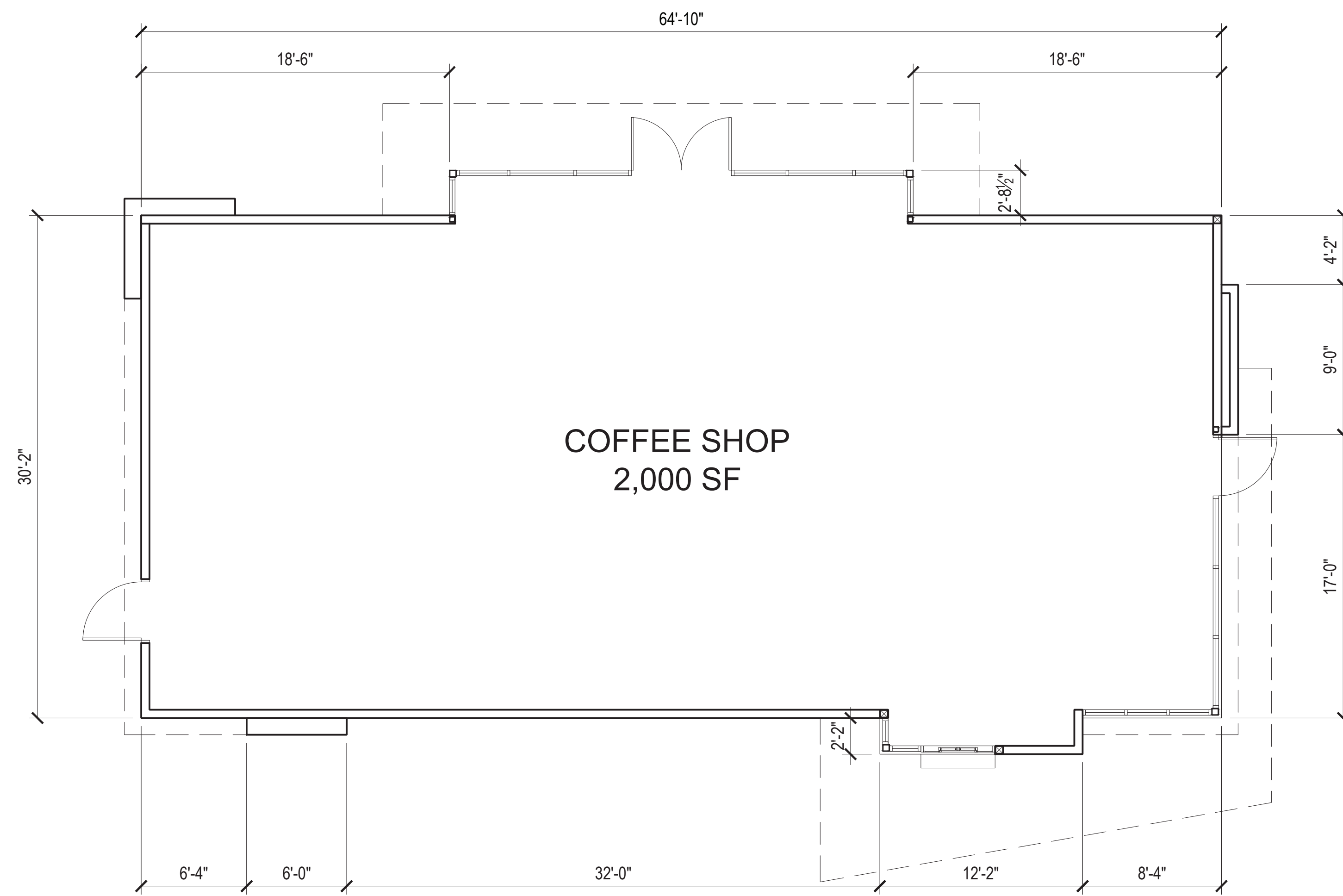
A	SHERWIN WILLIAMS PAINT #SW 7016 - MINDFUL GRAY
B	SHERWIN WILLIAMS PAINT #SW 7069 - IRON ORE
C	SHERWIN WILLIAMS PAINT #SW 7045 - INTELLECTUAL GRAY
D	SHERWIN WILLIAMS PAINT #7655 - STAMPED CONCRETE
E	SHERWIN WILLIAMS PAINT #SW 7068 - GRIZZLE GRAY
F	SHERWIN WILLIAMS PAINT #9165 - GOSSAMER VEIL
G	SHERWIN WILLIAMS PAINT #9161 - DUSTBLU
H	SHERWIN WILLIAMS PAINT #SW MANNIX BRONZE
J	SHERWIN WILLIAMS PAINT #SW7757 - HIGH REFLECTIVE WHITE
L	SHERWIN WILLIAMS PAINT #SW -
M	SHERWIN WILLIAMS PAINT #SW -
N	ARCADIA STOREFRONTS - STANDARD DARK BRONZE AB-6
P	KNOTWOOD -GRAIN COLOR : ROYAL OAK
Q	NICHIHA - VINTAGEWOOD - SPRUCE
R	ARCADIA STOREFRONTS - STANDARD DARK BRONZE AB-6
S	OMEGA - 414 CLOUD COVER
T	OMEGA - 35 CLOUD GREY
U	PARASOLEIL, LEMONDROP PATTERN - "DBZ" DEEP BRONZE PATINA CONTACT HEIDI CREEKMUR 858-945-7915 hdesignsource@gmail.com www.hdesignsource.com
V	PARASOLEIL, LEMONDROP PATTERN - "PPK" PIKES PEAK CONTACT HEIDI CREEKMUR 858-945-7915 hdesignsource@gmail.com www.hdesignsource.com
W	MODERN FORM - BALTHUS
X	SYSTEMALUX

SCALE: 1/8"=1'-0" @ 24"x36"

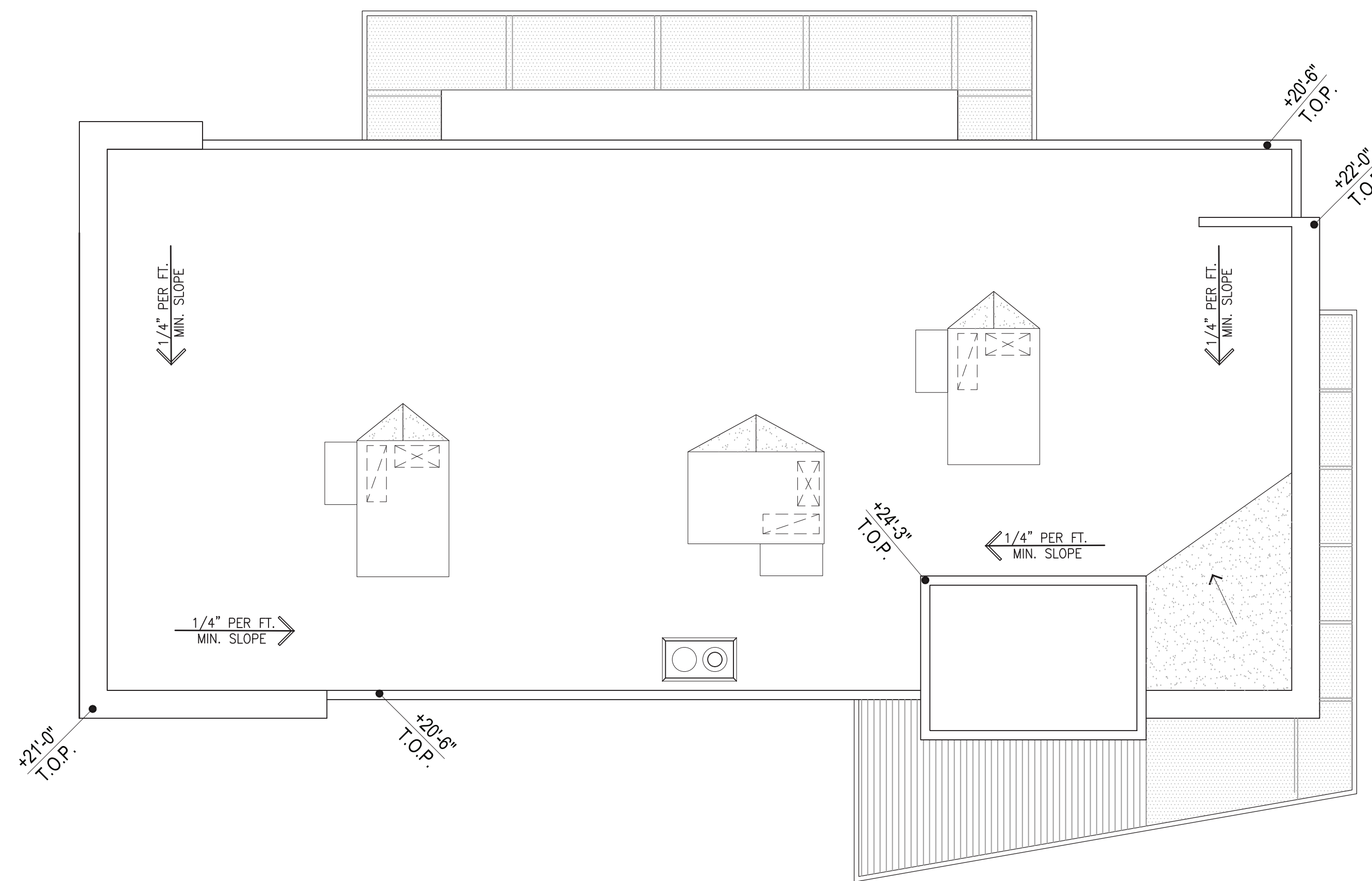
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PROPOSED ELEVATIONS



FLOOR PLAN



ROOF PLAN

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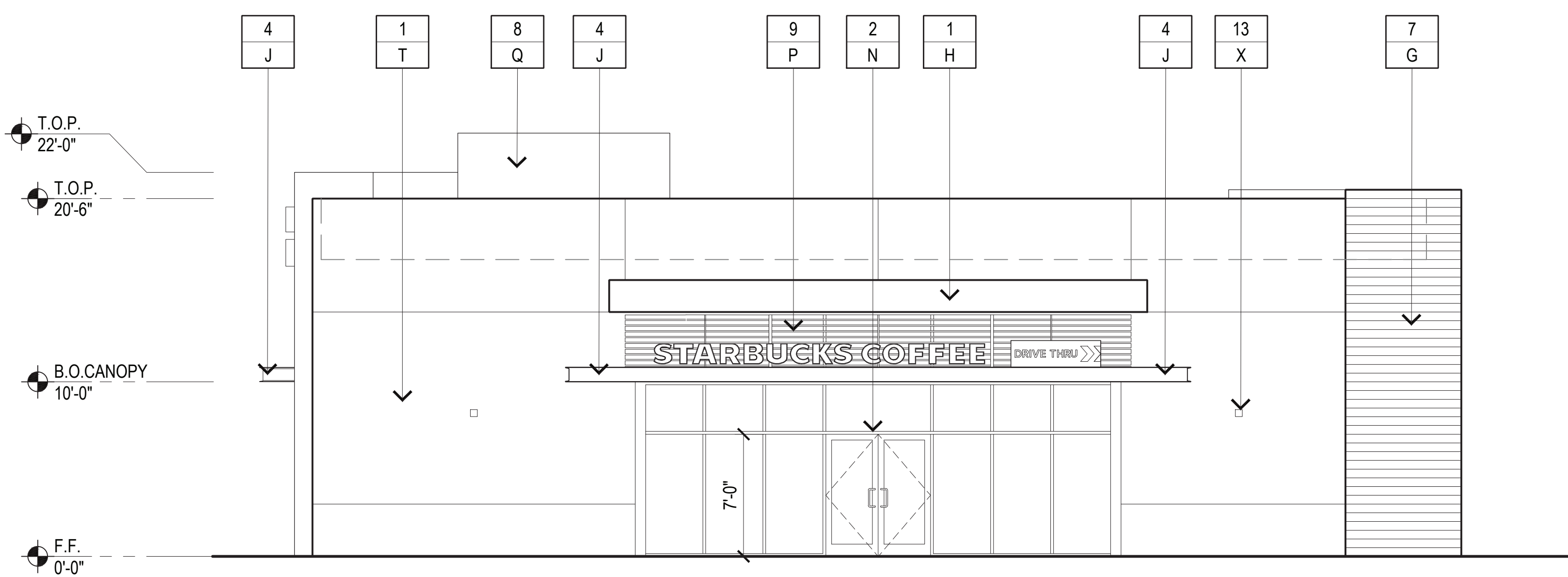
PROPOSED ELEVATIONS

SCALE: 3/16"=1'-0" @ 24"x36"

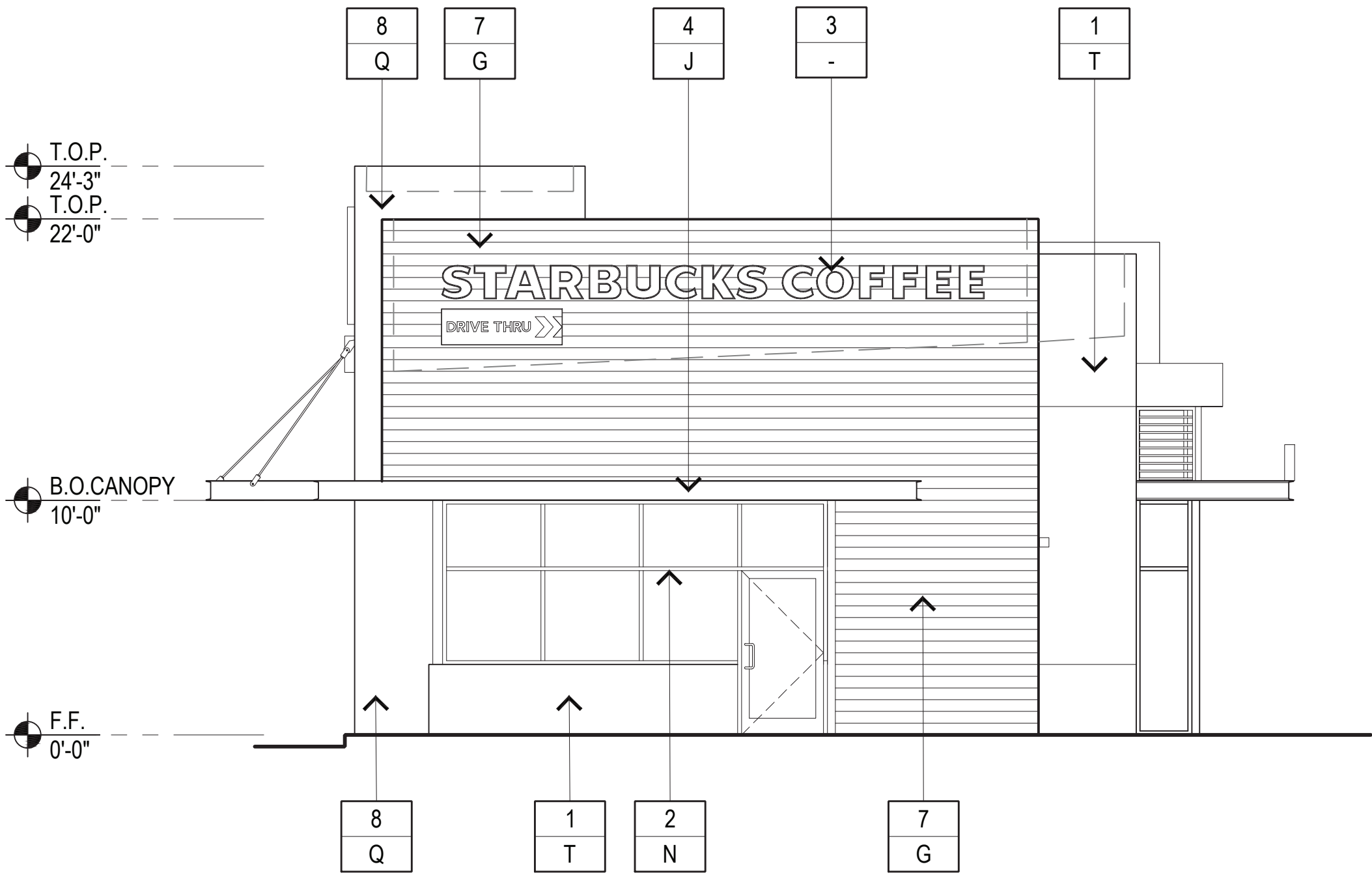
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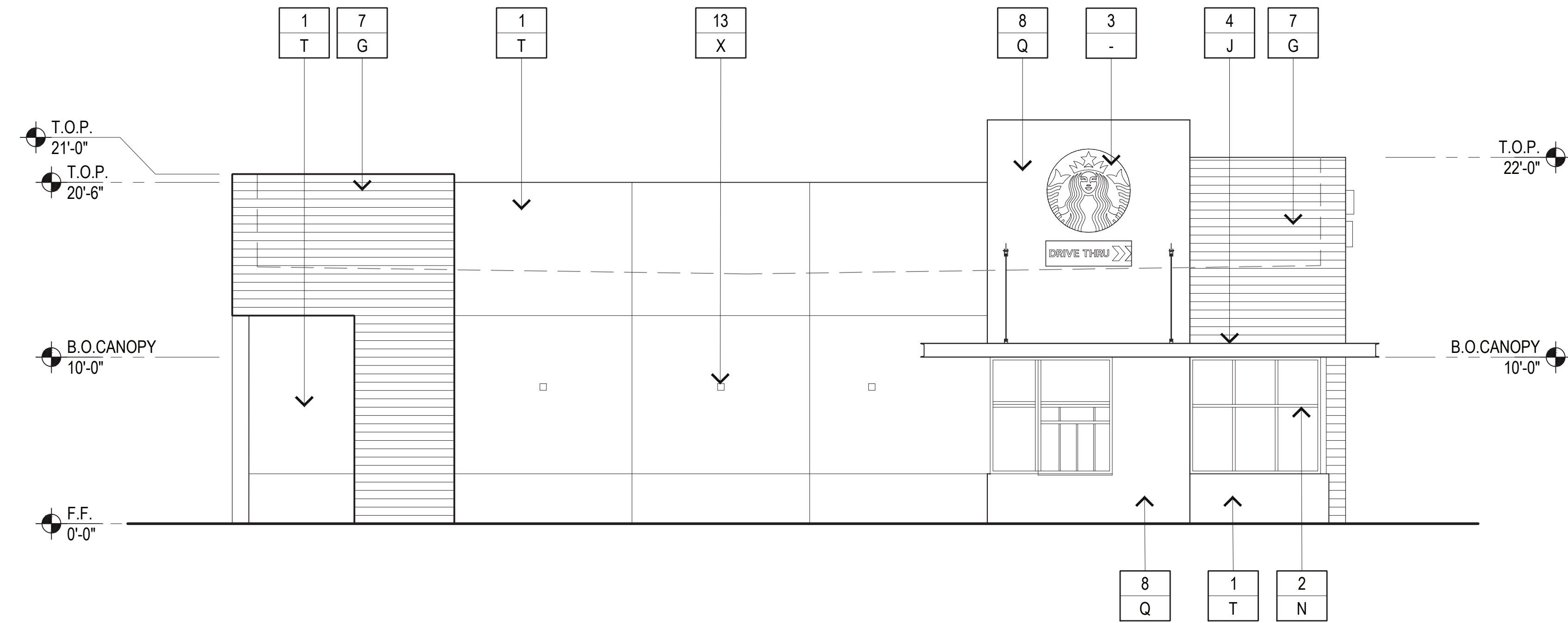
144 N ORANGE ST. ORANGE CA 92866 (714)639 9860



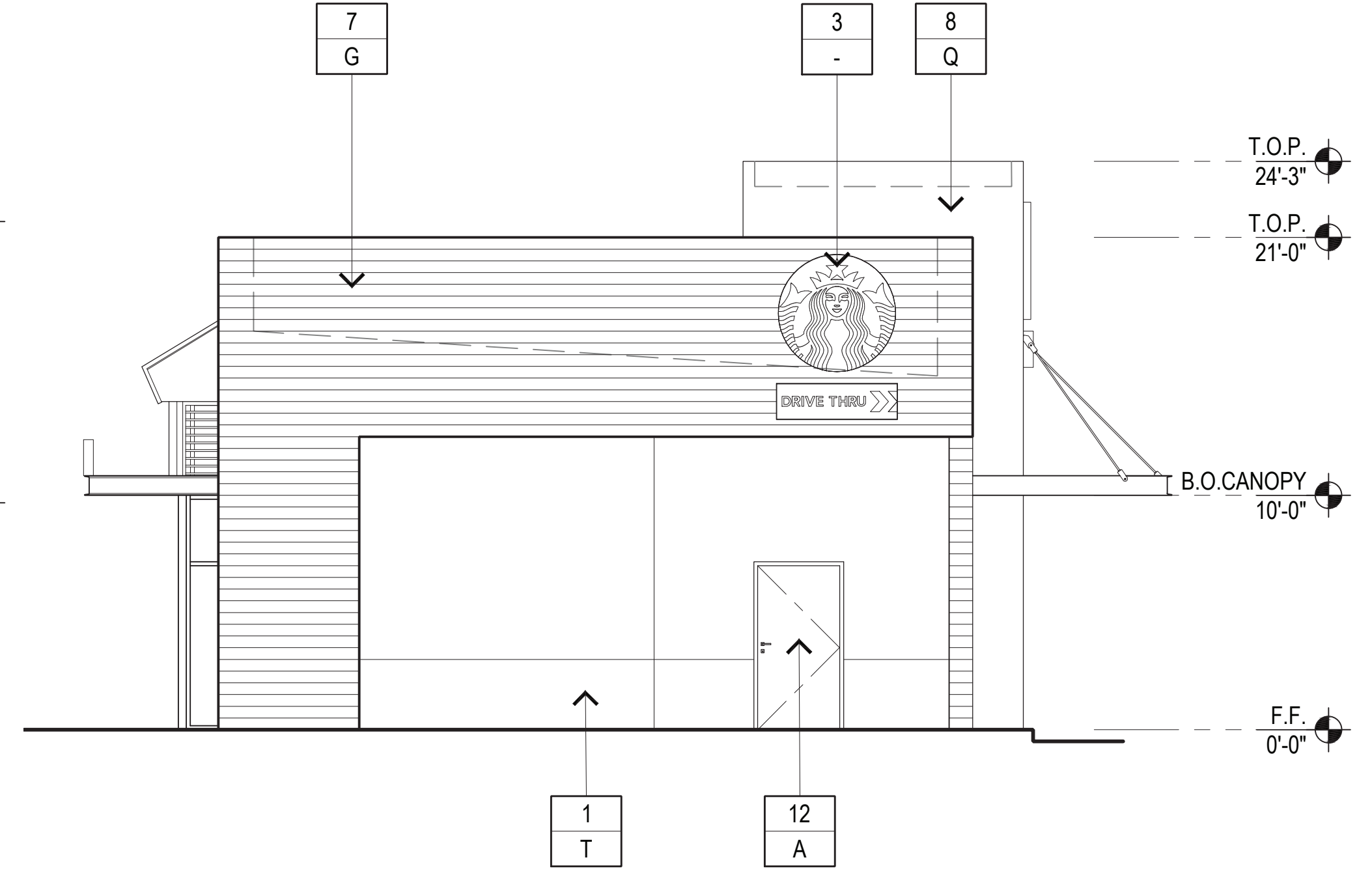
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

FINISH SCHEDULE - MATERIAL

1	SMOOTH EXTERIOR CEMENT PLASTER SYSTEM: COLORTEK PM SMOOTH COAT O/ CRACK ISOLATION SYSTEM O/ OMEGA DIAMOND WALL ONE COAT SYSTEM O/ MEGA METAL LATH O/ 2 LAYERS OF BUILDING PAPER
2	ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR DUAL INSULATED GLAZING, EXTERIOR PANE TEMPERED, TYP. ALL GLAZING, BOTH PANES TEMPERED WHERE INDICATED ON ELEVATIONS.
3	SIGNAGE N.I.C. UNDER SEPARATE PERMIT. PROVIDE DEDICATED SIGN CIRCUIT J-BOX AND CONDUIT. PROVIDE BLOCKING IN WALL AS REQUIRED.
4	METAL CANOPY STRUCTURE
5	ALUMINUM TRELLIS AND CANOPY STRUCTURE WITH DECORATIVE METAL PANEL IN-FILL (SEE ROOF PLAN AND REFLECTED CEILING PLAN) CONTRACTOR TO PROVIDE SHOP DRAWINGS & MOCKUP FOR REVIEW PRIOR TO FABRICATION)
6	DECORATIVE METAL PANEL.
7	HARDI BOARD FIBER CEMENT BOARD SIDING
8	NICHIHA FIBER CEMENT BOARD SIDING
9	ANODIZED ALUMINUM SLAT/ WALL CLADDING/TRIM/BACKET/LOUVER
10	EIFS
11	BERRIDGE TEE-PANEL STANDING SEAM METAL PANEL SYSTEM (OR EQUAL)
12	HOLLOW METAL DOOR.
13	EXTERIOR SCONCE LIGHT
14	PRECAST CONCRETE BASE
15	EXISTING CMU WALL
16	TRELLIS SYSTEM - GREEN SCREEN ATTACHED TO THE EXTERIOR WALL. PROVIDE BLOCKING WITHIN WALL AS REQUIRED FOR ATTACHMENT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

FINISH SCHEDULE - FINISH

A	SHERWIN WILLIAMS PAINT #SW 7016 - MINDFUL GRAY
B	SHERWIN WILLIAMS PAINT #SW 7069 - IRON ORE
C	SHERWIN WILLIAMS PAINT #SW 7045 - INTELLECTUAL GRAY
D	SHERWIN WILLIAMS PAINT #7655 - STAMPED CONCRETE
E	SHERWIN WILLIAMS PAINT #SW 7068 - GRIZZLE GRAY
F	SHERWIN WILLIAMS PAINT #9165 - GOSSAMER VEIL
G	SHERWIN WILLIAMS PAINT #9161 - DUSTBLU
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W	MODERN FORM - BALTHUS
X	SYSTEMALUX

SCALE: 3/16"=1'-0" @ 24"=36"
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Starlight Cinema Center Valley View, Garden Grove CA.

PROPOSED ELEVATIONS

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R E N D E R I N G

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RENDERING

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RENDERING



FEATURE LEGEND:

- 1 STARLIGHT CINEMA PHASE 1 BUILDINGS PER ARCHITECT'S PLANS.
- 2 NEW BUILDINGS PER ARCHITECT'S PLANS.
- 3 TRASH ENCLOSURES PER SITE PLAN.
- 4 ENHANCED CONCRETE PAVING PER PHASE 1.
- 5 NEW CONCRETE WALKWAYS.
- 6 LIGHT POSTS PER SITE PLAN.
- 7 NEW TABLES AT OUTDOOR DINING AREA.
- 8 EXISTING WALL WITH EXISTING VINE TO REMAIN.
- 9 ADA HANDICAP PARKING PER ARCHITECT'S PLANS.
- 10 MODULAR WETLAND WITH COMPLIANT PLANTING.
- 11 HEDGE PLANTING.
- 12 ADA COMPLIANT ACCESS WALKWAY.
- 13 EXISTING PROJECT SIGNAGE PER ARCHITECT'S PLANS.
- 14 NEW VINE POCKET PLANTERS.
- 15 NEW TREE WELL.
- 16 NEW BIKE RACK.
- 17 ELECTRICAL UTILITIES PER OTHERS.
- 18 WHEEL STOP PER ARCHITECT'S PLANS.
- 19 ELECTRIC VEHICLE PARKING PER ARCHITECT'S PLANS.
- 20 CURB RAMP WITH TRUNCATED DOMES PER ARCHITECT'S PLANS.
- 21 ADA PATH OF TRAVEL.
- 22 OVERHEAD SHADE STRUCTURE FOOTING PER ARCHITECT'S PLANS.

PLANT SCHEDULE

TREES	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY
	T-01	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	24" Box	Per Plan	Standard	M	11
	T-02	Phoenix dactylifera	Date Palm	10" B.T.H.	Per Plan	---	L	3
	T-03	Podocarpus gracilior	Fern Pine	24" Box	Per Plan	Standard	M	21
	T-04	Syagrus romanzoffiana	Queen Palm	10" B.T.H.	Per Plan	---	M	8
	T-05	Melaleuca quinquenervia	Cajeput Tree	24" Box	Per Plan	---	L	4
HEDGE PLANTING								
		Callistemon 'Little John'	Little John Dwarf Bottlebrush	15 Gal.		---	L	
		Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	15 Gal.		---	M	
MODULAR WETLANDS								
		Leymus condensatus 'Canyon Prince'	Native Blue Rye	1 Gal.	18" O.C.	---	L	
SHRUBS								
		Aloe striata	Coral Aloe	5 Gal.		---	L	
		Callistemon 'Little John'	Little John Dwarf Bottlebrush	5 Gal.		---	L	
		Hesperaloe parviflora 'Brakelights' TM	Brakelights Red Yucca	3 Gal.		---	VL	
		Rhamnus californica 'Little Sur'	Little Sur Coffeeberry	5 Gal.		---	L	
SHRUB AREAS								
		Juncus patens 'Elk Blue'	Spreading Rush	1 Gal.	18" O.C.	---	L	
		Sansevieria trifasciata 'Laurentii'	Mother-In-Law's Tongue	2 Gal.	18" O.C.	---	L	
GROUND COVERS								
		Carex tumulicola	Berkeley Sedge	1 Gal.	18" O.C.	---	L	
		Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 Gal.	18" O.C.	---	L	
		Senecio serpens	Blue Chalksticks	1 Gal.	18" O.C.	---	L	
VINES								
		Ficus pumila	Creeping Fig	15 Gal.	Per Plan	---	M	
		Distictis buccinatoria	Red Trumpet Vine	15 Gal.	Per Plan	---	M	

WATER EFFICIENT LANDSCAPE WORKSHEET
Non-Residential Landscape Projects

Reference ET_o for the area ET_o = 47.2

Estimated Total Water Use (ETWU):

ETWU is calculated using the following formula: (E_{to}) (.62) (ETAF) (LA), where ETWU ETAF if PF/IE

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) gallons/yr
Regular Landscape Areas							
H21 - Low Shrub	0.2	Dripline	0.81	0.25	7,170	1770	51808
H22 - Mod Shrub	0.5	Dripline	0.81	0.62	3,061	1890	55295
H23 - Mod Tree	0.5	Bubbler	0.81	0.62	1,225	756	22129
				Totals	11,456	4416	
Estimated Total Water Use in gallons per year, ETWU Total							129231
Maximum Annual Water Allowance in gallons per year, MAWA Total							150862
MAWA calculation: (E _{to}) (.62) [(ETAFxLA) + ((1-ETAF) x S							MAWA - ETWU= 21631
where Non-Residential MAWA ETAF factor is 0.45							
ETAF Calculations							
Regular Landscape Areas							
				Total ETAF x Area	4416	Average ETAF for Regular Landscape Areas must be 0.45 or below for non-residential areas.	
				Total Area	11,456		
				Average ETAF	0.39		
All Landscape Areas							
				Total ETAF x Area	4416		
				Total Landscape Area (LA)	11,456		
				Sitewide ETAF	0.39		

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Proposed Landscape Site Plan

C-1 ZONE USES PERMITTED

In addition to the existing permitted uses allowed by PUD-104-73 (Rev. 2018), a bowling alley, movie theater, automatic car wash, sit-down and drive-thru restaurants, the following C-1 zone uses will be permitted as identified in Section **9.16.020.030 Uses Permitted** of Title 9 of the Municipal Code.

The symbols shown in this table have the following meanings:

A. Symbol Meaning

1. P= Automatically permitted use.
2. I= Incidental Use. Use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by a conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.
3. C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.
4. * = Use shall be subject to special conditions or specific restrictions as listed in this section.

TABLE 1: C-1 ZONE USES PERMITTED

COMMERCIAL	
<i>Residential Care Uses</i>	
Child Day Care Center	C
Community Care Facility, Residential (7 Persons or More)	C
Intermediate Care Facility	C
Residential Care Facility for the Elderly (RCFE) (7 persons or more)	C
Skilled Nursing Facility	C
<i>Offices and Related Uses</i>	
Administration/Business	P
Banks/Financial Institution	P
Medical, Dental and Related Health Service Support Facilities	P

ATTACHMENT 1

Prescription Pharmacy	P
Professional and Clerical	P
Public Utility (Commercial)	P
Professional Studios	
Art, Music and Dance	P
Arts and Crafts	P*
Photography	P
Portrait	P
Radio/TV	C
Recording	C
Personal Service	
Athletic and Health Clubs, Gyms	C
Barber/Beauty Shop	P
Dry Cleaning - Retail Only	P
Laundromat (Coin-op)	P
Physical Therapy (Medical Use)	P
Shoe Repair	P
Tailor/Dressmaking	P
Tanning Parlor	P
Tattoo, Facial	I
Tourist Services	
Extended-Stay Business Hotel	C*
Hotel, Motel	C*
Recreation Vehicle Park	C
Ticket Agency	P
Travel Agency	P
Recreation, Amusement, Entertainment	
Cybercafés	C*
Golf Courses (Regulation)	C*
Golf Driving Ranges	C*
Incidental Amusement Devices	I*

ATTACHMENT 1

Private Clubs and Lodges	C
Tennis, Swimming Clubs	C
Retail Trade	
Antique Shops	P
Apparel: Clothing, Shoes and Accessories	P
Books, Magazines, Newsstand (in building)	P
Department Stores	P
Drug Stores	P
Florists	P
Furniture, Carpets, Household Appliances	P
Gifts and Souvenirs	P
Hardware, Paint	P
Hobby Shop	P
Indoor Multi-Tenant Retail Shopping Center	C*
Jewelry, Cameras and Supplies, Luggage	P
Nonvehicular Vending, Long term	C
Nurseries	P
Pets and Pet Supplies	P*
Sporting Goods	P
Stationery and Office Supplies - No Furniture	P
Toys	P
Variety, Dry Goods Stores	P
Food/Drink Sales and Service	
Candy, Confectionery	P
Convenience, Grocery	P
Delicatessen	P
Eating Establishment/Restaurant	
With Alcoholic Beverage Sales	C*

ATTACHMENT 1

No Alcoholic Beverage Sales	P
Eating Establishment/Restaurant With Entertainment	C*
Eating Establishment/Restaurants with Outdoor Seating	P
Food Catering	I
Ice Cream, Bakery (retail only)	P
Liquor Store	C*
Meat Market	P
Mini-Market with Gas	C*
Supermarket	C*
<i>Vehicle Sales and Service</i>	
Auto Parts, Accessories	
No Installations	P
Bicycle Repair	P
Bicycle Sales/Rental	P
Minor Auto Maintenance	C
Self-Service or Coin-Operated Car Wash	C*
Service Stations (new and conversion of existing)	C*
Tire Sales and Service	C
Truck, Trailer Rental	I*
<i>Other Services</i>	
Day Care Facility, Adult	C
Graphic Arts/Photocopying	P
Neighborhood Recycling Center	I
Parking Facilities (For Fee)	C
Pet Grooming	P*
Small Animal Hospital/Veterinary	C*
PUBLIC AND SEMI-PUBLIC	
Church and Other Religious Centers	C
Commercial Radio/TV Towers	C*

ATTACHMENT 1

Hospital, Medical or Psychiatric	C
Public Buildings (Civic Center, Library, County, State or Federal)	C
Public Safety Facilities (Fire, Police)	C
Public Utility Stations and Equipment Buildings	C
Trade, Business School	C

RESOLUTION NO. 6019-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL (I) ADOPT A NEGATIVE DECLARATION FOR THE WEST GROVE CENTER PROJECT LOCATED AT 12141 VALLEY VIEW STREET, ASSESSOR'S PARCEL NO. 224-202-17 ("PROPERTY"), (II) APPROVE GENERAL PLAN AMENDMENT NO. GPA-002-2021 TO CHANGE THE LAND USE DESIGNATION OF THE PROPERTY FROM CIVIC INSTITUTION TO LIGHT COMMERCIAL, AND (III) APPROVE PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018/ REV. 2021), A TEXT AMENDMENT TO THE PUD-104-73 (REV. 2018) ZONE TO EXPAND THE COMMERCIAL USES PERMITTED TO ALSO INCLUDE USES PERMITTED IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE AND TO AMEND THE SIGN REQUIREMENTS.

WHEREAS, the City of Garden Grove has received an application requesting to redevelop a 2.15-acre site, located at 12141 Valley View Street, Assessor's Parcel No. 224-202-17, currently improved with a vacant bowling alley building, through the re-purposing of the existing building with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant. The land use actions requested to implement the Project include: (1) General Plan Amendment No. GPA-002-2021 to change the land use designation of the subject parcel from Civic Institution to Light Commercial; (2) a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD, including to allow a multiple-tenant sign cabinet on the existing pole sign; and (3) Site Plan to modify and reduce the building size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new, 2,000 square foot, pad drive-thru restaurant, and related site improvements (collectively, the "Project"); and,

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

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

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on March 4, 2021, and considered all oral and written testimony presented regarding the Project, the initial study, and the Negative Declaration.

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

1. The Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process.
2. The Planning Commission finds that the Negative Declaration reflects the City's independent judgment and analysis.
3. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment.
4. The Planning Commission hereby recommends the City Council adopt the Negative Declaration.
5. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community and Economic Development.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 4, 2021, does hereby recommend that the City Council approve General Plan Amendment No. GPA-002-2021, and approve a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021).

BE IT FURTHER RESOLVED in the matter of General Plan Amendment No. GPA-002-2021 and Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Dan Akarakian for Cinemas Management, Inc.
2. The applicant is requesting approval of General Plan Amendment No. GPA-002-2021 to change the land use designation of the Project site from Civic Institution to Light Commercial, and a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018 to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD to facilitate the redevelopment of the Project site through the re-purposing of existing bowling alley with new commercial retail and restaurant uses, including a 12,082 square foot anchor tenant and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a

drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant.

3. The subject site has a General Plan Land Use designation of Civic Institution and is zoned Planned Unit Development No. PUD-104-73 (Rev. 2018). The subject site is improved with a 33,375 square foot bowling alley constructed in 1975. The bowling alley use remained in operation until early 2018 when the previous operator, AMF Bowling Alley, ceased operation. The applicant is requesting approval to redevelop the Project site by repurposing the existing bowling alley building with new commercial and restaurant uses, and to construct a new pad drive-thru restaurant through land use approvals for General Plan Amendment No. GPA-002-2021, Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), and Site Plan No. SP-097-2021 (collectively, the "Project").
4. The Community and Economic Development Department has prepared a Negative Declaration for the Project that (a) concludes that the proposed project cannot, or will not, have a significant adverse effect on the environment, and (b) was prepared and circulated in accordance with applicable law, including CEQA and CEQA's implementing guidelines.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 4, 2021, and all interested persons were given an opportunity to be heard.
8. Concurrently with the adoption of this Resolution, the Planning Commission adopted Resolution No. 6020-21 approving Site Plan No. SP-097-2021 authorizing the modification and reduction of the existing vacant bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants: an 12,082 square foot anchor tenant, and three (3) restaurants with a combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new, 2,000 square foot, pad drive-thru restaurant. The facts and findings set forth in Planning Commission Resolution No. 6020-21 are hereby incorporated into this Resolution by reference.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of March 4, 2021, and considered all oral and written testimony presented regarding the project.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.32.030 and 9.16.030.20, are as follows:

FACTS:

The subject site is located on the west side of Valley View Street, south of Chapman Avenue. The subject site has a General Plan Land Use designation of Civic Institution, and is zoned Planned Unit Development (PUD) No. PUD-104-73 Rev. 2018. PUD-104-73 was adopted in 1973 to allow the construction of a 126-unit residential condominium (currently known as Stonegate), a 32-lane bowling alley (12141 Valley View Street), a 900-seat movie theater (12111 Valley View Street), a 7,500 square foot restaurant (12101 Valley View Street), a 3,600 square foot drive-thru restaurant (12051 Valley View Street), and a 41,850 square foot senior facility for 120 people (5900 Chapman Avenue).

Currently, the commercial portion of PUD-104-73 Rev. 2018 includes a total of three (3) commercial properties: a parcel developed with a bowling alley, formerly occupied by AMF Bowling Alley (12141 Valley View Street); a parcel developed with the Starlight Cinema, a Jack-in-the-Box, and the Fast 5 Express car wash (12111 Valley View Street, 12103 Valley View Street, and 12101 Valley View Street, respectively), and a parcel developed with a McDonald's drive-thru restaurant (12051 Valley View Street). The bowling alley and the movie theater are designed as one contiguous building structure with a fire wall and a property line separating both uses.

The applicant is the property owner of the adjacent property to the north that is developed with the Starlight Cinema (movie theater), the Jack-in-the-Box, and the Fast 5 Express car wash, and also owns and operates the Starlight Cinema. The applicant purchased the movie theater property in 2016. In 2018, the applicant received land use approval from the City to redevelop and revitalize the movie theater property, including approval to construct a Fast 5 Express car wash and a Jack-in-the-Box drive-thru restaurant.

The applicant purchased the bowling alley property in March 2019, and now proposes to redevelop and revitalize the subject site in the same manner as the movie theater property. The proposed Project includes modifying and reducing the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, and the construction of a new, 2,000 square foot, pad drive-thru restaurant. The Project is designed to be compatible with the site improvements of the movie theater property, and both properties will form part of an integrated development with shared parking and continued access known as the West Grove Center.

In order to facilitate the proposed Project, a General Plan Amendment to change the land use designation of the subject site from Civic Institution to Light Commercial and an zoning text amendment to the existing PUD provisions to introduce new commercial retail and restaurant uses to amend the sign requirements are required.

In conjunction with the proposed General Plan Amendment and amendment to the PUD-104-73 Rev. 2018 zone, the applicant is requesting approval of Site Plan No. SP-097-2021 to modify and reduce the size of the bowling alley building from 33,375 square feet to 19,296 square feet to accommodate a 12,082 square foot anchor tenant and three (3) restaurants with a combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construct a new, 2,000 square foot drive-thru restaurant, and related site improvements.

FINDINGS AND REASONS:

General Plan Amendment:

1. The General Plan Amendment is internally consistent with the goals, objectives, and elements of the City's General Plan.

The proposed General Plan Amendment to change the subject site land use designation from Civic Institution to Light Commercial is consistent with the goals and objectives, and elements of the General Plan. The Light Commercial land use designation is intended to allow for a range of commercial activities that serve the local residential neighborhood, including retail, restaurant, and other similar commercial uses that are compatible with the surrounding commercial and resident uses.

The proposed General Plan amendment will assist with the revitalization and redevelopment of the subject site, which is consistent with the General Plan Land Use and Community Design Elements. Goal LU-6.1 of the General Plan Land Use Element encourages the revitalization of aging, underused or deteriorated commercial centers; Policy LU-6.2 encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; Policy LU-6.4 encourages the City to work with property owners to revitalize deteriorated centers; Policy LU-6.6 encourages appropriate signage in commercial centers; and LU-IMP-6C encourages façade renovations, enhanced parking area landscaping, and improved lighting.

Additionally, Policy CD-1.4 of the Community Design Element seeks to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable; Implementation Program CD-IMP-1A provides for the City to promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering

places; Policy CD-4.5 encourages new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment; Implementation Program CD-IMP-4E provides for the City to require that all sides of a building visible from City streets display fully finished architectural detail, including finished doors, windows, and exterior surfaces identical to, or which complement the front of the building; and Implementation Program CD-IMP-4F provides for the City to require landscaping treatment on all parts of a building site, visible from City streets.

The subject site is 2.15-acres, and is currently developed with a 33,375 square foot bowling alley building constructed on 1975. The bowling alley use remained in operation until early 2018, when the AMF Bowling Alley ceased operation. The building has remained vacant since. The existing building design and site improvements have remained relatively unchanged since the building's construction in 1975. The subject site is the remaining parcel within the PUD that has not undergone revitalization. The McDonald's restaurant located within the same PUD was rebuilt in 2015, while the improvements to the movie theater parcel were completed in 2020.

The proposed Project will assist with the revitalization of the property through repurposing the existing bowling alley building with new commercial retail and restaurant uses, and the construction of new a 2,000 square foot pad drive-thru restaurant. Specifically, the existing bowling alley building will be reduced in size from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants: an anchor tenant of 12,082 square feet, three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane. The proposed building architecture of both the existing building and the proposed pad building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. Other site improvements include redesigning the parking lot, constructing new landscape planters, and installing new parking lot lighting and new building signage. The Project's design and improvements are compatible with those of the movie theater property, and will be complementary with the design of the West Grove Center. The new commercial uses proposed by the PUD amendment are locally serving, and will serve the needs of the surrounding residential area.

The proposed General Plan Amendment will facilitate the redevelopment and revitalization of an underutilized property with a vibrant commercial development, which is consistent and will further the goals and policies of the General Plan.

2. The General Plan Amendment is deemed to promote the public interest, health, safety, and welfare.

The General Plan Amendment to change the land use designation of the subject site from Civic Institution to Light Commercial will facilitate the redevelopment of an underutilized property that is improved with a vacant bowling alley building with a vibrant commercial development. The Light Commercial land use designation allows for a range of commercial activities that serve the local residential neighborhood, such retail, restaurant, and other similar commercial uses that are compatible with the surrounding area, including the residential uses. The proposed project will redevelop and revitalize the project site through the introduction of new commercial uses that will serve the local community. The Project will re-purpose the vacant bowling alley building to accommodate an anchor tenant and three (3) restaurant tenants, along with a new pad drive-thru restaurant. The project will include parking lot, lighting, and landscape improvements. The proposed architecture design of the building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. The proposed building architectural and landscaping will be compatible with the recent improvements completed for the adjacent movie theater property (12111 Valley View Street). The project will form part of the newly revitalized West Grove Center. The proposed General Plan Amendment will facilitate the redevelopment and revitalization of an underutilized commercial property, and will promote the public interest, health, safety, and welfare, through the associated site improvements and proposed commercial uses.

3. The subject parcel(s) is physically suitable for the requested land use designation(s), compatible with surrounding land uses, and consistent with the General Plan.

The size and shape of the parcel proposed for the General Plan Amendment is physically suitable for the proposed land use designation of Light Commercial. The project site is 2.15-acres and is currently developed with a 33,375 square foot vacant bowling alley building and surface parking. The proposed project includes demolishing 14,079 square feet of building area located along the easterly and southerly portions of the building to accommodate additional parking, walkways, and a drive-thru lane for a new inline tenant restaurant. The proposed project will form part of the newly renovated West Grove Center, which includes the adjacent movie theater property to the north. The existing bowling alley building will be repurposed to accommodate a 12,082 square foot tenant and three (3) restaurant tenants with a total combined area of 7,214 square feet, with one restaurant designed with a drive-thru lane. A new 2,000 square foot pad drive-thru restaurant will be constructed on the southeast corner of the lot. The Project site will continue to provide shared access with the adjacent movie theater property to the north, along with shared parking, through a reciprocal parking agreement. The site is physically suitable to support the requested General Plan Amendment.

Furthermore, the project is compatible with the surrounding land uses. The parcels to the north and west of the Project site are part of the same PUD. The property to the north is improved with the Starlight Cinema, a Jack-in-the-Box, and Fast 5 Express car wash, while the property to the west is a residential condominium known as Stonegate. To the south of the Project site is a public alley, and to the south of the public alley is a fire station and multi-family apartments. The properties to the east of the project site, across Valley View Street, include a church, senior apartments, and a commercial shopping center. The proposed project is consistent with the surrounding commercial developments, and will introduce new commercial uses that will serve the needs of the residential uses.

Planned Unit Development:

1. The location, design and proposed uses are compatible with the character of existing development in the vicinity and will be well integrated into its setting.

The proposed PUD amendment will expand the existing commercial uses permitted in PUD-104-73 (Rev. 2018) to also allow the uses permitted in the C-1 (Neighborhood Commercial) zone, as well as amend the sign requirements. The proposed amendment will facilitate the redevelopment of an aging and underutilized commercial property with new commercial retail and restaurant uses that will serve the surrounding uses, particularly the residential uses. The Project will be compatible with the existing commercial developments in the PUD and in the vicinity.

The existing building design and site improvements have remained relatively unchanged since the building's construction in 1975. The subject site is the remaining parcel within the commercial portion of PUD-104-73 (Rev. 2018) that has not undergone revitalization. The McDonald's restaurant located in the same PUD was rebuilt in 2015, while the improvements to the movie theater parcel were completed in 2020. The proposed Project will assist with the revitalization of the subject site through the repurposing the existing bowling alley building with new commercial retail and restaurant uses, and the construction of new a 2,000 square foot pad drive-thru restaurant. The proposed architecture of both the existing building and the proposed pad building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. Other site improvements include redesigning the parking lot, constructing new landscape planters, and installing new parking lot lighting and new building signage. The Project's site construction, design, and site improvements are compatible with the improvements of the movie theater property, and will be complementary with the design of the West Grove Center. The new commercial uses proposed by the PUD are locally serving, and will serve the needs of the surrounding

residential area. Therefore, the proposed project is compatible with the character of existing developments in the vicinity.

2. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets or access streets.

The proposed project facilitated by the PUD amendment will revitalize an older and under-utilized commercial property located along the Valley View Corridor that has remained relatively unchanged since 1975. A Traffic Study was prepared for the project that reviewed the Project's traffic and circulation, and the City's Traffic Engineering Division determined that the project would not have significant impacts to existing City infrastructure.

The City's Engineering Division has reviewed the plan and all appropriate conditions of approval have been incorporated to minimize any adverse impacts on surrounding streets.

In addition, the project will provide sufficient on-site parking through a reciprocal parking and access agreement with the movie theater property to accommodate the proposed development. The Project is required to provide a total of 167 parking spaces. The Project will provide 123 parking on-site spaces in the form of 115 parking stalls and eight (8) vehicle queuing spaces combined within the two (2) proposed drive-thru lanes. The movie theater property is required to provide a total of 129 parking spaces, and currently provides a total of 195 parking spaces. The movie theater property has a surplus of 66 parking spaces, and 44 parking spaces will be utilized by the Project to comply with its required parking. In addition, changes to the on-site circulation will occur, and the design of the drive aisles and the parking lot comply with the City's requirement for vehicular and emergency access.

Furthermore, the project will continue to maintain two (2) access points to the site on Valley View Street, an access point from the public alley, as well as continue to maintain the shared on-site access between the adjacent commercial properties within the PUD.

3. Provision is made for both public and private open spaces.

The Project will introduce new landscape areas that will enhance the overall site appearance. The proposed landscape treatment will be compatible with the landscape design of the adjacent property to the north for continuity purposes. The Project will provide new landscaping along Valley View Street and the public alley, within the parking area, and adjacent to the restaurant drive-thru lanes. The overall landscaping for the site will increase from 1,216 square feet (1.2% of the site) to 11,456 square feet (12.2% of

the site). The project has been designed in accordance with the City's provisions for providing an adequate amount of landscaping as required by the Planned Unit Development standards. The Community and Economic Development Department, Planning Services Division will review and approve the type and number of plants.

4. Provision is made for the protection and maintenance of private areas reserved for common use.

Through the conditions of approval for the project, all necessary agreements for the protection and maintenance of landscaped setbacks and open spaces will be required to be adhered to for the life of the project.

5. The quality of the project, achieved through the proposed Planned Unit Development zoning, is greater than could be achieved through traditional zoning.

The subject site is currently zoned Planned Unit Development No. PUD-104-73 (Rev. 2018). PUD-104-73 was adopted in 1973 to allow the construction of a 126-unit residential condominium, a 32-lane bowling alley, a 900-seat movie theater, a 7,500 square foot restaurant, a 3,600 square foot drive-thru restaurant, and a 41,850 square foot senior facility. The PUD was amended in 2018 to allow for the redevelopment of the movie theater property (12101 and 12111 Valley View Street) with an automatic car wash, a pad drive-thru restaurant, an inline tenant restaurant, and a movie theater expansion. The proposed PUD amendment will allow the subject site can be redeveloped with new commercial uses allowed by the C-1 (Neighborhood Commercial) zone and will amend the sign criteria of the PUD to allow multi-tenant display areas on permitted pole signs and to allow existing pole signs to be replaced with monument signs. The proposed amendment will facilitate the redevelopment of the site in order to introduce new commercial uses and will allow for the necessary site improvements that will revitalize the property to fulfill the goals of the General Plan, and integrate the property with the improvements recently completed on the adjacent movie theater property to form part of the West Grove Center.

Concurrently with the proposed PUD amendment, a Site Plan is proposed to allow the modification and reduction of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate an anchor tenant of 12,082 square feet, and three (3) new restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and related site improvements that will assist with the redevelopment and revitalization of the project site. The proposed amendment to the PUD will allow for a project with a superior design and use

diversity than allowed by the current PUD that limited the use of the site to a bowling alley.

6. The amendment to the PUD is internally consistent with the goals, objectives, and elements of the General Plan.

The subject site has an existing General Plan Land Use Designation of Civic Institution. Concurrently with the PUD amendment, a General Plan Amendment is proposed to change the land use designation to Light Commercial. The Light Commercial land use designation is intended to allow for a range of commercial activities that serve the local residential neighborhood, including retail, restaurant, and other similar commercial uses that are compatible with the surrounding area, particularly the adjoining residential uses. The proposed amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018) will expand the commercial uses permitted to also allow the uses permitted in the C-1 zone. The proposed amendment to the PUD will assist with the revitalization of the subject site, which is consistent with the goals and policies of the General Plan.

The General Plan describes a Planned Unit Development as a precise plan that provide the means for the regulations of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code. The proposal complies with the spirit and intent of the General Plan that establishes that a PUD is intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

In addition, the proposed amendment will also assist with the revitalization and redevelopment of a commercial property, which is consistent with the General Plan. The Project is consistent with the goals and policies of the General Plan Land Use and Community Design Elements. Goal LU-6.1 of the General Plan Land Use Element encourages the revitalization of aging, underused or deteriorated commercial centers; Policy LU-6.2 encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; Policy LU-6.4 encourages the City to work with property owners to revitalize deteriorated centers; Policy LU-6.6 encourages appropriate signage in commercial centers; and LU-IMP-6C encourages façade renovations, enhanced parking area landscaping, and improved lighting.

Additionally, Policy CD-1.4 of the Community Design Element seeks to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable; Implementation Program

CD-IMP-1A provides for the City to promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places; Policy CD-4.5 encourages new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment; Implementation Program CD-IMP-4E provides for the City to require that all sides of a building visible from City streets display fully finished architectural detail, including finished doors, windows, and exterior surfaces identical to, or which complement the front of the building; and Implementation Program CD-IMP-4F provides for the City to require landscaping treatment on all parts of a building site, visible from City streets.

The proposed amendment will introduce new uses within the PUD and update the sign requirements that will assist with revitalizing the subject site, which will form part of the West Grove Center, which is consistent with goals and policies, and elements of the General Plan.

7. The amendment to the PUD will promote the public interest, health, and welfare.

The proposed amendment will expand the commercial uses permitted in the PUD to facilitate the redevelopment of the Project site. The commercial uses permitted will be those allowed by the C-1 (Neighborhood Commercial) zone, and the proposed uses will be compatible with the uses currently allowed by PUD-104-73 zone (Rev. 2018). The introduction of new commercial uses will provide additional retail shopping and dining opportunities to serve the surrounding residential neighborhood, and will assist with the revitalization of an aging and underutilized commercial property. Adherence to the conditions of approval will ensure the public interest, health, safety, and welfare.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The General Plan Amendment and Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.16.030.020.F. (General Plan Amendment), 9.16.030.020.F. Planned Unit Development), and 9.32.030.D (Land Use Action Procedures).
2. The Planning Commission recommends that the City Council (A) approve General Plan Amendment No. GPA-002-2021, and (B) approve Planned Unit

Adopted this 4th day of March 2021

/s/ DAISY PEREZ
CHAIR

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

AYES: COMMISSIONERS: (7) ARESTEGUI, CUNNINGHAM, LEHMAN,
LINDSAY, PEREZ, RAMIREZ, SOEFFNER

NOES: COMMISSIONERS: (0) NONE

/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 March 25, 2021.

ORDINANCE NO.
(PROPOSED ORDINANCE)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING A TEXT AMENDMENT TO PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018/REV. 2021) TO EXPAND THE USES PERMITTED TO ALSO INCLUDE THE USES PERMITTED IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE, AND TO AMEND THE SIGN REQUIREMENTS OF THE PUD

City Attorney Summary

This Ordinance approves an amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) to amend the uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to amend the sign requirements of the PUD.

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

WHEREAS, on August 21, 1973, the Garden Grove City Council adopted Resolution No. 4472-73, approving Planned Unit Development No. PUD-104-73 and rezoning an approximately 17.67-acre parcel located at the southwest corner of Chapman Avenue and Valley View Street to PUD-104-73, subject to all of the conditions and provisions as set forth in Planning Commission Resolution No. 2673;

WHEREAS, the 17.67-acre site was originally comprised of one (1) residential lot, an aged facility, and four (4) commercial lots;

WHEREAS, the uses and activities originally permitted within PUD-104-73, respectively, included a 126-unit townhouse condominium development, a bowling alley, a movie theater, a 7,500 square foot restaurant, a McDonald's restaurant, and a senior care facility;

WHEREAS, on November 13, 2018, the Garden Grove City Council adopted Ordinance No. 2895, approving a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018), amending the permitted uses for the properties located at 12101 and 12111 Valley View, to allow an automatic carwash, a drive-thru pad restaurant, and a sit-down restaurant, and to amend the sign requirements of the PUD;

WHEREAS, upon the effectiveness of Planned Unit Development No. PUD-104-73 Rev. 2018, Planning Commission Resolution No. 5932-18 approving Site Plan No. SP-057-2018 to allow the construction of a 4,241 square foot automatic car wash, an 1,870 square foot drive-thru pad restaurant, a 2,700 square foot sit-down restaurant, a 2,846 square foot expansion to the existing movie theater, and related site improvements on the properties located at 12101 and 12111 Valley View Street, and Lot Line Adjustment No. LLA-019-2018 to modify existing lot lines to consolidate the two (2) subject parcels into one (1); and Planning Commission Resolution No. 5933-18 approving Conditional Use Permit No.

CUP-140-2018 to allow the operation of the proposed automatic car wash also became effective.

WHEREAS, the uses and activities currently permitted within each of the three (3) existing commercial PUD parcels include (1) a bowling alley (12141 Valley View Street); (2) a movie theater, automatic car wash, 1,870 square foot drive-thru pad restaurant, and a 2,700 square foot sit-down restaurant (12111, 12103, 12101 Valley View Street; and (3) a McDonald's restaurant (12051 Valley View Street);

WHEREAS, the signage permitted within PUD-104-73 Rev. 2018 is set forth in City Council Ordinance No. 2895 as modified; and

WHEREAS, Dan Akarakian for Cinemas Management, Inc., on behalf of Valley View Cinema Center, LLC, owner of the commercial lot located at 12141 Valley View Street and developed with a 33,375 square foot vacant bowling alley building, has requested approval of an amendment to Planned Unit Development No. PUD-104-73 Rev. 2018 to expand the commercial uses permitted to also include the uses allowed by the C-1 (Neighborhood Commercial) zone to facilitate the redevelopment of the subject site by re-purposing the existing building with new commercial retail and restaurant uses, along with construction of a new 2,000 square foot pad drive thru restaurant, and to modify the sign requirements of the PUD;

WHEREAS, the proposed amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018) is being processed in conjunction with Site Plan No. SP-097-2021 to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and related site improvements;

WHEREAS, the uses, activities, and improvements contemplated by the proposed PUD amendment and Site Plan No. SP-097-2021 are collectively referred to as the "Project";

WHEREAS, following a public hearing held on March 4, 2021, the Planning Commission adopted Resolution No. 6019-21 recommending City Council approval of Planned Unit Development No. PUD-104-73 (Rev. 2018/ Rev. 2021);

WHEREAS, on March 4, 2021, the Planning Commission also adopted Resolution No. 6020-21 approving Site Plan No. SP-097-2021, subject to the City Council's approval of Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021);

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on _____, 2021, and all interested persons were given an opportunity to be heard; and

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

WHEREAS, the City Council hereby determines that the proposed Project qualifies for a Negative Declaration as the proposed Project cannot, or will not, have a significant effect on the environment pursuant to California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 *et seq.*;

WHEREAS, the City Council hereby incorporates by reference the findings and reasons set forth in Planning Commission Resolution No. 6019-21, and makes the following findings regarding Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021):

A. The location of the buildings, architectural design, and uses proposed pursuant to the PUD amendment are compatible with the character of existing development in the vicinity and will be well integrated into its setting.

B. The amended plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets.

C. Provision is made for both public and private open spaces.

D. Provision is made for the protection and maintenance of private areas reserved for common use.

E. The quality of the Project achieved through the proposed amendment to the existing planned unit development zoning is greater than could be achieved through traditional zoning.

F. The amendment to the PUD is internally consistent with the goals, objectives, and elements of the General Plan.

G. The amendment to the PUD will promote the public interest, health, and welfare.

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

SECTION 1. The above recitals are true and correct.

SECTION 2. Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 6019-21, 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 3. Planned Unit Development No. PUD-104-73 (Rev. 2018) is hereby amended to modify the uses and activities permitted on the 12051, 12101, 12111, and 12141 parcels, as set forth in City Council Ordinance No. 2895, by amending Condition of Approval "X" to read as follows (additions shown in ***bold/italics***; deletions shown in ~~strikethrough~~):

- X. ~~Only~~ ~~The following uses shall be permitted on the 12051, 12101, and 12111~~ **and 12141** Valley View Street parcel(s):

- 1) ***A bowling alley, subject to Site Plan approval***
- 2) A movie theatre, subject to Site Plan approval
- 3) An automatic car wash, subject to Site Plan and Conditional Use Permit approval
- 4) ~~An 1,870 square foot~~ ***Drive-thru pad restaurants***, subject to Site Plan approval
- 5) ~~A 2,700 square foot~~ ***Sit-down restaurants***, subject to Site Plan approval
- 6) ***All uses permitted in the C-1 (Neighborhood Commercial) zone, subject to the use and development standards of the C-1 zone and approval of the appropriate land use entitlements required for the establishment and operation of the use, as specified in the Municipal Code.***

All new construction shall be subject to the development standards of the C-1 zone and the provisions of Chapter 9.32 (Procedures and Hearings) of the Municipal Code, provided, however, that encroachments into required setback areas for parking and drive-thru lanes or deviations from the height requirement for architectural projections may be permitted at the discretion of the Planning Commission in conjunction with a Site Plan approval.

~~The 7,500 square foot restaurant described in Planning Commission Resolution No. 2673, located at 12101 Valley View Street, is being demolished and shall no longer be a permitted use within Planned Unit Development No. PUD 104 73. The uses and activities permitted on the other parcels within Planned Unit Development No. PUD 104 73 shall remain the same.~~

SECTION 4. Planned Unit Development No. PUD-104-73 (Rev. 2018) is hereby amended to modify the sign requirements, as set forth in City Council Ordinance No. 2895, as follows (additions shown in ***bold/italics***; deletions shown in ~~strikethrough~~):

- D. Signage in the residential portion shall be in accordance with the provisions of the R-2, Limited Multiple Residential zone. Signage in the

commercial area shall be as follows and shall be subject to be the square footage permitted in the C-1, Neighborhood Commercial zone.

- 1) One pole sign shall be permitted for each of the four primary commercial uses (the ***multi-tenant anchor building, formerly the*** bowling alley, the movie theater, the automatic car wash, and McDonald's) provided that they shall be located a minimum of 200 feet apart, and that they shall not exceed 35 feet in height. The ***Each*** pole sign cabinet ~~for the automatic car wash~~ may be designed to allow for a multi-tenant display area ~~to accommodate signage for the drive-thru restaurant and the sit-down restaurant located on site.~~ The proposed display area of any new pole sign cabinet shall comply with the total sign area requirements of the C-1 zone. ***Existing pole signs may be replaced with a monument sign that complies with the monument sign requirements of the Municipal Code.***
- 2) Wall signs shall not extend above the top of any wall, and no roof signs are permitted. Proposed wall signs for each use shall comply with the total allowable sign area requirements of the C-1 zone.
- 3) Permitted signage for the movie theater may also include a vertical sign on the new building tower element, and non-LED/non-digital movie poster board graphics on the exterior wall marquee and/or on the exterior wall movie poster display boards.

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 thirty (30) days after adoption.

RESOLUTION NO. 6020-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-097-2021 FOR PROPERTY LOCATED ON THE WEST SIDE OF VALLEY VIEW STREET, SOUTH OF CHAPMAN AVENUE, AT 12141 VALLEY VIEW STREET, ASSESSOR'S PARCEL NO. 224-202-17.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on March 4, 2021, hereby approves Site Plan No. SP-097-2021 for property located on the west side of Valley View Street, south of Chapman Avenue, at 12141 Valley View Street, Assessor's Parcel No. 224-202-17.

WHEREAS, the City of Garden Grove has received an application requesting to redevelop a 2.15-acre site, located at 12141 Valley View Street, Assessor's Parcel No. 224-202-17, currently improved with a vacant bowling alley building, through the re-purposing of the existing building with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant. The land use actions requested to implement the Project include: (1) General Plan Amendment No. GPA-002-2021 to change the land use designation of the subject parcel from Civic Institution to Light Commercial; (2) a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD, including to allow for multiple-tenant sign cabinet on the existing pole sign; and (3) Site Plan to modify and reduce the building size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new, 2,000 square foot, pad drive-thru restaurant, and related site improvements; and,

WHEREAS, pursuant to Resolution No. 6019-21, adopted March 4, 2021, the Planning Commission has recommended that the City Council adopt a Negative Declaration for the Project and approve General Plan Amendment No. GPA-002-2021 and a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021).

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 4, 2021, does hereby approve Site Plan No. SP-097-2021, subject to the adoption of a Negative Declaration for the project by the Garden Grove City Council, and the adoption and effectiveness of a Resolution approving General Plan Amendment No. GPA-002-2021, and an Ordinance approving a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) by the Garden Grove City Council, in substantially the same form as recommended by the Planning Commission pursuant to Resolution No. 6019-21.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-097-2021, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Dan Akarakian for Cinemas Management, Inc.
2. The applicant is requesting Site Plan approval to modify and reduce the size of the existing vacant bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square foot, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, and the construction of a new, 2,000 square foot, pad drive-thru restaurant, along with related site improvements. This request is being processed in conjunction with a request for approval of General Plan Amendment No. GPA-002-2021 to change the land use designation of the subject site from Civic Institution to Light Commercial, and a request for approval of Planned Unit Development No. PUD 104-73 (Rev. 2018/Rev. 2021) to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to amend the sign requirements of the PUD to facilitate the proposed Project. The uses, activities, and improvements contemplated by the proposed General Plan Amendment, the PUD amendment, and Site Plan No. SP-097-2021 are collectively referred to as the "Project".
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed project qualifies for a Negative Declaration because the proposed project cannot, or will not, have a significant effect on the environment. The Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines. Pursuant to Resolution No. 6019-21, adopted March 4, 2021, the Planning Commission recommended that the City Council adopt the Negative Declaration for the Project.
4. The property has a General Plan Land Use designation of Civic Institution and is zoned Planned Unit Development No. PUD-104-73 (Rev. 2018). A General Plan Amendment is being requested in conjunction with Site Plan No. SP-097-2021 to change the land use designation of the subject site from Civic Institution to Light Commercial. The site is 2.15-acres, and is currently developed with a vacant bowling alley building. The existing building will be reduced in size from 33,375 square feet to 19,296 square to accommodate one anchor tenant and three (3) restaurants, with one tenant designed with a drive-thru, and a new 2,000 square foot pad drive-thru restaurant.
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 March 4, 2021, and all interested persons were given an opportunity to be heard.
8. Concurrently with the adoption of this Resolution, the Planning Commission adopted Resolution No. 6019-21 recommending that the City Council adopt a Negative Declaration, and approve General Plan Amendment No. GPA-002-2021 to change the General Plan land use designation from Civic Institution to Light Commercial, and to approve a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to amend the PUD sign requirements.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of March 4, 2021, and considered all oral and written testimony presented regarding the project, the initial study, and the Negative Declaration.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.32.030 are as follows:

FACTS:

The subject site is located on the west side of Valley View Street, south of Chapman Avenue. The subject site has a General Plan Land Use designation of Civic Institution, and is zoned Planned Unit Development (PUD) No. PUD-104-73 (Rev. 2018). PUD-104-73 was adopted in 1973 to allow the construction of a 126-unit residential condominium (currently known as Stonegate), a 32-lane bowling alley (12141 Valley View Street), a 900-seat movie theater (12111 Valley View Street), a 7,500 square foot restaurant (12101 Valley View Street), a 3,600 square foot drive-thru restaurant (12051 Valley View Street), and a 41,850 square foot senior facility for 120 people (5900 Chapman Avenue).

Currently, the commercial portion of PUD-104-73 (Rev. 2018) includes a total of three (3) commercial properties: a parcel developed with a bowling alley, formerly occupied by AMF Bowling Alley (12141 Valley View Street); parcel with the Starlight Cinema, a Jack-in-the-Box, and the Fast 5 Express carwash (12111 Valley View Street, 12103 Valley View Street, and 12101 Valley View Street, respectively); and a parcel with a McDonald's drive-thru restaurant (12051 Valley View Street). The bowling alley and the movie theater are designed as one contiguous building structure with a fire wall and a property line separating both use.

The applicant is the property owner of the adjacent property to the north that is developed with the Starlight Cinema (movie theater), the Jack-in-the-Box, and the Fast 5 Express carwash, and also owns and operates the Starlight Cinema. The applicant purchased the movie theater property in 2016. In 2018, the applicant received land use approval from the City to redevelop and revitalize the movie theater property, including approval to construct a Fast 5 Express carwash and a Jack-in-the-Box drive-thru restaurant.

The applicant purchased the bowling alley property in March 2019, and now proposes to redevelop and revitalize the subject site in the same manner as the movie theater property. The proposed Project includes modifying and reducing the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new, 2,000 square foot, pad drive-thru restaurant. The Project is designed to be compatible with the site improvements of the movie theater property, and both properties will form part of an integrated development with shared parking and continued access known as the West Grove Center.

In conjunction with the proposed Site Plan, the applicant is also requesting approval of General Plan Amendment No. GPA-002-2021 to amend the land use designation of the subject site from Civic Institution to Light Commercial, and approval of a text amendment to PUD-104-73 (Rev. 2018) to expand the commercial permitted uses to also include the uses permitted in the C-1 zone, and to modify the sign requirements of the PUD.

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 and is consistent with the General Plan.

The subject site currently has a General Plan land use designation of Civic Institution and is zoned Planned Unit Development No. PUD-104-73 (Rev. 2018). The Project is being processed in conjunction with a General Plan Amendment to change the site's land use designation from Civic Institution to Light Commercial to facilitate the proposed project. The Light Commercial land use designation is intended to allow for a range of commercial activities that serve the local residential neighborhood, including retail, restaurant, and other similar commercial uses that are compatible with the surrounding commercial and residential areas.

The Project is consistent with the goals and policies of the General Plan Land Use and Community Design Elements. Goal LU-6.1 of the General Plan Land Use Element encourages the revitalization of aging, underused or deteriorated commercial centers; Policy LU-6.2 encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; Policy LU-6.4 encourages the City to work with property owners to revitalize deteriorated centers; Policy LU-6.6 encourages appropriate signage in commercial centers; and LU-IMP-6C encourages façade renovations, enhanced parking area landscaping, and improved lighting.

Additionally, Policy CD-1.4 of the Community Design Element seeks to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable; Implementation Program CD-IMP-1A provides for the City to promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places; Policy CD-4.5 encourages new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment; Implementation Program CD-IMP-4E provides for the City to require that all sides of a building visible from City streets display fully finished architectural detail, including finished doors, windows, and exterior surfaces identical to, or which complement the front of the building; and Implementation Program CD-IMP-4F provides for the City to require landscaping treatment on all parts of a building site, visible from City streets.

The Project is also being processed in conjunction with a text amendment to the Planned Unit Development No. PUD-104-73 (Rev. 2018) development standards to expand the commercial permitted uses to also include the uses permitted in the C-1 zone and to modify the sign requirements of the PUD to allow for multi-tenant display areas in sign cabinets and to allow existing pole signs to be replaced with monument signs.

The subject site is 2.15-acres, and is currently developed with a 33,375 square foot bowling alley building that has been vacant since March 2018. The existing building design and site improvements have remained relatively unchanged since the building's construction in 1975. The subject site is the remaining parcel within the commercial portion of the PUD that has not undergone revitalization. The McDonald's restaurant located in the same PUD was rebuilt in 2015, while the improvements to the movie theater parcel were completed in 2020.

The proposed Project will assist with the revitalization of the property by repurposing the existing bowling alley building with new commercial retail and restaurant uses, and the construction of a new 2,000 square foot pad drive-thru restaurant. Specifically, the existing bowling alley building will be reduced in size from 33,375 square feet to 19,296 square feet to accommodate an anchor tenant of 12,082 square feet, three (3) restaurants

with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane. The proposed building architecture of both the existing building and the proposed pad building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. Other site improvements include redesigning the parking lot, constructing new landscape planters, and installing new parking lot lighting and new building signage. The Project's design and improvements are compatible with those of the movie theater property, and will be complementary with the design of the West Grove Center. The commercial uses proposed by the PUD amendment are locally serving, and will serve the needs of the surrounding residential area.

The Project is designed to comply with the development standards of the PUD zone, and complies with the required parking through a shared parking agreement with the movie theater property, setbacks, and landscaping. The proposed Project will facilitate the redevelopment of an underutilized property with a vibrant commercial center, which will further the goals and policies of the General Plan, the PUD, and the Municipal Code.

Approval of this Site Plan is contingent upon City Council approval of General Plan Amendment No. GPA-002-2021 and Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021). Provided the City Council approves General Plan Amendment No. GPA-002-2021 and Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), the Site Plan will comply with the provisions of the PUD.

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.

The subject site will continue to be accessed directly from two (2) existing drive approaches located on Valley View Street, and from an existing public alley located south of the site. The site will also continue to maintain the shared reciprocal access with the adjacent properties located at 12101-12111 Valley View Street (Starlight Cinema), 12051 Valley View Street (McDonald's), and 5900 Chapman Avenue (senior living facility). The Project includes redesigning and reconfiguring existing on-site drive aisles and parking areas to improve the site's circulation.

The code requires the proposed Project to provide a total of 167 parking spaces. The Project will rely on the adjacent movie theater property for parking to comply with its required parking through a reciprocal parking agreement. The Project will provide 123 parking on-site spaces in the form of 115 parking stalls and eight (8) vehicle queuing spaces combined within the two (2) proposed drive-thru lanes. The movie theater property is required to provide a total of 129 parking spaces, and currently provides a total of 195

parking spaces. The movie theater property has a surplus of 66 parking spaces, and 44 parking spaces will be shared with the Project so that the Project can to comply with its required parking.

A Traffic Study was prepared for the project that reviewed the Project's traffic and circulation, and the City's Traffic Engineering Division determined that the project would not have significant impacts to existing City infrastructure.

The City's Traffic Engineering Division has reviewed the proposed project, and all appropriate conditions of approval 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 utilities, drainage channels, and streets in the area are existing and adequate to accommodate the development, and all appropriate conditions of approval will minimize any adverse impacts to surrounding streets. The proposed development will provide landscaping and proper grading of the site, thereby, providing adequate on-site drainage.

A Traffic Study was prepared for the project that reviewed the Project's traffic and circulation, and the City's Traffic Engineering Division determined that the project would not have significant impacts to existing City infrastructure.

The City's Public Works Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize any adverse impacts to surrounding streets.

4. The proposed project will not adversely impact the Public Works Department ability to perform its required function.

The proposed project will not adversely impact the Public Works Department ability to perform its required function. The City's Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

5. 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 development standards of PUD-104-73 (Rev. 2018/Rev. 2021), as proposed to be amended. The project is located in an older commercial shopping center

located along the Valley View Corridor that is comprised of three (3) commercial properties. The two (2) commercial properties to the north of the project site have been redeveloped and revitalized. The McDonald's restaurant was rebuilt in 2015, while the improvements to the Starlight Cinema, Jack-in-the-Box, and Fast 5 Express carwash were completed in 2020. The subject site is the remaining commercial parcel within the PUD in need of revitalization.

The proposed Project includes modifying and reducing the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, and the construction of a new 2,000 square foot pad drive-thru restaurant. The proposed improvements, including the building architecture and landscaping, will be compatible with the recent improvements completed on the movie theater property, which will provide uniformity and integrate the subject site with the design of the West Grove Center.

Furthermore, the proposed project will also compliment other improvements in the immediate vicinity, and will assist with implementation of the General Plan that encourages the revitalization of aging, underused or deteriorated commercial centers. The project will include new landscape areas along Valley View Street and public alley, within the parking area, and adjacent to the restaurant drive-thru lanes that will be consistent with the provisions of the PUD and applicable provisions of Title 9 of the Municipal Code. The project has been designed in accordance with the provisions of the PUD, and complies with the required setbacks, parking, and landscaping.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.
7. The proposed Project will revitalize an older and underutilized commercial property with a vibrant and attractive commercial development. The proposed architectural design of both the existing building and the proposed pad building will feature an attractive contemporary style that includes enhanced articulation, detailing, and varied building massing. The Project's design and improvements are compatible with those of the movie theater property, and the Project will integrate seamlessly with the design of the West Grove Center. The placement of the buildings will allow for the continued functionality of the drive aisles and parking areas, and will allow for the installation of new landscaping. Outdoor patio areas are proposed as an amenity for customers to dine outside. The Project will introduce new landscaping that will enhance the overall site appearance. The proposed landscape treatment will be compatible with the landscape design of the

adjacent movie theater property for continuity purposes. The project will include new landscape areas along Valley View Street and along the public alley, within the parking area, and adjacent to the restaurant drive-thru lanes that complies with the landscaping requirements of Title 9 of the Municipal Code. This includes providing trees, ground cover, and shrubs, along with providing additional landscaping within the parking lot and within the landscape setback areas to comply with the code.

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 possesses characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030.D.3 (Site Plan).
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-097-2021.
3. This approval of Site Plan No. SP-097-2021 shall be contingent upon the adoption and effectiveness of a Resolution approving General Plan Amendment No. GPA-002-2021 and an Ordinance approving Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) by the Garden Grove City Council.

Adopted this 4th day of March 2021

ATTEST:

/s/ DAISY PEREZ
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 March 4, 2021, by the following vote:

AYES: COMMISSIONERS: (7) ARESTEGUI, CUNNINGHAM, LEHMAN,
LINDSAY, PEREZ, RAMIREZ, SOEFFNER
NOES: COMMISSIONERS: (0) NONE

/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 March 25, 2021.

EXHIBIT "A"

Site Plan No. SP-097-2021

12141 Valley View Street

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval" as prepared by the City Attorney's Office. Proof of such recordation is required prior to issuance of building permits.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Dan Akarakian for Cinemas Management, Inc., the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the Conditions of Approval require approval by the Planning Commission, except as otherwise provided herein.
3. The Site Plan only authorizes the modification and reduction of the existing 33,375 square feet building to 19,296 square feet to accommodate new commercial uses, including a anchor tenant a 12,082 square feet, and three (3) new restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, and construction of a new 2,000 square foot pad drive-thru restaurant. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Engineering Division

6. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
7. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the precise grading and street improvement plans.
8. Prior to issuance of a grading permit, the applicant shall obtain a "letter of permission for encroachment and/or temporary work" from the adjacent property where project matchup will need to occur.
9. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks, infiltration and stormwater treatment structures, and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels. Requirements for any "dewatering" will also need to be addressed in the report.
10. A separate street permit is required for work performed within the public right-of-way.
11. Grading improvement plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30 feet outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. All improvements within public right of way shall conform to all format and design requirements of the City Standard Drawings & Specifications. Special features, such as decorative pavers or other improvements, may be required to have an agreement

prepared between the owner and the City to cover any encroachment limitations, responsibilities and maintenance requirements.

12. The grading/horizontal control plan shall provide an approximately 80 feet or four vehicles lengths between the service window and order board and additional 80 feet or four vehicle lengths of queuing distance behind the order board in conformance with the queuing requirements of City of Garden Grove Standard Plan B-312.
13. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
14. The grading and street improvement plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and section 1110A of the California Building Code.
15. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, shall have wheel stops in order to prevent vehicle overhang into sidewalk. Minimum 6-foot width sidewalk is required for parking spaces that are utilizing elevated sidewalk curb face as a wheel stop and must maintain 4-foot minimum from the overhang of the vehicle bumper for ADA pathway.
16. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.
17. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
 - b. Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP
 - d. Incorporates structural and Treatment Control BMPs as defined in the DAMP

- e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
18. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications
 - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP
 - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site
 - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs
19. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and state mandated commercial organic recycling law –AB 1826 / SB 1383:
- a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash.
 - b. Provide solid roof or awning to prevent direct precipitation.
 - c. Connection of trash area drains to the municipal storm drain system is prohibited.
 - d. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control.
 - e. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.

- f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures.
 - g. Pursuant to state mandated commercial organic recycling law-AB 1826, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
 - h. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.
 - i. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.
 - j. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.
20. The applicant and its contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the applicant shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and its contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and its contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls. Temporary Benchmarks shall not be used for vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).

21. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one acre or more of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.
22. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:
 - a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to installation.
23. The applicant shall identify a temporary parking site(s) for construction crew prior to issuance of a grading permit. No construction parking is allowed on local streets.
24. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan, satisfactory to the City Traffic Engineer.
25. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
26. Any required lane closures should occur outside of peak travel periods.
27. Construction vehicles should be parked off traveled roadways in a designated parking.
28. Prior to issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size storm drains per the Orange County RDMD standards. Parkway culverts shall be designed per City of Garden Grove Standard B-209. Storm drain lateral pipe connections within City right of way shall be RCP with a minimum diameter of 18-inches. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.

29. Prior to issuance of the a building permit, the applicant shall design street improvement plans and construct street frontage improvements as identified below:

Valley View Street

- a. Widen the existing tree wells fronting the project on Valley View to 6L x 3W and plant total of three peppermint tree (24-inch box). The applicant shall coordinate with City's public works division prior to order and placement of trees on Valley View Street.
- b. Remove and replace existing substandard alley and alley apron that leads to the site located on southeast corner of the property per City of Garden Grove Standard B-118
- c. Remove and replace the lifted sidewalk panels on Valley View Street in accordance to City of Garden Grove Standard B-106.
- d. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Valley View Street with Planning Services Division and Water Division.
- e. Any proposed new landscaping in public right of way shall be approved by Planning Services Division and Public Works Streets Division.

Public Work's Environmental Services

30. The applicant shall contract with the City's franchisee solid waste hauler for demolition and debris hauling and shall comply with the provisions of Chapter 18.60 (Construction and Demolition Waste Recycling Program) of the Garden Grove Municipal Code.

Public Works Water Services Division

- 31. The sewer lateral for the re-purposed building and the new building pad shall tie into the City's sewer main on Valley View Street.
- 32. New water service installations 2-inches and smaller shall be installed by the City of Garden Grove at applicant's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3-inches and larger shall be installed by applicant's contractor per City Standards.
- 33. Water meters shall be located within the City right-of-way. Fire services and large water services 3-inches and larger, shall be installed by a contractor

with class A or C-34 license, per City water standards, and inspected by an approved Public Works inspector.

34. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
35. It shall be the responsibility of applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
36. A composite utility site plan shall be part of the water plan approval.
37. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
38. City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at applicant's expense.
39. If any new fire service / private fire hydrant connections or additions / modification to the existing fire sprinkler system are being proposed, fire service / private fire hydrant lateral is required to have above-ground backflow device with a double-check valve assembly (DCDA) per City standard B-773. Existing single check in the vault shall be removed; vault shall be removed. A Right-of-Way permit is required and contractor shall have a Class A / C-34 license. New DCDA shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by the Planning Services Division.
40. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority.
41. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license.

42. A properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
43. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
44. Owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6-inch minimum diameter, extra strength VCP with wedgelock joints.
45. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete.
46. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of minimum 12-inch below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.
47. If water main is exposed during installation of sewer lateral, a 20-foot section of the water main shall be replaced with a 20-foot PVC C-900 DR-14 class 305 water pipe, size in kind and centered at the crossing.

Building and Safety Division

48. The project shall comply with all requirements of applicable California Building Standards Code (CBC) at time of permit submittal.
49. A Soil Investigation report complying with CBC Chapter 18 shall be submitted at time of first plan review for all new constructions.
50. The project shall provide roof solar ready zone (for new construction) complying with the 2019 CA Energy Efficiency Standards.
51. The project shall comply with all requirements of Chapter 5 of the 2019 California Green Code.
52. Mixed-use occupancies shall comply with CBC Section 508 and Table 508.4
53. Fire-rated constructions shall comply with CBC Chapter 7.

54. The project shall provide complete parking calculation: total parking required/provided, total number of standard, accessible and van accessible stalls.
55. Accessible parking space shall comply with CBC Chapter 11B, Division 5.
56. Electric charging and clean-air vehicle parking shall be provide per Green Code Chapter 5, and shall comply with CBC Chapter 11B.
57. An accessible path-of-travel to the trash enclosure complying with CBC Chapter 11B shall be provided.
58. All buildings on the same lot/parcel shall be inter-connected with an accessible path-of-travel.
59. Filtration of MERV-13 is required for all new HVAC units; calculations showing designs of pressure drops is required at time of permit submittal.

Community and Economic Development Department

60. The applicant shall submit detailed plans, showing the proposed location of utilities and mechanical equipment, to the Community and Economic Development Department for review and approval prior to submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:
 - a. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan shall be installed or relocated underground pursuant to Chapter 9.48 of the Garden Grove Municipal Code.
 - b. All above-ground utility equipment (e.g., electrical, gas, telephone, cable TV, water meters, electrical transformer) shall not be located in the street setback and shall be screened to the satisfaction of the Community and Economic Development Director.
 - c. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - d. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.

- e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. All roof access ladders shall be accessed from inside the building.
61. Construction and grading shall comply with the noise limitation provisions set forth in the City of Garden Grove's Noise Ordinance, Garden Grove Municipal Code Sections 8.47.040 to 8.47.060, except that permitted hours and days of construction and grading shall be as follows:
- a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - b. Sunday and Federal Holidays – may work the same hours, but be subject to the restrictions as stipulated in Sections 8.47.040 to 8.47.060 of the Municipal Code.
62. The property owner(s) and all tenants shall comply with the adopted City Noise Ordinance.
63. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be of drip or microspray system sprinkler heads for water conservation.
 - b. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.
 - c. Clinging vines shall be installed within the landscape planters along the perimeter block wall to deter graffiti.
 - d. Trees planted within ten feet (10') of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages

adjacent to driveways shall be of the low-height variety to ensure safe sight clearance.

- e. The on-site landscaping treatment shall be consistent and compatible with the landscape treatment installed directly on the adjacent property to the north, 12111 Valley View Street, for the Starlight Cinema property.
 - f. The landscaping treatment along the Valley View Street frontage, including the area designated as public right-of-way and parking areas, shall incorporate a mixture of groundcover, flowerbeds, shrubs, and trees to enhance the appearance of the property. The Community and Economic Development Department shall review the type and location of all proposed trees and plant materials. Said landscape area shall be the responsibility of the applicant to maintain.
 - g. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also to be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.
 - h. At the time of irrigation installation, the irrigation system shall comply with all applicable provisions of the City's Water Conservation Ordinance, the City's Municipal Code landscape provisions, and all applicable state regulations.
64. Litter shall be removed daily from the project site, including adjacent public sidewalks and all parking areas under the control of the applicant. The areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
65. The applicant shall abate all graffiti vandalism within the premises. The applicant shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
66. There shall be no deliveries from or to the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.

67. All signs shall comply with the sign requirements of PUD-104-73 (Rev. 2018/Rev. 2021). All signs shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance. A sign program governing the entire site, including height, size, color, and location of all signs, shall be approved by the Community and Economic Development Department, Planning Services Division prior to installation. All signage shall be limited to individual channel letters. No roof signs shall be permitted.
68. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
69. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.
70. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Any new lighting that is provided within the parking lot area shall maintain a minimum of two foot-candles of light on the parking areas during business hours. Lighting in the parking areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the windows of adjacent properties.
71. The applicant shall submit a light plan (photometric plan) to Planning Services Division for review. All lighting shall be provided throughout the parking areas at a minimum of two-foot candle of light during the hours of darkness when the businesses are open, and a one-foot candle of light during all other hours of darkness.
72. New perimeter walls, if proposed, shall be developed to City Standards or designed by a Registered Engineer, and shall be measured from the on-site finished grade, and shall be shown on the grading plan. New perimeter walls constructed adjacent to any driveway shall observe the required visual line-of-sight clearance.
73. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, the use of solar or low-emission water heaters, and the use of low-sodium parking lot lights, to ensure compliance with Title 24.
74. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community and Economic Development

Department, Planning Services Division. No advertising material shall be placed thereon.

75. During construction, if paleontological or archeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law.
76. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and the Sections 3503, 3502.5, and 3513 of the California Fish and Game regulations, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
77. All on-site curbs, not associated with a parking space, shall be painted red.
78. The proposed trash enclosure shall be designed to comply with the City's B-502 trash enclosure standard, or with an alternative design approved by the Public Works Engineering Division.
79. The trash enclosures shall have unifying color and exterior finish that matches, and are integrated, with the proposed development. The proposed roof design of the trash enclosure shall be architecturally compatible with the design of the development. The Planning Services Division shall review and approve the design of the proposed roof and the material(s). The proposed roof and materials shall also comply with the building code requirements.
80. The trash bins shall be kept inside the trash enclosures, and gates closed at all times, except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site.
81. The applicant shall prepare a reciprocal parking and access easement agreement, covenant agreement, or similar deed restriction (an "REA") for review and approval by the Community and Economic Development Director and City Attorney, which provides for reciprocal parking and access between the project site and the movie theater property (12101 Valley View Street). The applicant shall record the REA and provide City with a copy of the recorded REA prior to the issuance of building permits.
82. As part of the finalized working drawings for Planning Services Division, Engineering Division, and Building Plan Check, the applicant shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials, and building materials proposed for the project.
83. Any and all corrections notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of

approval and shall be fully complied with by the owner, applicant and all agents thereof.

84. The design and operation of the drive-thru speaker system, including automatic timer, volume control, and message board, is subject to Planning Services Division review and approval. In the event that complaints are received from adjacent uses concerning noise created by the new food ordering speaker system, the applicant shall provide a plan to address the issues to the satisfaction of the Community and Economic Development Director.
85. The drive-thru menu/order board shall be designed to match the building, and shall incorporate the same color and materials.
86. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-097-2021, and his/her agreement with all conditions of approval within 30-days from the date of this approval.
87. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the uses and development authorized by this approval of Site Plan No. SP-097-2021 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
88. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning the Negative Declaration, General Plan Amendment No. GPA-002-2021, Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), and/or Site Plan No. SP-097-2021. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
89. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. To the extent applicable, the applicant is hereby notified that the 90

day protest period, commencing from the effective date of approval of Site Plan No. SP-097-2021, has begun.

Orange County Fire Authority (OCFA)

90. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.

DRAFT MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING – NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-002-2021, PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018/REV. 2021), SITE PLAN NO. SP-097-2021 FOR PROPERTY LOCATED ON THE WEST SIDE OF VALLEY VIEW STREET, SOUTH OF CHAPMAN AVENUE AT 12141 VALLEY VIEW STREET.

Applicant: CINEMAS MANAGEMENT, INC.

Date: March 4, 2021

Request: A request to redevelop a 2.15-acre site, currently improved with a bowling alley building, through the re-purposing of the existing bowling alley with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant. As part of the project, the Planning Commission will consider a recommendation that the City Council (i) approve a General Plan Amendment to change the land use designation of the project site from Civic Institution to Light Commercial, and (ii) approve a text amendment to Planned Unit Development No. PUD-104-73 (REV. 2018) to expand the commercial uses that are permitted to also include the uses permitted in the C-1 zoning district, and to modify the sign requirements of the PUD to allow for multiple-tenant sign cabinets on the existing pole sign. The Planning Commission will also consider approval of a Site Plan to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to (i) accommodate an anchor tenant of 12,082 square feet, and three (3) new restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, and (ii) construct a new 2,000 square foot pad drive-thru restaurant with related site improvements. The site is in the PUD-104-73 (REV. 2018) zone. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council adopt a Negative Declaration.

Action: Resolution Nos. 6019-21 (GPA/PUD) and 6020-21 (SP) were approved with one amendment to the Conditions of Approval in regard to landscaping at the West wall between the property and residences, to provide sufficient landscaping for sound absorption and as a graffiti deterrent. The suggested plant types were 3-5 gallon vines in the half-diamond planters and one gallon, 5'-0" on-center, Boston Ivy or Creeping Fig in other planters.

Motion: Lindsay Second: Lehman

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,
Ramirez, Soeffner

Noes: (0) None

Initial Study / Negative Declaration

West Grove Center Project

CEQA Lead Agency:

City of Garden Grove



GARDEN GROVE

Community and Economic Development Department
11222 Acacia Parkway
Garden Grove, CA 92840

Project Applicant:

Cinemas Management, Inc.
315 Rees Street
Playa Del Rey, CA 90293

CEQA Consultant:

T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine CA 92602

February 2020



NEGATIVE DECLARATION

Title of Project (including any commonly used name for the project): West Grove Center

Brief Description of Project: The Project is located on a 2.15-acre site and involves repurposing a former 33,375 sf bowling alley building to accommodate commercial uses, and the construction of a new 2,000 sf drive-thru coffee shop in the southeastern portion of the Project site. While specific tenants have not been identified, for purposes of analysis in this Initial Study/Negative Declaration, it is anticipated the existing building would accommodate a 12,082-sf anchor tenant, a 1,665-sf restaurant with drive-thru, a 2,792-sf restaurant, and a 2,757-sf restaurant. The eastern and southern portions of the existing building would be demolished to accommodate parking and the path of vehicular travel. At completion there would be 21,296 sf of building area on-site. Additionally, a shared 900-sf outdoor patio area would be provided for the in-line restaurants, and the drive-thru coffee shop would have a 300-sf outdoor patio area.

The Project site has a General Plan land use designation of Civic Institutional, and is zoned Planned Unit Development No. PUD-104-73 Rev. 2018. The Project involves: (1) a General Plan Amendment (GPA) (No. GPA-002-2021) to change the land use designation of the Project site from Civic Institutional to Light Commercial, (2) a Site Plan (No. SP-097-2021) to repurpose the existing vacant bowling alley building to accommodate four commercial tenants, and to construct a 2,000 square foot drive-thru coffee shop; and (3) an text amendment to PUD-104-73 (Rev. 2018/Rev. 2021) to expand the commercial uses permitted to include the uses permitted in the C-1 zoning district.

Project Location (see also attached map): The Project site is located at 12141 Valley View Street, in the western portion of the City of Garden Grove. The Project consists of one parcel, Assessor's Parcel Number (APN) 224-202-17. The Project site is located north of State Route (SR)-22, which forms the southern boundary of the City of Garden Grove in this area, and Interstate 405 (I-405). The SR-22 interchange with I-405 is approximately 1-mile southwest of the Project and is accessed from Valley View Street, which forms the eastern boundary of the Project site, and provides local access to the Project site.

Name of the Project Proponent: Cinemas Management, Inc.

Cortese List: The project ☐ does ☒ does not involve a site located on the Cortese list.

Finding: Pursuant to the California Environmental Quality Act, the City of Garden Grove has determined that the proposed project will not have a significant effect on the environment. The attached initial study documents the reasons supporting this finding.

Mitigation Measures: The Project would not result in any potentially significant impacts during construction or operation and no mitigation is required.

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LIST OF TECHNICAL APPENDICES

The documents identified below are included within the Technical Appendices to this Initial Study (IS) / Negative Declaration (ND), and are incorporated herein by reference pursuant to CEQA Guidelines Section (§)15150. These documents are included as part of this IS/ND and also are available for review at the City of Garden Grove, Community and Economic Development Department, 11222 Acacia Parkway, Garden Grove, CA 92840, by appointment, during regular business hours.

- A. Air Quality, Greenhouse Gas, and Energy Assessment
- B. Geotechnical Engineering Report
- C. Phase I Environmental Ste Assessment
- D. Preliminary Hydrology Study
- E. Preliminary Stormwater Quality Management Plan
- F. Noise Impact Analysis
- G. Traffic Study & Parking Analysis



1.0 Introduction

This Initial Study (IS)/Negative Declaration (ND) evaluates the West Grove Center Project (hereafter referred to as “Project”) proposed by Cinemas Management, Inc. (hereafter referred to as “Project Applicant”). In summary, and as further described in 3.0, Project Description, the Project involves redevelopment of the Project site, which would include repurposing the northern portion of the existing vacant bowling alley building for commercial uses, development of a stand-alone drive-thru coffee shop, and associated site improvements.

1.1 Purpose of this Document

The Project is the subject of analysis in this IS/ND pursuant to the California Environmental Quality Act (CEQA). The content of this IS/ND complies with the criteria, standards, and procedures of CEQA (California Public Resource Code § 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, § 15000 et seq.).

CEQA is a statewide environmental statute contained in California Public Resources Code §§ 21000-21177 that applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project’s potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

As defined by CEQA Guidelines § 15367, the City of Garden Grove is the Lead Agency for the Project. “Lead Agency” refers to the public agency that has the principal responsibility for carrying out or approving a project. The following discretionary approvals are required of the City of Garden Grove to implement the Project: a General Plan Amendment, a Site Plan, and an Amendment to a Planned Unit Development (PUD). These actions and other approval actions required of the City of Garden Grove and/or other governmental agencies to fully implement the Project are described in more detail in Section 3.7, Anticipated Approvals.

1.2 CEQA Requirements for Negative Declarations (NDs)

An ND is a written statement by the Lead Agency briefly describing the reasons why a Project, which is not exempt from the requirements of CEQA, will not have a significant effect on the environment and therefore does not require preparation of an Environmental Impact Report (EIR) (CEQA Guidelines § 15371). The CEQA Guidelines require the preparation of a ND or Mitigated Negative Declaration (MND) if (a) the IS prepared for a project shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or (b) identifies potentially significant effects, but: (1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed ND and IS are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and (2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project as revised may have a significant effect on the environment (CEQA Guidelines § 15070).

In accordance with the CEQA Guidelines, it is appropriate for the City to adopt an ND for the Project because the Project would not result in potentially significant environmental impacts requiring revisions



to the Project or mitigation, as identified through the analysis present in Section 4.3, Evaluation of Environmental Impacts, of this IS/ND. Impacts would be considered less than significant.

1.3 Preparation and Processing of this Negative Declaration

The City of Garden Grove, Planning Services Division, directed and supervised the preparation of this IS/ND. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this IS/ND reflect the sole independent judgment of the City of Garden Grove. This IS/ND and Notice of Intent (NOI) to adopt the ND will be distributed to the following entities for a 20-day public review period: 1) organizations and individuals who have previously requested such notice writing to the City of Garden Grove, 2) responsible agencies and other potentially affected agencies; and, 3) the Orange County Clerk.

The NOI identifies the location(s) where the IS/ND and its associated Technical Appendices are available for public review. The environmental documentation is available for review on the City's website: <https://ggcity.org/planning/environmental-documents> and at the following location, by appointment

City of Garden Grove, Community and Economic Development Department
11222 Acacia Parkway
Garden Grove, CA 92840
(714) 741-5312

Hours: 7:30 AM to 5:30 PM Monday through Thursday; 7:30 AM to 5:00 PM Alternating Fridays

In addition, the NOI will be posted at the City of Garden Grove City Hall, at the Orange County Clerk/Recorder's office, and published in a newspaper of general circulation in the Project area. A 20-day public review period has been established for the IS and proposed ND in accordance with CEQA Guidelines § 15105(b). In reviewing the IS and ND, affected public agencies and interested members of the public should focus on the adequacy of the document in identifying and analyzing the potential environmental impacts. Comments on the IS and ND and the analysis contained herein may be sent to:

Maria Parra, Senior Planner
City of Garden Grove, Planning Services Division
11222 Acacia Parkway
Garden Grove, CA 92840
(714) 741-5316
mariap@ggcity.org

Following the 20-day public review period, the City of Garden Grove will review comment letters received and determine whether any substantive comments were provided that may warrant revisions to the IS/ND document. If substantial revisions are not necessary (as defined by CEQA Guidelines §15073.5(b)), then the IS/ND will be finalized and forwarded to the City of Garden Grove Planning Commission and City Council for review as part of their deliberations concerning the Project. Public hearings will be held before the City's Planning Commission and City Council to consider the Project and the adequacy of this IS/ND; public comments will be heard and considered at the hearings. If no further environmental documentation is required, the City may adopt the ND. A Notice of Determination (NOD) will be filed with the County of Orange Clerk following approval of the Project and adoption of the ND.



2.0 Environmental Setting

2.1 Location of the Project Site

The approximately 2.15-acre Project site is located at 12141 Valley View Street, in the western portion of the City of Garden Grove. The Project consists of one parcel, Assessor's Parcel Number (APN) 224-202-17. Figure 2-1, Regional Location and Local Vicinity Map, depicts the regional and local vicinity of the Project site. Garden Grove is located in the western portion of Orange County, and is bordered to the north by the City of Anaheim, City of Stanton, and City of Cypress; to the east by the City of Orange; to the south and southeast by the City of Santa Ana; to the south by the City of Westminster and the City of Fountain Valley; to the west and southwest by the City of Seal Beach; and to the northwest by City of Los Alamitos. The Project site is located north of State Route (SR)-22, which forms the southern boundary of the City of Garden Grove in this area, and Interstate 405 (I-405). The SR-22 interchange with I-405 is approximately 1-mile southwest of the Project and is accessed from Valley View Street, which forms the eastern boundary of the Project site, and provides local access to the Project site.

2.2 CEQA Requirements for Environmental Setting and Baseline Conditions

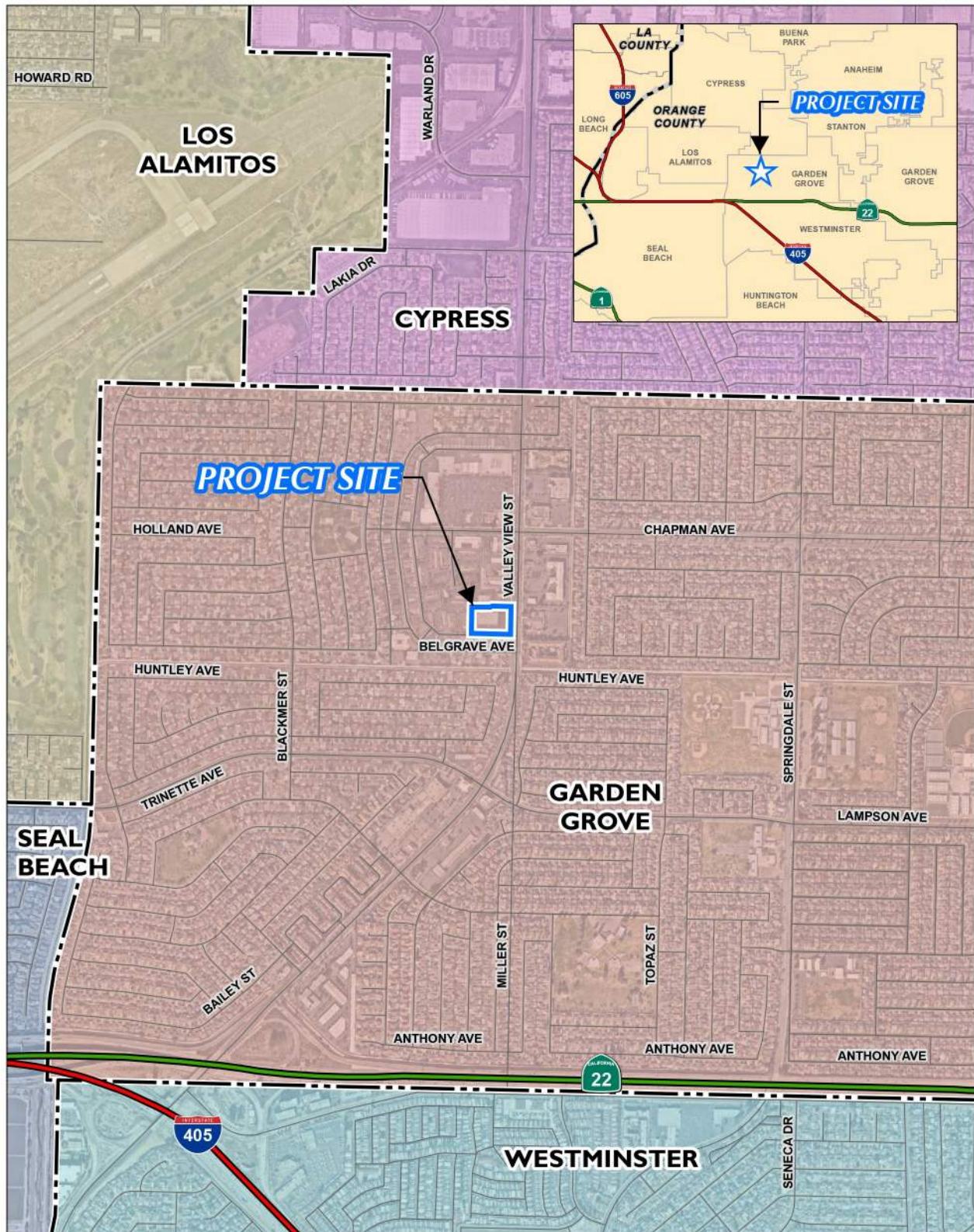
CEQA Guidelines § 15125 establishes requirements for defining the environmental setting to which the environmental effects of a Project must be compared. "Generally, the lead agency should describe physical environmental conditions as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines § 15125(a)(1)). The IS prepared for the Project determined that an ND is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation (NOP). Thus, the environmental setting for the Project as presented in this IS represents the condition when the analysis was commenced. The baseline condition for environmental review throughout this IS/ND is the vacant building (previously occupied by a bowling alley) and associated surface parking, which are currently located on the Project site. The bowling alley ceased operations in early 2018 and has remained vacant since closing.

2.3 Existing Site Conditions and Area Characteristics

As shown on Figure 2-2, Aerial Photograph, under existing conditions, the majority of the Project site is developed with a 33,375 square foot (sf) building formerly occupied by a bowling alley and surface parking, which surrounds the building. Site access is provided from driveways along Valley View Street and the public alley that forms the southern Project site boundary. Existing landscaping on-site is limited to several trees (in the north and south parking areas) and some shrubs near the rear entrance to the building. There are also street trees in the public right-of-way along Valley View Street.

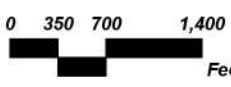
As shown on Figure 2-2, there are existing commercial uses north of the Project site, including the 251-seat 4 Star Cinemas, which is attached to the northern side of the vacant bowling alley building, and multi-family residential uses to the west. The parcels to the north and west of the Project site are part of the same Planned Unit Development (PUD)¹ as the Project site, which encompasses 17.67 acres (5.8 acres for commercial and 12 acres for residential) and is further discussed below. Previously approved

¹ A Planned Unit Development (PUD) is a precise plan, adopted by ordinance, that provides the means for the regulation of buildings, structures and uses of land in order to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.



Source(s): ESRI, Nemap Imagery (2020), OC Public Works (2020)

Figure 2-1



Regional Location and Local Vicinity Map

West Grove Center

Lead Agency: City of Garden Grove



Source(s): ESRI, Nearmap Imagery (2020), OC Public Works (2020)

Figure 2-2



Aerial Photograph



redevelopment activities on the parcels to the north of the Project site were recently completed, including a drive-thru restaurant (Jack in the box), and an automatic car wash.

There are multi-family residential uses to the southwest of the Project site. A church is located east of the Project site across Valley View Street, commercial uses are located to the northeast, and senior apartments are located to the southeast. Orange County Fire Authority (OCFA) Fire Station 84 is located south of the Project site, south of the alley.

2.4 City of Garden Grove General Plan and Zoning

The Project site has a “Civic/Institutional” land use designation in the City’s General Plan, which is intended to provide educational uses such as elementary, middle, and high schools, colleges, universities, hospitals, and governmental facilities. General Plan land use designations for the area surrounding the Project site are as follows: Residential/Commercial Mixed Use 2 to the north and east, Medium Density Residential to the west/southwest, and Low Density Residential to the south (fire station-site).

The Project site, along with the parcels to the north and west, is zoned “PUD-104-73”. PUD-104-73 was originally adopted in 1973 and was revised in 2018 to amend the uses permitted on the parcels to the north of the Project site (12101 and 12111 Valley View Street) to facilitate development of an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant. Existing PUD-104-73 Rev. 2018 establishes the zoning and allowed uses on the Project site (a 32-lane bowling alley). The area to the south of the Project site (south of the alley) is zoned R-3 (Multiple-Family Residential) and R-1-6 (Single-Family Residential), and the area to the east is zoned C-2 (Community Commercial).

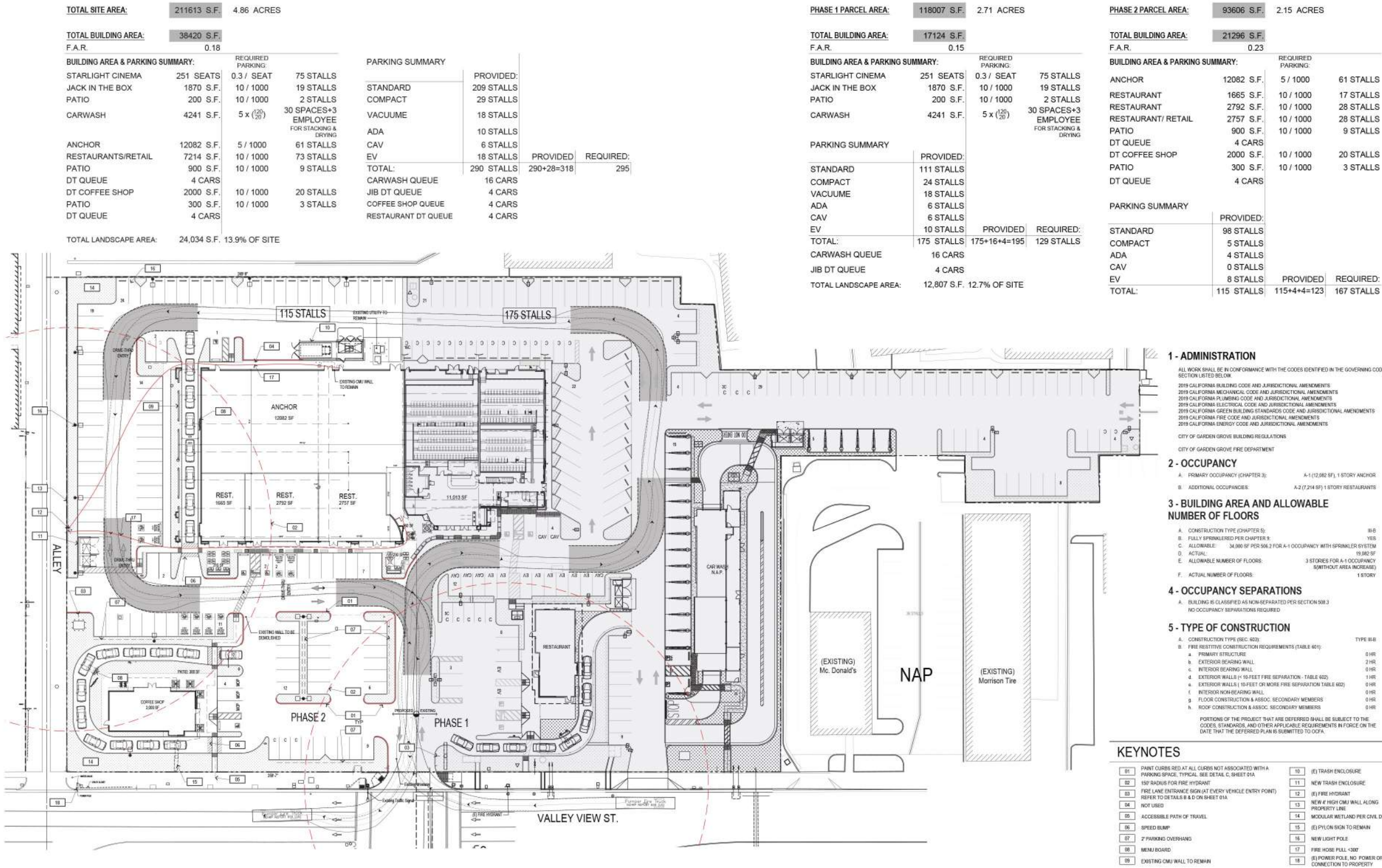


3.0 Project Description

Cinemas Management, Inc. is the Project Applicant and is proposing to redevelop the Project site. The Project involves a General Plan Amendment, Site Plan, and Amendment to PUD No. PUD-104-73 Rev. 2018, to allow for redevelopment of the 2.15-acre Project site located at 12141 Valley View Street in the City of Garden Grove. The Project involves repurposing the former 33,375 sf bowling alley building to accommodate commercial uses and the construction of a new 2,000 sf drive-thru coffee shop in the southeastern portion of the Project site. While specific tenants have not been identified, based on the site plan presented in Figure 3-1, Conceptual Site Plan, the existing building would accommodate a 12,082-sf anchor tenant, a 1,665-sf restaurant with drive-thru, a 2,792-sf restaurant, and a 2,757-sf restaurant. The southern and eastern portion of the existing building would be demolished to accommodate parking and the path of vehicular travel. At completion there would be 21,296 sf of building area on-site. Additionally, a shared 900-sf outdoor patio area would be provided for the in-line restaurants, and the drive-thru coffee shop would have a 300-sf outdoor patio area. Figure 3-1 also depicts the site plan for the commercial development to the north, which was recently redeveloped in accordance with PUD-104-73 Rev. 2018 (approved by the City in 2018). As identified through the analysis presented in Section 4.3, Evaluation of Environmental Impacts, construction and operation of the Project would comply with applicable provisions of local and state regulations including, but not limited to, State building codes, the City's Municipal Code and building regulations, development requirements outlined in the proposed amendments to PUD-104-73 Rev. 2018, and Orange County Fire Authority (OCFA) regulations. A description of the proposed physical and operational components of the Project is provided below.

3.1 Building and Site Design

The Project has been designed to be visually compatible with architectural elements of the recently completed commercial uses north of the Project site. Most of the former bowling alley structure would be retained, including the roof structure and concrete slab. Conceptual building elevations are provided on Figure 3-2, Conceptual Building Elevations, and conceptual building renderings are provided on Figure 3-3, Conceptual Building Renderings. As shown on these figures, the buildings would be one-level with varied roof lines and articulation to provide visual interest and avoid monotony. The proposed new facade for the eastern elevation of the former bowling alley building, as viewed from Valley View Street, would range from 21.5 feet to up to approximately 27 feet tall at the top of parapet, including a steel canopy roof feature. As shown on Figure 3-2 and Figure 3-3, exterior building materials that would be used for the new eastern facade and other new building elements include, but are not limited to, smooth stucco and cement board siding, glazed glass storefront openings, decorative metal panels, metal canopy structures and doors, and aluminum features. A trellis system would also be installed around the openings along the southern facade. The proposed drive-thru coffee shop would be a new building up to 24.25 feet tall at the top of parapet, also including a steel canopy roof feature with similar architectural features as the renovated bowling alley building.

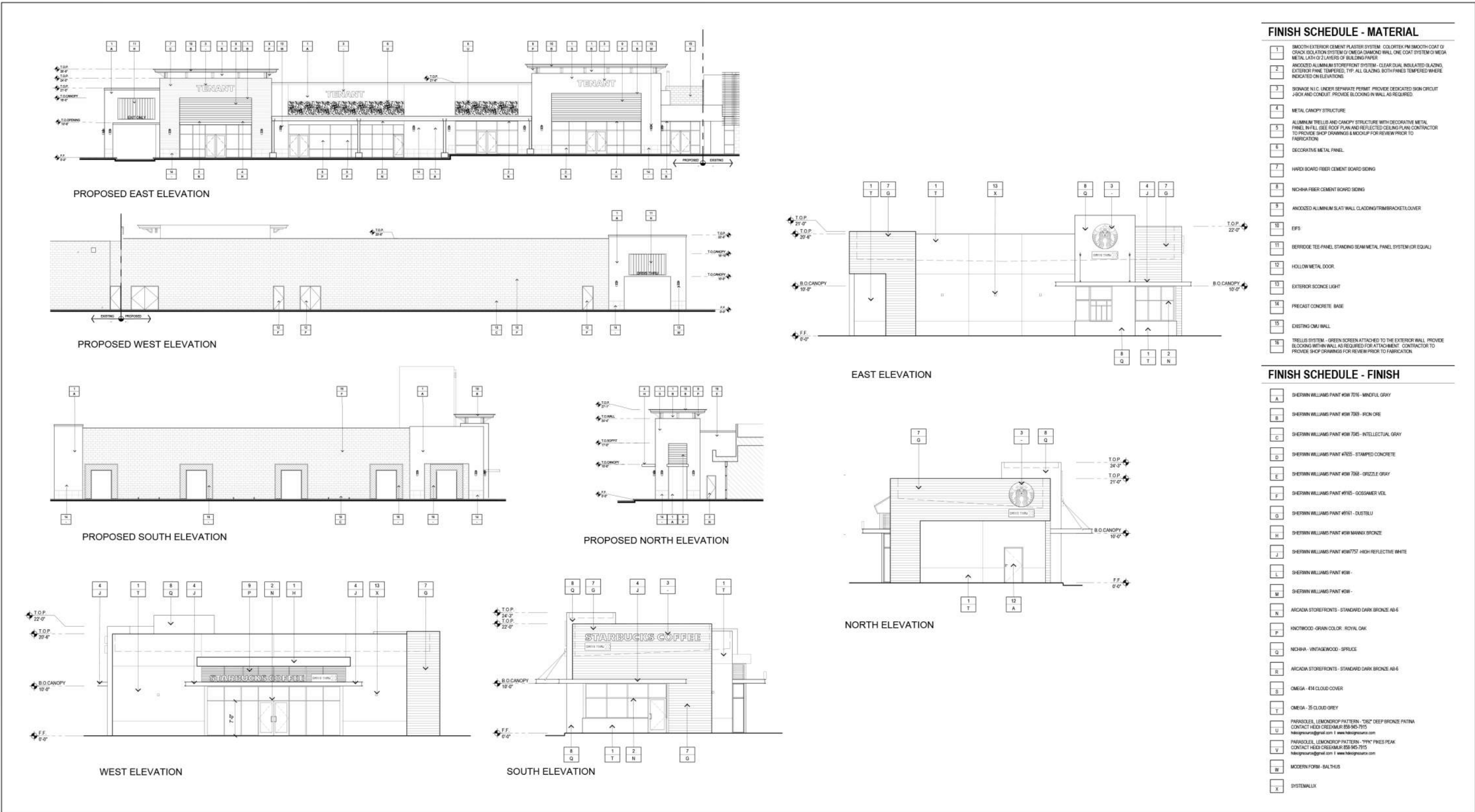


Source(s): Architect Orange (12-21-2020)

Figure 3-1

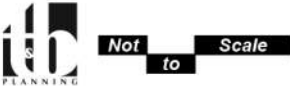


West Grove Center
Lead Agency: City of Garden Grove



Source(s): Architect Orange (10-12-2020)

Figure 3-2





Source(s): Architect Orange (10-12-2020)

Figure 3-3





3.2 Circulation and Parking

3.2.1 Vehicular Circulation

As shown in Figure 3-1, access to the Project site would be provided from an existing full access signalized driveway on the Project's eastern boundary along Valley View Street. Existing unrestricted site access from the alley south of the Project site would be replaced with a full access driveway along the southern boundary of the Project site. Access to the Project site would also be provided through driveways located north of the site that are provided as access for the larger redevelopment site. The drive-thru lanes for the in-line restaurant and stand-alone coffee shop have been designed to comply with the City's Parking and Queuing for Drive Through Restaurants (Standard B-12), which includes requirements for queuing, parking aisle orientation, and a requirement to maintain a clear circulation pattern within the site in order to provide sufficient queuing so as not to obstruct internal site circulation. The design and circulation of Project's drive-thru lanes for the in-line restaurant and stand-alone coffee shop have been reviewed by the City's Engineering Division to confirm adherence to the City's requirements. The on-site circulation system has also been designed to accommodate emergency vehicle access, pursuant to OCFA requirements.

3.2.2 Non-Vehicular Circulation

Pedestrian connections to the existing sidewalk on the west side of Valley View Street would be provided by a walkway accessed near the main entrance of the drive-thru coffee shop building (refer to Figure 3-4, Conceptual Landscape Plan). The existing sidewalk along the Project frontage on Valley View Street would remain in place and would provide safe and efficient access to/from the Project site from existing uses in the area, and bus stops along Valley View Street and Belgrave Avenue (south of the fire station).

3.2.3 Parking

Consistent with existing conditions, surface parking would surround the on-site buildings. A total of 123 parking stalls would be provided. The parking provided includes four accessible spaces and eight electric vehicle spaces. The parking standards outlined in Section 9.16.040.150, Parking Spaces Required, of the City of Garden Grove Municipal Code, require a minimum of 166 parking spaces for the Project; therefore, the 123 spaces provided by the Project would not meet the City's parking requirements. However, a portion of the Project's required parking spaces would be accommodated by parking provided within the overall redevelopment site shared with the parcel to the north at 12101 and 12111 Valley View Street. As shown on Figure 3-1, 318 parking stalls would be provided within the overall integrated development compared to the City-required 295 parking spaces for the existing and proposed uses. Therefore, the City's parking requirements would be exceeded. A reciprocal parking agreement would be required to ensure that the parking for the Project remains available for the life of the Project.

3.3 Landscape, Walls, Signage, and Lighting




















As shown in Figure 3-4, the Project would include new landscaping consisting of ornamental trees, shrubs, and ground cover throughout the Project site. Notably trees would be planted along the western, southern and eastern site perimeter and in the parking islands. Existing landscaping would be removed. Existing street trees would remain in place; however, as a condition of approval the City's Engineering Department would require the tree wells for the existing street trees be enlarged and three additional trees be planted. Approximately 11,456 sf of landscaping would be provided, representing approximately 12.2 percent of the Project site.



FEATURE LEGEND:

- 1 STARLIGHT CINEMA PHASE 1 BUILDINGS PER ARCHITECT'S PLANS.
- 2 NEW BUILDINGS PER ARCHITECT'S PLANS.
- 3 TRASH ENCLOSURES PER SITE PLAN.
- 4 ENHANCED CONCRETE PAVING PER PHASE 1.
- 5 NEW CONCRETE WALKWAYS.
- 6 LIGHT POSTS PER SITE PLAN.
- 7 NEW TABLES AT OUTDOOR DINING AREA.
- 8 EXISTING WALL WITH EXISTING VINE TO REMAIN.
- 9 ADA HANDICAP PARKING PER ARCHITECT'S PLANS.
- 10 MODULAR WETLAND WITH COMPLIANT PLANTING.
- 11 HEDGE PLANTING.
- 12 ADA COMPLIANT ACCESS WALKWAY.
- 13 EXISTING PROJECT SIGNAGE PER ARCHITECT'S PLANS.
- 14 NEW VINE POCKET PLANTERS.
- 15 NEW TREE WELL.
- 16 NEW BIKE RACK.
- 17 ELECTRICAL UTILITIES PER OTHERS.
- 18 WHEEL STOP PER ARCHITECT'S PLANS.
- 19 ELECTRIC VEHICLE PARKING PER ARCHITECT'S PLANS.
- 20 CURB RAMP WITH TRUNCATED DOMES PER ARCHITECT'S PLANS.
- 21 ADA PATH OF TRAVEL.
- 22 OVERHEAD SHADE STRUCTURE FOOTING PER ARCHITECT'S PLANS.

PLANT SCHEDULE

TREES	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY
	T-01	Lagerstroemia x 'Tuscanora'	Crape Myrtle Coral Pink	24" Box	Per Plan	Standard	M	11
	T-02	Phoenix dactylifera	Date Palm	10' B.T.H.	Per Plan	---	L	3
	T-03	Podocarpus gracilior	Fern Pine	24" Box	Per Plan	Standard	M	21
	T-04	Syagrus romanzoffiana	Queen Palm	10' B.T.H.	Per Plan	---	M	8
	T-05	Melaleuca quinquenervia	Cajuput Tree	24" Box	Per Plan	---	L	4
HEDGE PLANTING	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	
	Callistemon 'Little John'	Little John Dwarf Bottlebrush	15 Gal.	---	---	L	---	
	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	15 Gal.	---	---	M	---	
MODULAR WETLANDS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	
	Leymus condensatus 'Canyon Prince'	Native Blue Rye	1 Gal.	18" O.C.	---	L	---	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	
	Aloe striata	Coral Aloe	5 Gal.	---	---	L	---	
	Callistemon 'Little John'	Little John Dwarf Bottlebrush	5 Gal.	---	---	L	---	
	Hesperaloe parviflora 'Brakeights' TM	Brakeights Red Yucca	3 Gal.	---	---	VL	---	
	Rhamnus californica 'Little Sur'	Little Sur Coffeeberry	5 Gal.	---	---	L	---	
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	
	Juncus patens 'Eik Blue'	Spreading Rush	1 Gal.	18" O.C.	---	L	---	
	Sansevieria trifasciata 'Laurentii'	Mother-in-Law's Tongue	2 Gal.	18" O.C.	---	L	---	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	
	Carex tumicola	Berkeley Sedge	1 Gal.	18" O.C.	---	L	---	
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 Gal.	18" O.C.	---	L	---	
	Senecio ssp.	Blue Chalksticks	1 Gal.	18" O.C.	---	L	---	
VINES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	
	Ficus pumila	Creeper Fig	15 Gal.	Per Plan	---	M	---	
	Dioscorea buccinatoria	Red Trumpet Vine	15 Gal.	Per Plan	---	M	---	

WATER EFFICIENT LANDSCAPE WORKSHEET
Non-Residential Landscape Projects

Reference ETo for the area: ETo = 47.2

Estimated Total Water Use (ETWU):

ETWU is calculated using the following formula: (Eto) (.62) (ETAF) (LA), where ETWU ETAF if PFI/E

Hydroware # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFI/E)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) gallons/year
Regular Landscape Areas							
021 - Low Shrub	0.2	Drip	0.81	0.25	7,170	1770	51808
022 - Med Shrub	0.3	Drip	0.81	0.36	3,981	1090	32936
023 - Med Tree	0.5	Butler	0.81	0.62	1,255	786	23159
Totals					11,456	4416	129231
Estimated Total Water Use in gallons per year, ETWU Total							129231
Maximum Annual Water Allowance in gallons per year, MAWA Total							150962
MAWA calculation: (Eto) (.62) ((ETAF x LA) + ((1-ETAF) x S) MAWA - ETWU =							21631
where Non-Residential MAWA ETAF factor is 0.45							

ETAF Calculations

Regular Landscape Areas
Total ETAF x Area: 4416
Total Area: 11,456
Average ETAF: 0.39
Average ETAF for Regular Landscape Areas must be 0.45 or below for non-residential areas.

All Landscape Areas
Total ETAF x Area: 4416
Total Landscape Area (LA): 11,456
Sidewalk ETAF: 0.39

Source(s): Architect Orange (10-12-2020)

Figure 3-4





There is an existing approximately 250-foot-long concrete masonry unit (CMU) wall along the west side of the Project site that would remain in place with implementation of the Project, and a new 4-foot-high CMU wall would be installed along the south side of the Project site (west of the proposed driveway). The existing CMU wall along the Valley View Street would be removed.

Signage would be designed to comply with the City's signage regulations (City Municipal Code Chapter 9.20) and would include new exterior building signs (referred to as wall signs) for the proposed restaurants, anchor tenant, and drive-thru coffee shop. The existing pole sign would remain along Valley View Street.

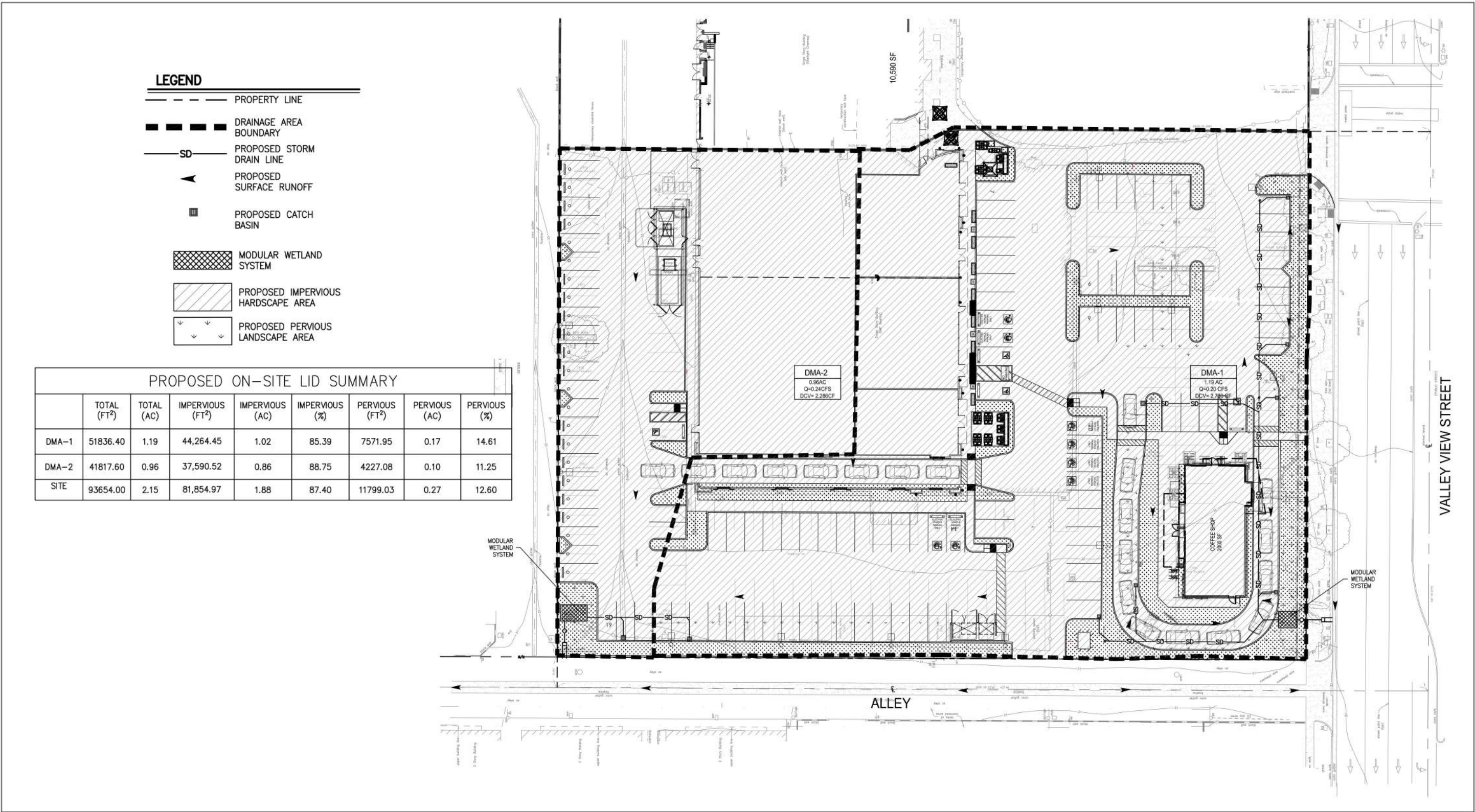
New exterior lighting, including pole mounted lights in the parking areas, would be provided on-site for safety and security and to accent the landscaping, project signage, light walkways, and driveways. The new lighting would be focused on the Project site, shielded from off-site areas, and would be compliant with the City's lighting regulations.

3.4 Utility Infrastructure Improvements

Municipal and private utility services necessary to serve the Project are currently available on-site or in Valley View Street. The utility lines and associated facilities serving the existing building would remain, and new utility infrastructure would be installed to serve the proposed stand-alone coffee shop building. Additionally, drainage and water quality treatment facilities would be installed as necessary to comply with current drainage and water quality regulations. No new or expanded utility lines or facilities are required off-site, except as needed for any new utility connections. The final sizing and design of on-site facilities would occur during final design. The physical impacts that would result from installation of utility infrastructure are analyzed in this IS/ND. Existing and proposed utility infrastructure is described below.

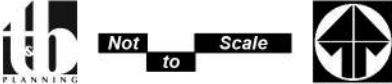
- **Water.** Water service to the Project site is available through an existing water line within Valley View Street that is owned and maintained by the Garden Grove Public Works Department, Water Services Division (GGPWD, WSD). There are existing fire hydrants along Valley View Street and the alley south of the Project site that would continue to serve the Project site.
- **Sewer.** Sewer service to the Project site is available through an existing sewer line within Valley View Street that is owned and maintained by Garden Grove Sanitation District (GGSD).
- **Drainage and Water Quality Features.** Under existing conditions, runoff predominantly discharges from the site via sheet flow. The northern portion of the site sheet flows untreated to Valley View Street and continues south along the roadway before reaching a catch basin that discharges to a concrete channel that flows to the Bolsa Chica Channel. The southern portion of the Project site sheet flows untreated to a valley gutter where flows discharge to the alley south of the Project site and continues west to a trench drain located in the existing residential area. (KPFF, 2020a)

There are two drainage management areas (DMA 1 and DMA 2) on-site and runoff flows in the southern and eastern direction in both the pre- and post-development condition. Under the developed condition, stormwater runoff would sheet flow to new curb and gutters, would be collected by catch basins, and would be conveyed through on-site 8-inch storm drain pipes to modular wetland systems before discharging via a pump system through parkway drains to Valley View Street (DMA 1) and the alley (DMA 2). The modular wetland system would treat stormwater runoff, and would be sized based on the treatment flow calculated per Orange County modified rational method. (refer to Figure 3-5, Proposed Water Quality Mitigation Plan). (KPFF, 2020a)



Source(s): KPFF Consulting Engineers (10-09-2020)

Figure 3-5





The Project also incorporates Best Management Practices (BMPs), which are identified in the Project-specific Water Quality Management Plan (WQMP) included in Appendix G of this IS/ND. The BMPs include, but not limited to: storm drain system stenciling and signage; design and construct trash and waste storage areas to reduce pollution introduction; use efficient irrigation systems and landscape design, water conservation, smart controllers; and source control, to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the Project site.

- **Electric, Natural Gas and Telecommunications.** Southern California Edison (SCE) provides electricity to the Project site, Southern California Gas Company (SCG) provides natural gas service, and AT&T provides telephone, cable television, and internet services. Existing utilities on-site or along adjacent roadways would serve the Project. Existing power and telephone facilities located west of the existing building would be retained to serve the Project and a new transformer and telecommunication facilities would be installed along the alley (east of the proposed driveway) to serve the new stand-alone drive-thru coffee shop.

3.5 Construction Activities

For purposes of analysis in this IS/ND, the Project is anticipated to be under construction for approximately 9 months (Summer 2021 through Winter 2022). The duration for each stage of construction is estimated in Table 3-1, Estimated Construction Duration.

Table 3-1 Estimated Construction Duration

Phase Name	Start Date	End Date	Days
Demolition	06/01/2021	08/22/2021	59
Grading	08/23/2021	08/30/2021	6
Building Construction	08/31/2021	02/01/2022	111
Architectural Coating	10/01/2021	02/17/2022	100
Paving	12/01/2021	01/25/2022	40

The number and types of equipment to be used would vary on a daily basis based on the stage of construction; however, typical construction equipment would be used (e.g., concrete/industrial saws, dozers, tractors/loaders/backhoes, graders, cranes, forklifts, welders, cement and mortar mixers, pavers and paving equipment, rollers, and, air compressors). Table 2, Construction Equipment, of the Air Quality Assessment in Technical Appendix A of this IS/ND identifies the construction equipment for each stage of construction.

As previously discussed, under existing conditions, the Project site is developed with a vacant bowling alley building and surface parking areas. The southern and eastern portion of the existing building would be demolished and the remainder of the building would be repurposed for commercial uses. A new stand-alone building would be constructed in the southeast portion of the Project site, and the surface parking areas would be replaced with new asphalt concrete pavement. Due to the level topography of the Project site, it is expected that only minor amounts of surficial grading would be needed and the depths of any such grading would not exceed the depths of grading that occurred with original site development. The new building and in-line restaurants added to the existing building would require shallow excavation for



building foundations, which are anticipated to extend up to four-feet below the existing grade. The entirety of the previously developed area within the Project site would be disturbed during construction of the Project. The proposed drainage and grading plan is presented on Figure 3-6 and the paving plan is presented on Figure 3-7.

Construction staging and laydown areas would occur within the Project site, in the western portion of the site in the parking area behind the former bowling alley structure and this area would be properly fenced and secured. The Project site would be fenced during construction and access for construction vehicles would be provided by the existing access from the alley along the Project's southern boundary.

3.6 Operations

Tenants for the proposed commercial spaces have not been identified; however, for purposes of analysis in this IS/ND, and based on information from the Project Applicant and in the City's General Plan EIR, the hours of operation and employment generation have been estimated and are presented in Table 3-2, Estimated Hours of Operation and Employment Generation.

Table 3-2 Estimated Hours of Operation and Employment Generation

Proposed Use	Estimated Hours of Operations	Estimated Employment Generation
12,245 sf anchor space	7:00 a.m. to 10:00 p.m.	38 employees ^a
5,549 sf of restaurant uses (without drive-thru) ^b	11:00 a.m. to 10:00 p.m. (2 shifts)	10 employees (5 employees per shift)
2,000 sf drive-thru coffee shop ^b	24 hours per day (3 shifts)	12 employees (4 employees per shift)
1,665 sf of drive-thru restaurant ^b	11:00 a.m. to 10:00 p.m. (2 shifts)	8 employees (4 employees per shift)
Total Estimated Employment Generation		68 employees

a. Employment generation for Commercial/Office uses from Table 5.2-3 of the General Plan EIR (0.003013 employees per sf).

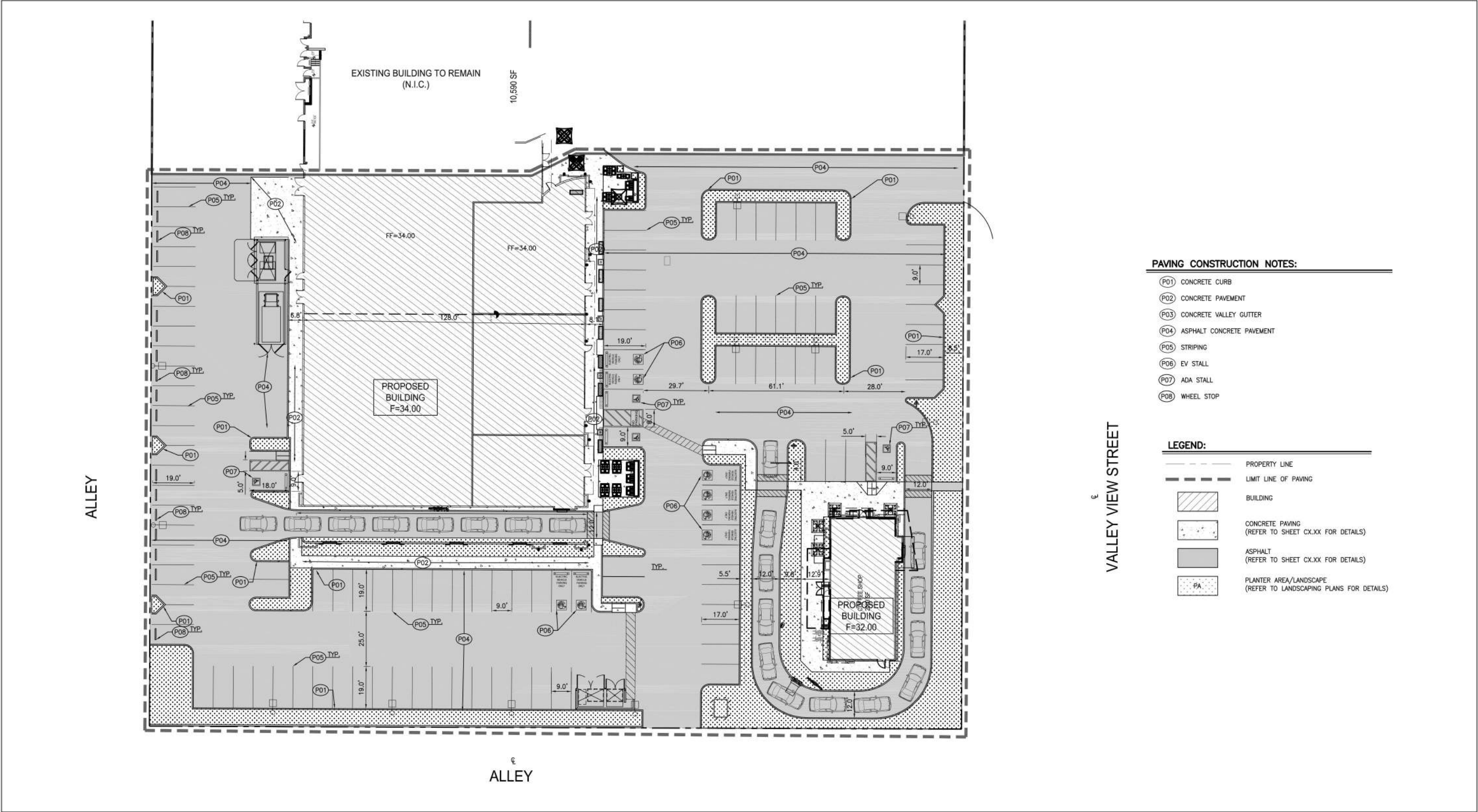
b. Hours of operation and employment generation estimates are based on information provided by the Project Applicant.

3.7 Anticipated Approvals

The Project would require approvals and permits from the City of Garden Grove for construction and operation, whether or not such actions are known or are explicitly listed. Anticipated approvals required from the City and the South Coast Air Quality Management District (responsible agency) to implement the Project include, but are not limited to, those listed in Table 3-3, Anticipated Discretionary Actions/Approvals.

Subsequent non-discretionary approvals (which would require separate processing through the City of Garden Grove and its respective departments) would include, but may not be limited to: a demolition permit, a grading permit, building permits, approval of the final Water Quality Management Plan, approval of water and sewer improvement plans, and an encroachment permit for construction activities in the public right-of-way. The Project would also be required to submit a Notice of Intent to comply with the General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit to the State Water Resources Control Board.





Source(s): KPFF Consulting Engineers (10-09-2020)

Figure 3-7

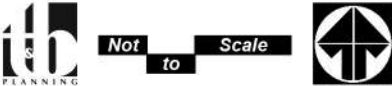
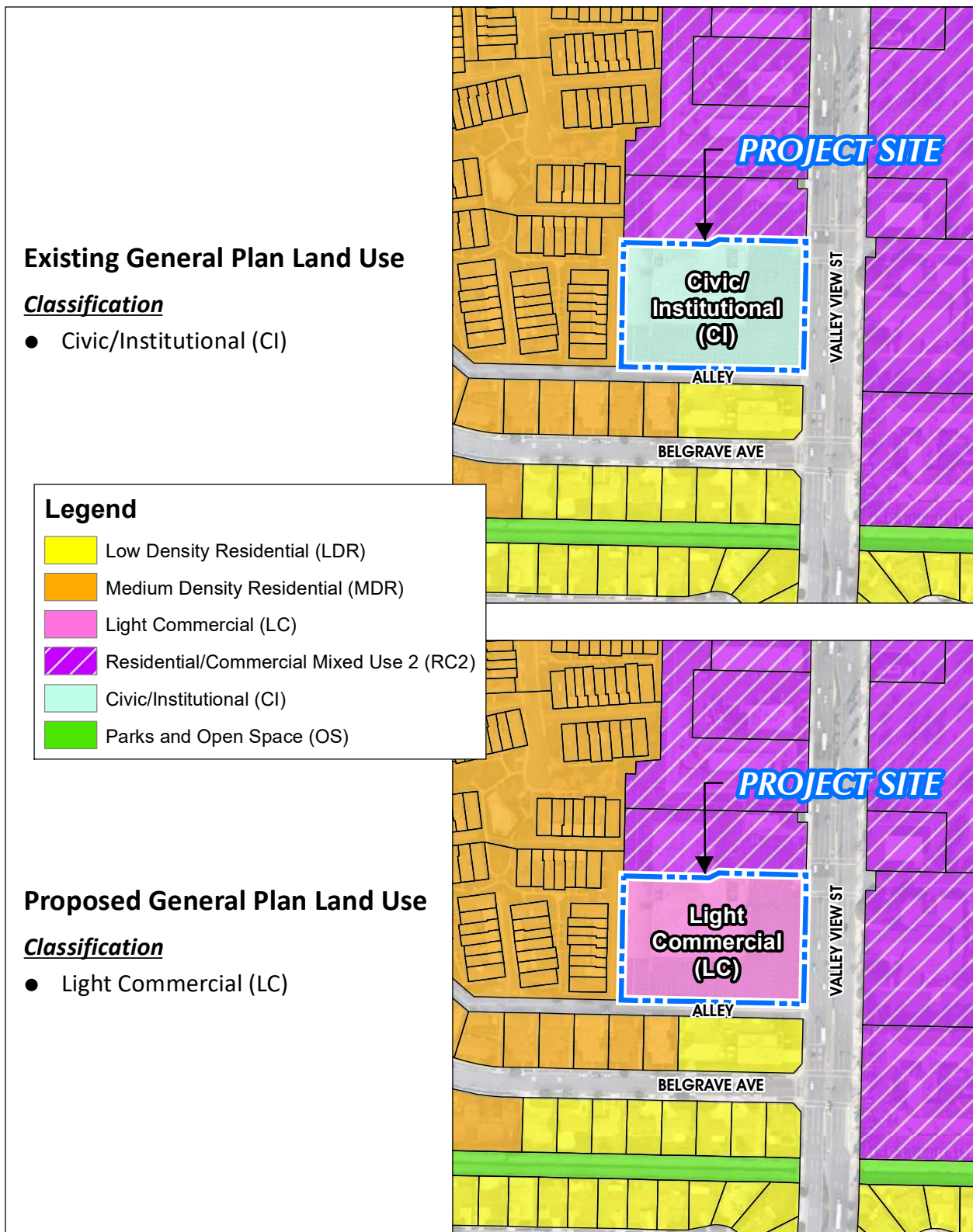




Table 3-3 Anticipated Discretionary Actions/Approvals

Lead Agency	Action
City of Garden Grove	Adoption of the Negative Declaration
	General Plan Amendment (GPA) No. GPA-002-2021 to change the land use designation of one (1) commercial parcel (APN 224-202-17 [12141 Valley View Street]) from Civic/Institutional to Light Commercial (refer to Figure 3-8, Existing and Proposed General Plan Land Use).
	Site Plan No. SP-072-2021 to repurpose the existing vacant bowling alley building to accommodate four (4) tenants with one tenant having a drive-thru lane, and to construct a stand-alone drive-thru restaurant and other site improvements.
	Amendment to PUD-104-73 (Rev. 2018/Rev. 2021) to expand the commercial uses permitted to include the uses permitted in the C-1 zoning district.
Responsible Agencies	Action
South Coast Air Quality Management District	Permits to construct and/or permits to operate new stationary sources of equipment that emit or control air contaminants (e.g., heating, ventilation, and air conditioning units).



Source(s): ESRI, Nearmap Imagery (2020), OC Public Works (2020)

Figure 3-8

**Existing and Proposed General Plan Land Use**

West Grove Center

Lead Agency: City of Garden Grove



4.0 Environmental Checklist Form

The Project's Environmental Checklist Form is shown below. Analysis of each environmental impact issue area is provided below under Section 4.3.

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
4.1 Aesthetics				
Except as provided in Public Resources Code Section 21099, would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2 Agriculture and Forestry Resources				
Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.3 Air Quality

Would the Project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.4 Biological Resources

Would the Project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeded the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.5 Cultural Resources

Would the Project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.6 Energy

Would the Project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.7 Geology and Soils

Would the Project:



Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.8 Greenhouse Gas Emissions				
Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.9 Hazards and Hazardous Materials				
Would the Project:				
a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites which complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.10 Hydrology and Water Quality				
Would the Project:				



Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.11 Land Use and Planning				
Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.12 Mineral Resources				
Would the Project:				



Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.13 Noise				
Would the Project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within the vicinity of a private airstrip or an airport land use land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.14 Population and Housing				
Would the Project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.15 Public Services				
Would the Project:				



Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.16 Recreation				
Would the Project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.17 Transportation				
Would the Project:				
a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**4.18 Tribal Cultural Resources**

Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is

a) Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.19 Utilities and Service Systems

Would the Project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**4.20 Wildfire****If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that would require mitigation, as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

**4.2 Determination**

On the basis of this initial evaluation:

I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input checked="" type="checkbox"/>
I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
I find that the Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required.	<input type="checkbox"/>

Maria Parra

Submitted by: Maria Parra, Senior Planner, City of Garden Grove

2/5/2021

Date

**4.3 Evaluation of Environmental Impacts****4.3.1 Aesthetics**

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the Project have a substantial adverse effect on a scenic vista?

No Impact. As shown in the site photographs presented in Figure 4-1 through Figure 4-3, the Project site is currently developed with a vacant single-level, 33,373-sf building that was formerly used as a bowling alley, and associated surface parking lot, and is located in an urban area. The area surrounding the Project site is predominantly developed with residential and commercial uses. The Project site and surrounding areas have generally flat topography, and do not contain any sensitive scenic vistas. Further, the City's General Plan does not identify any scenic vistas within the City. As there are no identified scenic vistas within the vicinity of the Project site, the Project would not result in an adverse effect on a scenic vista. No impact would occur no mitigation measures are required.

b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. The Project is not within a State scenic highway and there are no Officially Listed or Eligible state-designated scenic highways within the vicinity of the Project. The nearest Officially Designated State scenic highway is a portion of SR-91 beginning at SR-55 at Santiago Boulevard to the Weir Canyon Road, which is approximately 12 miles northeast of the Project site (Caltrans, 2020). Therefore, the Project would not impact any scenic resources such as trees, rock outcroppings, and historic buildings within a State scenic highway. No impact would occur and no mitigation measures are required.

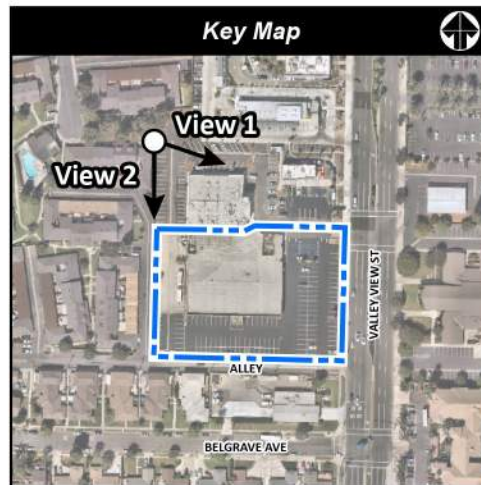


Figure 4-1



Not to Scale

Views 1 and 2

West Grove Center

Lead Agency: City of Garden Grove



Figure 4-2



Not to Scale

Views 3 and 4

West Grove Center

Lead Agency: City of Garden Grove

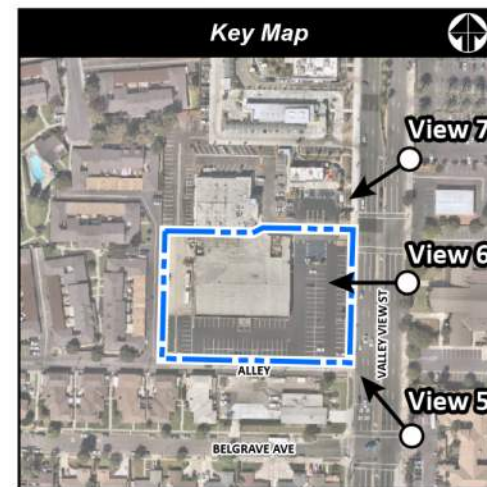


Figure 4-3



c) Would the Project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. As shown in Figure 4-1 through Figure 4-3, the Project site is in an urbanized area developed with primarily commercial and residential uses, and the Project site is developed with a vacant building formerly used as a bowling alley and associated surface parking. Because the Project site is in an urban area, the potential impacts of the Project under this threshold are appropriately assessed based on whether the Project would conflict with applicable zoning and other regulations governing scenic quality.

City of Garden Grove Municipal Code

The Project site is currently zoned PUD-104-73 Rev. 2018 with a Commercial base zone. The Project Applicant proposes an amendment to PUD-104-73 Rev. 2018 to allow for the development of the Project's proposed commercial uses. The Project Applicant does not propose to change the site's underlying zone classification. Therefore, the Project would be required to comply with the applicable development standards of PUD-104-73 Rev. 2018 and provisions established in Chapter 9.16.040, Commercial/Office, Industrial Development Standards of the Garden Grove Municipal Code that are relevant to scenic quality. Table 4-1, Development Standards Consistency Analysis, addresses the Project's consistency with the development standards of PUD-104-73 Rev. 2018 and the provisions established in Chapter 9.16.040 that are particularly relevant to scenic quality.

Table 4-1 Development Standards Consistency Analysis

Development Standard/Requirements	Project Consistency
PUD-104-73 Rev. 2018 Requirements	
PUD Lot dimensions and Setbacks <ul style="list-style-type: none">• PUD Minimum Lot Area: 3 acres• PUD Building Height: No limit• PUD Setbacks: Zero setbacks	No Conflict. The Project site's area is 93,606 sf (overall PUD is 17 acres). As previously identified in Section 3.0, Project Description, and shown in the building elevations presented in Figure 3-2, The Project involves repurposing of the existing single story vacant building on-site and the construction of a new single-story drive-thru coffee shop. The maximum building height of the existing building after Project implementation would be 26.75 feet at the top of parapet, and the maximum building height the drive-thru coffee shop would be 24.25 feet at top of parapet. As shown on the conceptual site plan presented in Figure 3-1, the existing building is setback over 80 feet from the alley to the south and the new drive-thru coffee shop is set back over 30-feet from the alley. The existing building's 62-foot setback from the residential properties to the west would also be retained. Therefore, the Project's proposed setbacks would exceed the lot area, lot width, building height, and setback requirements established for the Project site in the PUD. No conflict with these development standards would occur.



<p>Landscape Plan. A detailed landscaping plan shall be submitted and shall show plant size, location, type and method of sprinkling.</p>	<p>No Conflict. A conceptual landscape plan detailing plant size, location, type, and method of sprinkling has been prepared for the Project, as required, and is provided on Figure 3-. As shown, the Project would include new landscaping consisting of ornamental trees, shrubs, and ground covers throughout the Project site. Notably trees would be would be planted along the western, southern and eastern site perimeter and in the parking islands. Existing landscaping would be removed. No conflict with this requirement would result.</p>
<p>Signage. One pole sign shall be permitted for each of the four primary commercial uses (the bowling alley, the movie theater, the automatic car wash, and McDonald's), provided that they shall be located a minimum of 200 feet apart, and that they shall not exceed 35 feet in height.</p> <p>Wall signs shall not extend above the top of any wall, and no roof signs are permitted. Proposed wall signs for each use shall comply with the total allowable sign area requirements of the C-1 zone.</p>	<p>No Conflict. As shown on the conceptual site plan provided on Figure 3-1, the existing 25.5-foot pole sign along Valley View Street would remain. This 25.5-foot sign, which meets the established height restrictions, would be modified, as appropriate to identify the new tenants at the Project site. This sign is 200 feet from the other existing sign to the north. As shown on the conceptual building elevations and renderings presented on Figure 3-2 and Figure 3-3, respectively, walls signs on the building facade would not exceed the top of any walls. Further, the signs would be designed to comply with the sign area requirements for the C-1 zone for a single-story building (2 sf per 1 lineal foot of building frontage or 1.5 sf per 1 lineal foot of lot frontage. Consistent with the City's standard process, a sign program would be prepared and reviewed by the City as part of the subsequent building permit review process to confirm compliance with the City's sign requirements. No conflict with these requirements would occur.</p>
<p>Lighting. All lighting structures shall be placed so as to confine direct rays to the subject property.</p>	<p>No Conflict. Consistent with existing conditions, the Project includes exterior parking lot and building lighting for safety and security. Lighting installed in parking lots would adhere to the requirements of the City's Municipal Code (refer to the discussion under Threshold d, below). The pole-mounted parking lot fixtures would include shielding to direct the light onto the Project site and not adjacent properties. No conflict with this requirement would occur.</p>
<p>Mechanical Equipment. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.</p>	<p>No Conflict. The Project includes roof-mounted mechanical equipment on both buildings; however, as required, this equipment would be screened from public views by parapet included as part of the building design (refer to the conceptual building elevations provided on Figure 3-2). No conflict with this requirement would occur.</p>
Chapter 9.16.040 – Commercial/Office, Industrial Development Standards	
<p>Landscape Coverage. Ten percent of all net developable site area for office-professional, commercial, and industrial parking areas, excluding required setbacks are to be landscaped.</p>	<p>No Conflict. As shown on the conceptual landscape plan provided on Figure 3-4, approximately 11,456 sf of landscaping would be provided, representing approximately 12.2 percent of the Project site. The</p>



	Project would exceed the 10 percent minimum requirement. No conflict with this development standard would occur.
Property Line Abutting Residential Use. Where any property zoned or used for business or professional offices or commercial purposes has a common property line with property zoned or utilized for residential purposes, a solid, decorative masonry wall or concrete block wall with a minimum height of six feet as measured from the on-site finished grade shall be provided on the property line.	No Conflict. Under existing conditions, and as required by PUD-104-73 Rev. 2018 and Municipal Code Section 9.16.040, a 6-foot solid concrete masonry wall exists along the Project site's western boundary that abuts the existing residential neighborhood. This wall would be retained. There are no other common property lines with property zoned or utilized for residential purposes. A public alley, which currently provides access to the Project site and residential garages south of the alley, separates the Project site from the residential uses to the south of the western portion of the Project site. Therefore, consistent with existing conditions a wall is not required. Further, the northern facade of these residences consists of enclosed garages on the first level and a solid wall on the second level. No conflict with this requirement would occur.
Refuse Storage. The design and construction of refuse and recyclable materials storage shall be compatible with surrounding land uses. <ul style="list-style-type: none">• The storage shall be shielded from public view by a wall that matches the exterior building material and color.• The storage area shall be designed as per the Garden Grove design guidelines, as approved by the City Council resolution.	No Conflict. Under existing conditions, there is a refuse enclosure located west of the existing building that would be retained and expanded and would be visible from public views. The Project would also include installation of a new refuse enclosure west of the proposed driveway at the alley along the Project site southern boundary. The proposed trash enclosures would be screened from public view by an enclosure that is consistent with the building material and colors proposed for the buildings, and that meets the City's design standards for refuse storage enclosures (Standard No. B-502). Notably, a minimum 8-foot masonry wall and corrugated metal doors would screen views into the refuse storage area. No conflict with these requirements would occur.

City of Garden Grove General Plan

As previously stated, the existing General Plan land use designation is CI and the Project proposes an amendment to change the site's land use designation to Light Commercial, representative of the existing and proposed uses. The General Plan includes a Community Design Element (Chapter 3), which "aims to recognize and enhance design opportunities throughout Garden Grove that will improve the livability of the community through physical design considerations in public areas and encourage quality new development through appropriate development policies." Valley View Street is identified as a "Primary Corridor", which include the most visible and highest priority for streetscape enhancements. Landscaping is also encouraged along alleys. (Garden Grove, 2008a)

As previously discussed, the Project site is currently developed with a vacant bowling alley building and surface parking. There is minimal landscaping on-site, consisting primarily of a limited number of trees. As described in Section 3.0, and shown in the supporting graphics (refer to Figure 3-2 through Figure 3-4), the Project would enhance the visual character of the Project site through enhanced architecture and introduction of new landscaping throughout the Project site. The existing building on-site was constructed



in the 1970s and, as shown in the site photographic provided in Figure 4-1 through Figure 4-3, consists of a single level building with concrete sides that is painted various colors (red, white and tan). The building has limited articulation. The Project has been designed to be visually compatible with architectural elements of the recently completed commercial uses north of the Project site. Most of the former bowling alley structure would be retained, including the roof structure. As shown on the proposed building elevation and conceptual renderings provided on Figure 3-2 and Figure 3-3, the existing and new building would remain one-level, but would have varied roof lines and articulation to provide visual interest and avoid monotony. The proposed new facade for the eastern elevation of the former bowling alley building, as viewed from Valley View Street, would range from 21.5 feet to up to approximately 27 feet tall at the top of parapet, including a steel canopy roof feature. As shown on Figure 3-2 and Figure 3-3, exterior building materials that would be used for the building facade and other new building elements include, but are not limited to, smooth stucco and cement board siding, glazed glass storefront openings, decorative metal panels, metal canopy structures and doors, and aluminum features. A trellis system would also be installed around the openings along the southern facade. The proposed drive-thru coffee shop would be a new building up to 24.25 feet tall at the top of parapet, also including a steel canopy roof feature with similar architectural features as the renovated bowling alley building. Additionally, landscaping would be provided along the Project site's southern boundary along the alley where it does not currently exist, and the Valley View Street streetscape would be enhanced with new landscaping. Outdoor shaded gathering areas would be also provided for guests.

Therefore, the Project would further the City's ability to meet the following goals/policies outlined in the Community Design Element and Land Use Element:

- Goal CD-1: Create a positive and distinctive City image by protecting historic resources, and by strengthening the positive qualities of the City's overall image and neighborhood identity.
 - Policy CD-1.4 Seek to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable.
 - Policy CD-IMP-1A Promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places.

The Project would provide enhanced architecture (discussed in detail above) that would strengthen the positive qualities of the City's overall image. The Project is served by existing sidewalks in the area, including along the Valley View Street, which fronts the Project site and is near existing residential uses that are within walking distance of the Project site. Therefore, the Project would create an architecturally enhanced, pedestrian friendly, and economically viable retail uses near existing residential neighborhoods to serve local residents.

- Goal CD-4 Create comfortable and safe corridors that accommodate all modes of transportation.
 - Policy CD-4.4 Require new development and redevelopment projects to improve and maintain dedicated alleys location on their sites. In addition, encourage, where feasible, the utilization of vacated alleyways.
 - Policy CD-4.5 Encourage new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment.



- CD-IMP-4E Require that all sides of a building visible from City streets display fully finished architectural detail, including finished doors, windows, and exterior surfaces identical to, or which complement the front of the building.
- CD-IMP-4F Require landscaping treatment on all parts of a building site, visible from City streets.

The Project would improve and maintain access from the alley that forms the southern boundary of the Project site. As shown on Figure 3-4, landscaping would be installed along the northern side of the alley to improve the visual character of the site. This would also define a single access driveway along the alley. Additionally, the Project existing surface parking lots would be replaced for the new uses. The parking lots would be designed to meet City standards for aesthetics and functionality, including the installation of landscaping within the parking lot islands. As discussed above, the Project includes enhanced architectural elements including fully finished details to complement the front of the building. The Project also includes landscaping treatment throughout the site, including areas that are visible from City streets.

- Goal LU-6: Revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City.
 - Policy LU-6.6 Ensure appropriate and compatible signage is provided within commercial centers.
 - LU-IMP-6C Encourage facade renovation, enhanced parking area landscaping, improved lighting, development of pad buildings, and the use of pedestrian amenities, such as fountains, plazas, promenades, seating, and like features.

The Project involves the redevelopment/revitalization of an underutilized site and deteriorated commercial property in the City. The Project would include new signage that would be compatible with the properties to the north that were previously redeveloped. Additionally, the Project includes facade renovation, enhanced parking area landscaping, improved lighting, development of a pad building, and patio features that would serve as pedestrian amenities, as described above and in Section 3.0 of this IS/ND.

In summary, based on the foregoing analysis, the Project would not conflict with the development standards related to in the City's Municipal Code, or other requirements identified in PUD-104-73 Rev. 2018, that are related to scenic quality. Further, the Project does not conflict with goals and policies in the Garden Grove General Plan Community Design Element and Land Use Element related to scenic quality. Impacts would be less than significant and no mitigation is required.

d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views?

Less than Significant Impact. Under existing conditions, the Project site is located within a developed urban area and is surrounded by a variety of commercial and residential uses. The Project site is developed and currently includes parking lot lighting. Existing sources of light in the vicinity of the Project site include: street lights (notably along Valley View Street), parking lot lighting, exterior building lighting, security lighting, accent lighting, and lighting from building interiors that pass-through windows. Vehicle headlights traveling on Valley View Street and the alley, and within existing parking areas are also a source of existing lighting at the Project site and adjacent uses.



The Project would introduce new light sources to the Project site as necessary for security, safety, and wayfinding. The proposed exterior lighting includes building mounted lighting and lighting at building entrances, and pole-mounted parking lot lighting with cut-off fixtures. However, the lighting would be consistent with that provided for existing uses in the area, including lighting installed as part of the redevelopment of the properties north of the Project site. As required by the City, the location and design of parking lot lighting would comply with lighting standards established in Section 9.16.040.200, Parking Dimensions and Design Lay-Outs, of the Municipal Code. This includes standards related to the duration and direction of lighting. The outdoor lighting on-site would be directed downward and shielded to avoid light spill onto adjacent properties, and illumination of the window area of nearby residences, including the residences to the west of the Project site. Compliance with the City's lighting requirement would be confirmed during the subsequent building permit process.

Glare is caused by light reflections from the pavement, vehicles, and building materials such as reflective glass and polished surfaces. During daylight hours, the amount of glare depends on the intensity and direction of sunlight. Glare can create hazards to motorists and can be a nuisance for pedestrians and other viewers. As shown on the building elevations and renderings presented on Figure 3-2 and Figure 3-3, the Project does not propose mirrors, metallic surfaces, or glazing materials over large exterior surfaces, which may have the potential to create glare from sunlight. Rather, glass and glazing materials would be limited to doors and windows that would occupy limited and scattered areas of the building facades, and would be low-reflective. The Project's proposed building materials would not result in potential glare impacts within the Project site or surrounding areas. Further, vehicle headlights have the potential to cause glare. The Project would utilize existing driveways and the alley, which are used for vehicular access to the Project site and commercial uses to the north under existing conditions. These driveways and associated roadways do not direct vehicle headlights into sensitive uses and the Project would not result in any changes to parking lots or driveways that would cause vehicular headlights to create a new source of substantial glare.

Implementation of the Project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views. Accordingly, a less than significant impact would occur and no mitigation is required

Mitigation Measures

Implementation of the Project would not result in significant impacts associated with aesthetics and no mitigation measures are required.

**4.3.2 Agriculture and Forestry Resources**

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Conflict with existing zoning for agricultural use, or a Williamson Act contract?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Result in the loss of forest land or conversion of forest land to non-forest use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use

No Impact. According to mapping conducted by the California Department of Conservation (CDC) as part of the Farmland Mapping & Monitoring Program (FMMP) the Project site is identified as containing "Urban and Built-Up Land" (CDC, 2018). The Project site and surrounding areas do not contain any soils mapped by the CDC as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance (Farmland). Accordingly, implementation of the Project would not convert Farmland to non-agricultural use. No impact would occur and no mitigation is required.

b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project site is zoned PUD-104-73, and PUD-104-73 Rev. 2018 anticipates commercial development on the Project site. There are no existing or proposed agricultural zoning designations affecting the Project site or surrounding area. As such the Project has no potential to conflict with agricultural zoning designations. Further, according to information available from the CDC there are no



agricultural lands subject to a Williamson Act Contract within the City of Garden Grove (CDC, 2018). Accordingly, the Project would not conflict with a Williamson Act Contract. No impact would occur and no mitigation is required.

c) *Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No Impact. The Project site and surrounding areas are developed with urban uses under existing conditions. There are no forest resources on the Project site or within the vicinity of the Project site. Further, there are no lands within the City of Garden Grove, including the Project site, that are zoned for forestland, timberland, or timberland zoned Timberland Production (Garden Grove, 2021). Accordingly, the Project would not conflict with existing or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. No impact would occur and no mitigation is required.

d) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. As described in the previous response, the City of Garden Grove, including the Project site, is void of any forest land. Thus, the Project has no potential to result in the loss of forest land or conversion of forest land to non-forest uses. No impact would occur and no mitigation measures are required.

e) *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

No Impact. As indicated in the analyses presented above under Thresholds a through d, the Project site and surrounding areas are predominantly developed with commercial and residential uses and do not contain any lands that are used for Farmland or forest land. Accordingly, the Project would not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or the conversion of forest land to non-forest use. No impact would occur and no mitigation is required.

Mitigation Measures

Implementation of the Project would result in no impacts associated with agriculture and forestry resources; therefore, no mitigation measures are required.



4.3.3 Air Quality

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) <i>Conflict with or obstruct implementation of the applicable air quality plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose sensitive receptors to substantial pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Information in this section is based on the *West Grove Center Air Quality, Greenhouse Gas, and Energy Technical Assessment* prepared by Urban Crossroads (January 2021) and included in Appendix A of this IS/ND (Urban Crossroads, 2021a).

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The Project site is located within the South Coast Air Basin (SCAB), which is characterized by relatively poor air quality. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, these state and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMP) to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

In March 2017, the SCAQMD released the Final 2016 AQMP. The 2016 AQMP evaluates integrated strategies and control measures to meet the NAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels. Similar to previous AQMPs, the 2016 AQMP incorporates scientific and technological information and planning assumptions, including the 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), a planning document that supports the integration of land use and transportation to help the region meet the federal Clean Air Act requirements. The Project's consistency with the AQMP will be determined as follows.



Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's California Environmental Quality Act (CEQA) Air Quality Handbook (1993). The Air Quality Handbook refers to the following criteria:

- **Consistency Criteria 1** refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.

In terms of Criteria 1, the Project's long-term (operational) airborne emissions would be below levels that the SCAQMD considers to be a significant impact (refer to the analysis presented under Threshold b, below). In addition, the Project's operational emissions would be well within the emissions projections identified in the most recent AQMP. As shown in Table 3-5 of the Final 2016 AQMP, the future 2031 daily operational emissions with the estimated population, employment, and mobile source growth projections are estimated to be: 345 tons per day of volatile organic compounds (VOC); 214 tons per day of nitrogen oxides (NOx); 1,188 tons per day of carbon monoxide (CO); 18 tons per day of sulfur oxides (SOx); and 65 tons per day of particulate matter less than 2.5 microns (PM_{2.5}).

- **Consistency Criteria 2** refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

The Project would also conform to Consistency Criteria 2 since it would not significantly affect any regional population, housing, and employment projections prepared for the City of Garden Grove (refer to the analysis presented under the Population and Housing section of this IS/ND). Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Garden Grove is projected to add a total of 6,800 new residents through the year 2040. The Project's implementation could result in an employment increase of 68 new employees. The projected number of new employees is well within SCAG's projections for the City of Garden Grove and the Project would not violate Consistency Criteria 2.

Additionally, as noted in the *Westgrove Center Project Traffic Study & Parking Analysis*, prepared by RK Engineering Group, Inc., the Project is considered local serving with less than significant VMT impacts, and would reduce VMT by providing a use in proximity to existing patrons in the City (RK Engineering Group, Inc., 2021).

The Project would be consistent with the AQMP. No impacts would result and no mitigation is required.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. Existing air quality is monitored at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. Criteria pollutants, are pollutants that are regulated through the development of human health-based and/or environmentally-based criteria for setting permissible levels, or standards. These standards are



the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. The National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect for each criteria pollutant regulated under these standards, including ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM₁₀), PM_{2.5}, and lead (Pb). The determination of whether a region's air quality is healthful or unhealthful is determined by comparing containment levels in ambient air samples to the State and federal standards. Currently, the CAAQS designate the area in which the Project site is located as nonattainment for O₃ PM₁₀, and PM_{2.5}, while the NAAQS designate the area as nonattainment for O₃ and PM_{2.5}.

Land uses, such as the Project, affect air quality through construction and operational source emissions. On October 17, 2017, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and other California air districts, released the latest version of the CalEEMod Version 2016.3.2. The purpose of this model is to calculate construction-source and operational-source criteria pollutants (VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}) and GHG emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation. Accordingly, the latest version of CalEEMod has been used for this Project to determine construction and operational air quality emissions. Output from the model runs for both construction and operational activity are provided in the Air Quality Assessment included in Appendix A of this IS/ND.

Regional Construction Emissions

The Project's construction assumptions are presented in the Air Quality Assessment included in Appendix A of this IS/ND. In summary, for purposes of analysis in this IS/ND, the estimated construction schedule utilized in the analysis represents a "worst-case" analysis scenario (duration of 9 months starting in June 2021) (refer to Table 3-1, Estimated Construction Duration). Should construction occur any time after the respective dates, impacts would be reduced since emission factors for construction decrease as time passes due to emission regulations becoming more stringent. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per CEQA Guidelines.

SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to Rule 403 (Fugitive Dust), Rule 1113 (Architectural Coatings), and Rule 1403 (Asbestos Removal). Implementation of these rules are required pursuant to existing law and therefore is considered part of the Project; the City requires compliance with these results as standard conditions of approval. Notably, all applicable measures included in Rule 403 would be incorporated into Project plans and specifications, which include but are not limited to:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.



The following measures would be incorporated into Project plans and specifications as implementation of SCAQMD Rule 1113 to ensure compliance with building envelope coating requirements:

- Only “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113 shall be used.

The potential to encounter asbestos containing materials, and the requirement to comply with Rule 1403 is discussed under Threshold b in the Hazards and Hazardous Materials section of this IS/ND.

The estimated maximum daily regional construction emissions without mitigation, but with adherence to SCAQMD Rules 403 and Rule 1113, are summarized in Table 4-2, Project Construction Emissions and Regional Thresholds. Detailed construction model outputs are presented in the Air Quality Assessment included in Appendix A of this IS/ND. Under the assumed construction modeling scenario, emissions resulting from Project construction would not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant, and accordingly would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Thus, a less than significant impact would occur for regional Project-related construction-source emissions and no mitigation is required.

Table 4-2 Project Construction Emissions and Regional Thresholds

	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	5.90	30.86	30.85	0.06	4.33	2.53
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

lbs/day = pounds per day

Source: (Urban Crossroads, 2021a)

Regional Operational Emissions

Operational activities associated with the Project would result in emissions of CO, VOCs, NO_x, SO_x, PM₁₀, and PM_{2.5}. Operational related emissions are expected from the following primary sources, which are further described in the Air Quality Assessment included in Appendix A of this IS/ND: area source emissions (architectural coatings, consumer products, landscape maintenance equipment); energy source emissions (combustion emissions associated with natural gas and electricity); mobile source (vehicle) emissions; and, on-site equipment emissions.

Table 4-3, Peak Project Operational Emissions and Regional Thresholds, summarizes the Project’s daily regional emissions from on-going operations. Detailed model outputs are included in Appendix A. During operational activity, the Project would not exceed any of the thresholds of significance, and accordingly would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard. Thus, a less than significant impact would occur for regional Project-related operation-source emissions, and no mitigation is required.

As further discussed in the Air Quality Assessment included in Appendix A of this IS/ND, the SCAQMD has published a report on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*. Consistent with this White Paper, the



Table 4-3 Peak Project Operational Emissions and Regional Thresholds

Operational Activities	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	0.51	<0.01	0.01	<0.01	<0.01	<0.01
Energy Source	0.08	0.71	0.60	<0.01	0.05	0.05
Mobile	9.73	41.99	63.93	0.18	12.35	3.41
Total Maximum Daily Emissions	10.32	42.71	64.54	0.19	12.41	3.46
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: (Urban Crossroads, 2021a)

Project analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the SCAB is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. Therefore, the Project-specific evaluation of emissions presented in the preceding analysis demonstrates that Project construction-source and operational-source air pollutant emissions would not result in exceedances of SCAQMD regional thresholds. Therefore, the Project's emissions would be considered less than significant on a Project-specific and cumulative basis.

Localized Emissions

As discussed under Threshold c, below, the Project's construction-related emission would not exceed the SCAQMD localized significance thresholds.

In summary, the Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard during construction or operation. This impact is less than significant and no mitigation is required.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact.

Localized Construction Emissions

This analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (LST Methodology). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of NAAQS/CAAQS. Collectively, these are referred to as Localized Significance Thresholds (LSTs). The SCAQMD established LSTs in response to



the SCAQMD Governing Board's Environmental Justice Initiative I-4². LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses.

Receptor locations are off-site locations where individuals may be exposed to emissions from Project activities. The localized construction emissions impact at the nearest sensitive receptors to the Project have been analyzed. Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, individuals with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather to exercise are defined as "sensitive receptors"; they are also known to be locations where an individual can remain for 24 hours. Sensitive receptors in the Project study area include existing residential homes. The SCAQMD recommends that the nearest sensitive receptor be considered when determining the Project's potential to cause an individual and cumulatively significant impact. To assess the potential for localized impacts, adjacent sensitive receptor locations were identified as representative locations for analytical purposes. As shown in Figure 2-2, Aerial Photograph, there are homes immediately adjacent to the Project boundaries. The Project's construction activities would extend to the Project boundaries (refer to Figure 4-8 in the Noise section of this IS/ND).

The SCAQMD Localized Significance Thresholds Methodology (LST Methodology) explicitly states that *"It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters."* As the residential home are located immediately adjacent to the Project's anticipated construction activities (e.g., less than 25-meters from the construction activities), a 25-meter receptor distance has been utilized to determine localized impacts.

Table 4-4, Localized Significance Summary of Construction (Without Mitigation), identifies the localized impacts at the nearest receptor location in the vicinity of the Project. Outputs from the model runs for construction LSTs are provided in Appendix A. Under the assumed construction modeling scenario, emissions resulting from the Project construction would not exceed the numerical thresholds of significance established by the SCAQMD for any criteria pollutant, accordingly the Project's construction would not expose sensitive receptors to substantial pollutant concentrations. Thus, a less than significant impact related to sensitive receptors exposure to pollutants concentrations from Project construction would occur and no mitigation is required.

CO Hot Spot Analysis

At the time the SCAQMD 1993 CEQA Handbook was prepared, the SCAB was designated nonattainment under the CAAQS and NAAQS for CO. It has long been recognized that CO hotspots are caused by vehicular

² The purpose of SCAQMD's Environmental Justice program is to ensure that everyone has the right to equal protection from air pollution and fair access to the decision-making process that works to improve the quality of air within their communities. Further, the SCAQMD defines Environmental Justice as "...equitable environmental policymaking and enforcement to protect the health of all residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, for the health effects of air pollution."



Table 4-4 Localized Significance Summary of Construction (Without Mitigation)

On-Site Demolition Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	19.69	14.49	1.16	0.99
SCAQMD Localized Threshold	115	715	6	4
Threshold Exceeded?	NO	NO	NO	NO
On-Site Site Grading Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	30.83	10.68	4.21	2.50
SCAQMD Localized Threshold	115	715	6	4
Threshold Exceeded?	NO	NO	NO	NO
On-Site Building Construction + Architectural Coating + Paving Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	28.21	26.16	1.49	1.41
SCAQMD Localized Threshold	115	715	6	4
Threshold Exceeded?	NO	NO	NO	NO
SCAQMD Threshold for a 2-acre disturbance at 25 meters for Source Receptor Area (SRA) 17.				

Source: (Urban Crossroads, 2021a)

emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment.

The Air Quality Assessment included in Appendix A of this IS/ND includes a CO “Hot Spot” Analysis for the Project based on the analysis approach used by the SCAQMD. The analysis concludes that the Project would not be capable of resulting in a CO “hot spot” at any study area intersections. The Project would not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 Los Angeles hot spot study. Specifically, at buildout of the Project, the highest daily traffic volumes would occur on Valley View Street, south of Cerulean Avenue. At this location, there would be a maximum of 54,606 vehicles per day. As such, all the roadways within the vicinity of the Project would generate less than the highest daily traffic volumes generated at the busiest intersection in the CO “hot spot” analysis prepared by SCAQMD. As such, the Project would not exceed the most stringent 1-hour CO standard and a less than significant impact is expected.

Therefore, CO “hot spots” are not an environmental impact of concern for the Project. Localized air quality impacts related to mobile-source emission would be less than significant and no mitigation is required.

**Toxic Air Contaminant Emissions**

Project's that generate or attract a substantial number of diesel truck trips per day (e.g., more than 100), may generate diesel particulate matter (DPM) which would necessitate evaluation of a project's potential impacts associated with Toxic Air Contaminants (TACs). The Project is proposed with uses that are not anticipated to generate a substantive number of diesel trucks, therefore impacts from DPM and associated TACs are presumed to be less than significant.

In summary, the Project would not expose sensitive receptors to substantial pollutant concentrations. This impact is less than significant and no mitigation is required.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. The Project does not contain land uses typically associated with objectionable odors.

Potential odor sources associated with the Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances.

Therefore, the Project would not result in odorous emission during construction or operation that would adversely affect a substantial number of people. This impact is less than significant and no mitigation is required.

Mitigation Measures

Implementation of the Project would result in less than significant air quality impacts and no mitigation measures are required



4.3.4 Biological Resources

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) <i>Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeded the use of native wildlife nursery sites?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*



No Impact. The City's General Plan Conservation Element notes that biological resources are almost non-existent in the City due to the urban nature of the City and surrounding areas (Garden Grove, 2008a). As shown in the aerial photograph provided in Figure 2-2, the Project site is entirely developed with commercial land uses, and is surrounded by commercial and residential buildings, parking lots, and roadways. Existing vegetation within the Project site is limited to several trees and shrubs, and there are existing street trees in the public right-of-way along Valley View Street. The existing ornamental landscaping does not provide habitat for any candidate, sensitive or special status species as identified in local or regional plan, policies, or as regulated by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS). Accordingly, no impacts to such species would occur and no mitigation measures are necessary.

b) Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The Project site is located in a completely developed urban area and does not contain any natural habitats, including riparian habitat or a sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or the USFWS. Therefore, the Project would not directly effect any riparian habitat or other sensitive natural community. There is a City of Garden Grove drainage channel located approximately 0.1 mile south of the Project site, which is identified as a riverine wetland on the USFWS National Wetlands Inventory (USFWS, 2020). This is a concrete open channel with intermittent flowing water. The channel is maintained by the City and does not support any riparian habitat or other sensitive natural community. Urban storm water from the storm drains in Valley View Street flow to this drainage facility. As previously discussed in Section 3.4 of this IS/ND, and further discussed in the Hydrology and Water Quality Section, under existing condition storm water runoff sheetflows from the Project site and enters the public storm drain system untreated. With adherence to current water quality regulations, the runoff from the Project site would be treated and would improve the quality of water entering the public storm drain system compared to existing conditions, including the quality of water entering the City's channel from Valley View Street. Accordingly, the Project would not impact riparian habitat or other sensitive natural communities and no mitigation would be required.

c) Would the Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The Project site is located within a developed urban area and does not contain any natural wetlands; therefore, the Project would not directly impact any protected wetlands. As discussed above, there is a riverine wetland identified 0.1 mile south of the Project site, which consists of a concrete drainage channel owned and maintained by the City of Garden Grove. The Project would not directly impact this channel, and storm water runoff from the site would continue to discharge to this channel via existing storm drain facilities. The quality of the stormwater runoff from the Project site would be improved compared to existing conditions as there is currently no water quality treatment facilities in place at the Project site. Accordingly, the Project would have no impact on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impacts would occur and no mitigation measures are necessary.



d) *Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeded the use of native wildlife nursery sites?*

Less than Significant Impact. Wildlife corridors functionally connect larger areas of open, usable habitat together. The Project site and surrounding areas are developed and do not support the movement of any native resident or migratory fish or wildlife species, are not part of a terrestrial wildlife movement corridor, and do not serve as a native wildlife nursery site. Therefore, the Project would not interfere with wildlife movement.

However, there are four trees and some shrubs on-site that would be removed with implementation of the Project and there is the potential for birds protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code to be present. The MBTA prohibits activities that result in the direct take (defined as killing or possession) of a migratory bird. This includes the active nests of all bird species, including common species. In addition to the MBTA, Section 3503, Section 3502.5, and Section 3513 of the California Fish and Game Code include provisions for the protection of nesting birds and avian species. Although vegetation on-site is limited, and it is unlikely nesting birds would be present, if removal of vegetation occurs during the nesting season (generally February 1 to August 31), it would be conducted in compliance with these regulatory requirements to ensure that active nests are not impacted (taken). Compliance with MBTA and respective sections of the California Fish and Game Code would be included as conditions of approval. It should also be noted that the Project involves the planting of trees throughout the Project site, which would provide potential habitat for migratory and nesting birds.

The Project would not result in impacts related to wildlife movement or wildlife corridors, and with adherence to existing regulations would result in less than significant impacts to nesting birds. No mitigation is required.

e) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?*

No Impact. There are no local biological related policies or ordinances, such as a tree preservation policy or ordinance that is applicable to the Project. Trees in the public right-of-way in the City are protected under Chapter 11.32, Trees, of the City's Municipal Code, which regulates the planting, maintenance, and removal of trees in public locations, including the public right-of-way in the City. As described in Section 3.0, Project Description, the Project would not involve the removal of existing street trees along Valley View Street, which are within the public right-of-way. The City would require that existing tree wells in the public right-of-way along Valley View Street be enlarged and that new street trees be planted. As required by the City, these activities would be conducted in compliance with Chapter 11.32 of the City's Municipal Code, which requires that existing public trees be protected from injury during construction. Therefore, no conflict with local policies would occur and no mitigation is required. It should also be noted that the Project would include the planting of numerous trees on-site, including along Valley View Street and the alley. No impact would occur and no mitigation measures are required.

f) *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation plan, or other approved local, or state habitat conservation plan?*

No Impact. According to the CDFW, there are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans applicable to



the Project site (CDFW, 2019). Accordingly, the Project has no potential to conflict with any of the above and no impact to biological habitats would occur. No mitigation measures are required.

Mitigation Measures

Implementation of the Project would result in no significant impacts associated with biological resources; therefore, no mitigation measures are required.



4.3.5 Cultural Resources

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) <i>Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb any human remains, including those interred outside of formal cemeteries?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the Project cause a substantial adverse change in the significance of historical resources pursuant to §15064.5?

No Impact. None of the Project site's existing features are included on the National Register of Historic Places, the California Register of Historical Resources, or the California Historic Resources Information System (NPS, 2020; OHP, 2021) or identified in the City's Comprehensive Historic and Architectural Resources Inventory. Additionally, the City has determined that the Project site's existing features do not qualify as historic resources. Further, the General Plan EIR does not identify any historic resources at or near the Project site (Garden Grove, 2008b). Because the existing structure on the Project site, which was constructed in the 1970s, is not on federal, State, or local lists of designated historic resources and not eligible for listing, the building is not historically significant as defined by CEQA Guidelines § 15064.5. No impact to historical resources would occur and no mitigation is required.

b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant Impact. Under existing conditions, the Project site is completely developed with commercial uses, including the former bowling alley building and surface parking. The Project would involve the demolition of the southern and eastern portion of the existing building and parking areas on-site. A new 2,000 sf stand-alone drive-thru coffee shop would be constructed in the southeast portion of the Project site, and the asphalt parking would be replaced. Due to the existing site conditions, on-site disturbance would be limited to surficial grading. The Project-specific geotechnical report estimates grading for the in-line restaurants to be approximately one-foot below the existing grade, which is not expected to exceed the depths of grading that occurred with the original site development. There would be shallow excavation for foundations (up to four feet below grade) (Terracon, 2019). As a result, there is a very low potential to uncover previously-undiscovered archeological resources during construction. Furthermore, pursuant to the City's standard condition of approval, in the unlikely event that archaeological resources are found during construction, all attempts would be made to preserve the archeological resource in place or leave it in an undisturbed state in compliance with applicable law. Thus, the Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of the California Code of Regulations. Impacts to archeological resources would be less than significant and no mitigation is required.



c) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. The Project site is not known to have ever been used as a cemetery and is completely developed. The possibility of uncovering human remains during Project-related grading activities is also remote due to fact that the previous development of the site has substantially disturbed the subsurface of the site. Pursuant to California Health and Safety Code Section 7050.5, in the unlikely event human remains are encountered during ground-disturbing activities, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Mandatory compliance with the existing California Health and Safety Code regulations, would ensure impacts related to potential disturbance of human remains are less than significant. No mitigation would be required.

Mitigation Measures

Implementation of the Project would not result in significant impacts associated with cultural resources and no mitigation measures are required.



4.3.6 Energy

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) <i>Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

b) *Would the Project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?*

Less than Significant impact. The following analysis is based on the *West Grove Center Air Quality, Greenhouse Gas, and Energy Technical Assessment* prepared by Urban Crossroads (January 2021) and included in Appendix A of this IS/ND (Urban Crossroads, 2021a).

Title 24 of the California Code of Regulations establishes energy conservation standards for new construction. These standards relate to insulation requirements, glazing, lighting, shading, and water and space heating systems. The Garden Grove Municipal Code incorporates these State requirements. The Project's construction-related energy consumption would consist largely of temporary power consumption related to the use of power tools, more specialized equipment (welding equipment, elevators, cranes, etc.), and lighting. A second major source of energy consumption would be related to temporary lighting used for both work and security. Security lighting would likely be required for the site during the course of the construction period. For purposes of this analysis, the entire construction period was assumed to be approximately 9 months. The construction-related electrical consumption rate would be minimal in comparison to the operational consumption once the building is occupied. In addition, construction-related activities do not require the use of natural gas.

Table 4-5, Estimated Annual Energy Consumption, provides an estimate of electrical and natural gas consumption for the Project. As indicated in the table, the project is estimated to consume approximately 39,108 kilowatt (kWh) per year (or 3,259 kWh per month) of electricity and 1,938 therms of natural gas.

Table 4-5 Estimated Annual Energy Consumption

Energy Source	Total Project Consumption
Electrical Consumption	2,641,013 kBTU/year
Natural Gas Consumption	826,249 kWh/year

Source: (Urban Crossroads, 2021a)



It is important to note that the Project, which involves redevelopment of the Project site, would include energy efficient fixtures such as energy efficient lighting, appliances, windows, roofing materials, air conditioning, and insulation. In addition, the energy consumption rates do not reflect the more stringent 2019 California Building and Green Building Code requirements. Title 24, Part 6 contains energy requirements for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. These energy requirements include the use of energy efficient appliances and fixtures such as air conditioning units and lighting. The purpose of the California Green Building Code (Title 24, Part 11) is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Title 24, Part 6 requirements have been incorporated into the California Green Building Code. These California Green Building Code requirements include the use of energy and water efficient appliances and fixtures such as double paned windows, insulation, low flow faucets, and stormwater treatment appurtenances. Furthermore, depending on when the construction plans are submitted to the City for plan check, the Project would be subject to, at a minimum, the 2019 California Building Standards Code and the 2019 Building Energy Efficiency Standards or any subsequently adopted code in effect at the time which would likely be more stringent than the 2019 code. As a result, the Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operations nor would the Project conflict with or obstruct a state plan for renewable energy or energy efficiency. The City of Garden Grove does not have a local energy plan. This impact would be less than significant impact and no mitigation measures are required.

Mitigation Measures

Implementation of the Project would result in a less than significant impact associated with energy and no mitigation measures are required.



4.3.7 Geology and Soils

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) <i>Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</i>				
v) <i>Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
vi) <i>Strong seismic ground shaking?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vii) <i>Seismic-related ground failure, including liquefaction?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
viii) <i>Landslides?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Result in substantial soil erosion or the loss of topsoil?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Have soils incapable of adequately supporting the use septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Information presented in this section relative to geotechnical constraints is primarily based on a site-specific *Geotechnical Engineering Report, Starlight Cinema* (Geotechnical Report) (October 25, 2019), prepared by Terracon Consultants, Inc. (Terracon) (Terracon, 2019), which is included in Technical Appendix B of this IS/ND.



a) *Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*
- ii) *Strong seismic ground shaking?*
- iii) *Seismic-related ground failure, including liquefaction?*
- iv) *Landslides?*

a.i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

No Impact. There are no known faults on the Project site and the Project site is not located within an Alquist-Priolo earthquake fault zone (Terracon, 2019). The nearest fault is the Seal Beach Fault, located approximately 4.5 miles southwest of the Project site, and associated with the Newport-Inglewood-Rose Canyon Fault zone (CDC, 2021). Therefore, no impacts related to the rupture of a known earthquake fault, as depicted on the most recent Alquist-Priolo Earthquake Fault Zoning Map, would occur as a result of Project implementation. No mitigation would be required.

a.ii) *Strong seismic ground shaking?*

Less than Significant Impact. The Project site is located in the southern California, which is a seismically active area. The type and magnitude of seismic hazards affecting the site are dependent on the distance to causative faults, the intensity, and the magnitude of the seismic event. The USGS Unified Hazard Tool is utilized to determine which earthquake fault has the potential for the greatest impact to a project site by evaluating factors including, but not limited to: distance to faults, prior earthquake magnitude, and type of fault. As calculated using the USGS Unified Hazard Tool, the Compton fault, which is located approximately 5.4 miles south of the Project site and is considered to have the most significant potential effect at the Project site from a design standpoint, has a maximum credible earthquake magnitude of 7.31. The Project site has a mean magnitude of 6.65. (Terracon, 2019)

Similar to all other development projects within Southern California, the Project has the potential to expose people or structures to adverse effects associated with seismic events. As a mandatory condition of Project approval, the Project Applicant would be required to construct the proposed buildings in accordance with the California Building Code (CBC), also known as California Code of Regulations (CCR), Title 24 (Part 2), and the City Building Code and Regulations (Chapter 18 of the City's Municipal Code). The CBC and City provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures and have been specifically tailored for California earthquake conditions. In addition, the CBC (Chapter 18) requires development projects to prepare geologic engineering reports to identify site-specific geologic and seismic conditions and provide site-specific recommendations to preclude adverse effects involving unstable soils and strong seismic ground shaking, including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and depths, and selection of appropriate structural systems. The Geotechnical Report prepared for the Project provides site-specific ground preparation and construction recommendations related to monitoring of earthwork activities, subgrade preparation, excavation, fill



materials and placements, compaction, grading and drainage, utility trenches, shrinkage, construction observation and testing, shallow foundations, floor slabs, and lateral earth pressures. As required by the City, the recommendations would be incorporated into the final Project design to ensure that potential impacts related to seismic ground shaking would be less than significant. Compliance with applicable requirements of the CBC and City Building Code and regulations would be assured through future City review of construction and building permits, which would require that strong seismic ground shaking effects are attenuated. As such, impacts would be less than significant and mitigation is not required.

a.iii) *Seismic-related ground failure, including liquefaction?*

Less than Significant Impact. Liquefaction is a mode of ground failure that results from the generation of high pore water pressures during earthquake ground shaking, causing loss of shear strength. Liquefaction is typically a hazard where loose sandy soils exist below groundwater. The California Geological Survey (CGS) has designated certain areas as potential liquefaction hazard zones. These are areas considered at a risk of liquefaction-related ground failure during a seismic event, based upon mapped surficial deposits and the presence of a relatively shallow water table. (Terracon, 2019)

Subsurface soils encountered at the Project site generally consisted of soft to stiff clay soils with variable amounts of sand with interbedded layers of loose to medium dense sand with variable amounts of silt and clay to the maximum depth explored at 5.5 feet below ground surface (bgs). Groundwater was encountered between the depths of 10 and 22 feet bgs in the current borings and at the depth of 5 and 7 feet in Terracon's previous borings for the previously completed redevelopment project on parcels north of the Project site. Based on the nearby groundwater monitoring well data, the historical high groundwater is at the depth of 4.5 feet bgs. (Terracon, 2019) As shown in Exhibit SAF-2, Liquefaction Zones, of the Safety Element of the City's General Plan, the majority of the City of Garden Grove, including the Project site, is within a liquefaction zone (Garden Grove, 2008a).

A liquefaction analysis for the Project site was performed as part of the site-specific geotechnical investigation. Based on calculation results, seismically induced settlement of saturated and unsaturated sands was estimated to be about 2 inches. Differential seismic settlement is anticipated to be between one inch to 1.3 inches. The Geotechnical Report concludes that no adverse geological or geotechnical hazards, including liquefaction, exist at the Project site that would preclude the development of the Project as currently planned, provided the recommendations related to monitoring of earthwork activities, subgrade preparation, excavation, fill materials and placements, compaction, grading and drainage, utility trenches, shrinkage, construction observation and testing, shallow foundations, floor slabs, and lateral earth pressures provided in the Geotechnical Report are incorporated into the design and construction of the Project, as required by the City. There would be less than significant impacts related to seismic-related ground failure, including liquefaction with adherence to the CBC and City Building Code and regulations.

a.iv) *Landslides?*

No Impact. The Project site is relatively flat with an approximate elevation of 24 feet above mean sea level (amsl), and there are no hillsides or unstable slopes immediately adjacent to the site boundary. There is no potential for landslide hazards nor is the site in the path of any known or potential landslides. Therefore, no impacts with respect to landslides would occur, and no mitigation is required.



b) *Would the Project result in substantial soil erosion or the loss of topsoil?*

Less than Significant Impact. Under existing conditions, the Project site is developed and there is limited landscaping within the parking areas and along Valley View Street. During construction activities, soil would be exposed and there would be an increased potential for soil erosion compared to existing conditions. Additionally, during a storm event, soil erosion could occur at an accelerated rate.

The potential for erosion would be alleviated through compliance with the current statewide National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities adopted by the State Water Resources Control Board (SWRCB), as further discussed in the Hydrology and Water Quality section of this IS/ND. Notably, application of Storm Water Pollution Prevention Plan (SWPPPs) measures, such as temporary catchment basins and/or sandbagging to control runoff and contain sediment transport within the Project site during construction would be required. Further, as discussed in the Air Quality section of this IS/ND, adherence to SCAQMD Rule 403, which requires dust control, would further reduce erosion.

Following completion of the Project, the site would be improved with structures, hardscape, landscaping, and appropriate drainage infrastructure. The required Project-specific Preliminary Water Quality Management Plan (WQMP) included in Technical Appendix G of this IS/ND identifies an effective combination of erosion control and sediment control measures (i.e., best management practices [BMPs]) (including but not limited to use of bioretention facilities, efficient irrigation systems and landscape design, and source control BMPs) to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges. Compliance with the Project-specific WQMP would be required as a condition of Project approval and long-term maintenance of on-site water quality features is required. Therefore, the Project would not result in substantial erosion or loss of top soil during long-term operation.

Therefore, sedimentation and erosion impacts during construction and operation would be less than significant with adherence to applicable regulations and no mitigation is required.

c) *Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

Less than Significant Impact. Based on the results of soil borings conducted at the Project site (further discussed in the Geotechnical Report included in Technical Appendix B), the site is underlain by sandy silty clay, lean clay with sand, sandy silt, silty clay with sand, silty sand, and silty clayey sand. Potential impacts related to liquefaction and landslides are discussed under Threshold a, above. Results of soluble sulfate testing performed as part of the site-specific geotechnical investigation indicate samples of the on-site soils tested possess negligible sulfate concentrations when classified in accordance with Table 19.3.1.1 of the American Concrete Institute (ACI) Design Manual. Atterberg limit test results indicate that the on-site soils generally have low to medium plasticity. A consolidation test indicates that the clayey soils encountered at an approximate depth of 2.5 feet below the ground surface have a negligible collapse potential when saturated under normal footing loads of 2,000 pounds per square foot (psf). The Geotechnical Report concludes that no adverse geological or geotechnical hazards exist at the Project site that would preclude the development of the Project as currently planned, provided the recommendations provided in the Geotechnical Investigation are incorporated into the design and construction of the Project, consistent with the City's requirements (Terracon, 2019). Therefore, impacts related to unstable



soils would be less than significant with adherence to the CBC and City Building Code. No mitigation is required.

d) *Would the Project be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994³), creating substantial direct or indirect risks to life or property?*

Less than Significant Impact. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and shrink when dried. The expansion index (EI) test for on-site soils indicates that near surface clay soils have an EI of 14 (Terracon, 2019), which is considered very low (EI<20) based on ASTM D-4829. Based on the test results, no design considerations related to expansive soils are warranted for the Project site. Impacts would be less than significant and no mitigation is required.

e) *Would the project have soils incapable of adequately supporting the use septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact. Consistent with existing condition the Project would connect to the municipal sewer system and no septic tanks or alternative waste water disposal systems would be utilized by the Project. Accordingly, no impact due to soils incapable of supporting such systems would occur and mitigation is not required.

f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less than Significant Impact. Under existing conditions, the Project site is completely developed with commercial uses, including the former bowling alley building and surface parking. There are no unique geologic features present at the Project site. Paleontological resources are plant and animal fossils dated from 3.5 million to 7,000 years ago, which are often found in sedimentary rock formations. The City of Garden Grove is located on a broad alluvial fan and alluvium resulting from the Rio Hondo, Santa Ana, and San Gabriel Rivers. According the General Plan EIR, these alluvial deposits are too young geologically to contain scientifically significant fossils in their original, undisturbed location, and therefore are not considered paleontologically sensitive. There are no fossil locations on or close to the City of Garden Grove in these young geologic materials (Garden Grove, 2008b).

The Project would involve the demolition of the southern and eastern portion of the existing building and parking areas on-site. A new 2,000 sf stand-alone drive-thru coffee shop would be constructed in the southeast portion of the Project site, and the asphalt parking would be replaced. The Project-specific geotechnical report estimates grading for the in-line restaurants to be approximately one-foot below the existing grade, which is not expected to exceed the depths of grading that occurred with the original site development. There would be shallow excavation for foundations (up to four feet below grade) (Terracon, 2019). Based on this, and the low paleontological sensitivity of the City, including the Project site, there is very low potential to uncover previously-undiscovered paleontological resources during construction. Notwithstanding, pursuant to the City's standard condition of approval, in the unlikely event that paleontological resources are found during construction, all attempts would be made to preserve the resource in place or leave it in an undisturbed state in compliance with applicable law. The Project would

³ Threshold d is based on Appendix G of the CEQA Guidelines and references Table 18-1-B of the 1994 Uniform Building Code (UBC) which has been superseded by the 2019 CBC. The 2019 CBC references ASTM D-4829, a standard procedure for testing and evaluating the expansion index (or expansion potential) of soils established by ASTM International, which was formerly known as the American Society for Testing and Materials (ASTM). ASTM D-4829 was used as the standard for evaluating the Project's potential impact related to expansive soils in the above analysis.



not directly or indirectly destroy a known unique paleontological resource or site or unique geologic feature, and impacts would be less than significant.

Mitigation Measures

With compliance with the CBC and the City's Building Codes and regulations, implementation of the Project would not result in significant impacts associated with geology and soils and no mitigation measures are required.

**4.3.8 Greenhouse Gas Emissions**

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. Many scientists believe that the climate shift taking place since the Industrial Revolution is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases (GHG) in the earth's atmosphere, CO₂ (carbon dioxide), N₂O (nitrous oxide), CH₄ (methane), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride. Many scientists believe that this increased rate of climate change is the result of GHGs resulting from human activity and industrialization over the past 200 years.

Gases that trap heat in the atmosphere are often referred to as GHGs. GHGs are released into the atmosphere by both natural and anthropogenic (human) activity. The cumulative accumulation of these gases in the earth's atmosphere is the cause for the observed increase in the earth's temperature. An individual project like the Project cannot generate enough GHG emissions to affect a discernible change in global climate. However, the Project may participate in the potential for GCC by its incremental contribution of GHGs combined with the cumulative increase of all other sources of GHGs, which when taken together constitute potential influences on GCC. Because these changes may have serious environmental consequences, the GHG Analysis evaluates the potential for the Project to have a significant effect upon the environment as a result of its potential contribution to the greenhouse effect.

a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less than Significant Impact. This analysis is based on the *West Grove Center Air Quality, Greenhouse Gas, and Energy Technical Assessment* prepared by Urban Crossroads (January 2021) and included in Appendix A of this IS/ND (Urban Crossroads, 2021a).

The City of Garden Grove has not adopted its own numeric threshold of significance for determining impacts with respect to GHG emissions. A common GHG emissions threshold utilized throughout southern California is 3,000 metric tons of carbon dioxide equivalent (CO₂e) per year (MTCO₂e/year). The 3,000 MTCO₂e/year threshold is based on substantial evidence from the SCAQMD. SCAQMD established this level of emissions as a quantitative threshold based on market capture. In other words, this threshold was derived to ensure capture of 90 percent or more of likely future discretionary developments. The objective was to set the emission threshold low enough to capture a substantial fraction of future residential and non-residential development that will be constructed to accommodate future statewide population and



job growth, while setting the emissions threshold high enough to exclude small development projects that will contribute a relatively small amount of cumulative statewide GHG emissions. While this methodology could exclude up to 10 percent of new development, the capture of 90 percent of new development would establish a strong basis for demonstrating that cumulative reductions are being achieved across the state through uniform CEQA review.

The SCAQMD's draft threshold uses the Executive Order S-3-05 Year 2050 goal as the basis for the screening threshold. Achieving the Executive Order's objective would contribute to worldwide effort to cap CO₂ concentrations at 450 parts per million, thus stabilizing global climate. Specifically, the threshold was set at levels that capture 90 percent of the GHG emissions from development projects, consistent with the Executive Order S-3-05 target of reducing GHGs to 80 percent below 1990 levels by 2050. Lastly, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions.

The annual GHG emissions associated with construction and operation of the Project are estimated to be 2,682.41 MTCO₂e per year as summarized in Table 4-6, Total Project GHG Emissions (Annual) (model outputs are provided in Appendix A). Direct and indirect operational emissions associated with the Project are compared with the SCAQMD's threshold of significance of 3,000 MTCO₂e per year. As shown, the Project would result in a less than significant impact with respect to GHG emissions and no mitigation is required.

Table 4-6 Total Project GHG Emissions (Annual)

Emission Source	Emissions (CO ₂ e Metric Tons per year)
Annual construction-related emissions amortized over 30 years	9.55
Area	<0.01
Energy	405.97
Mobile Sources	2,154.16
Waste	88.12
Water Usage	24.60
Total CO₂e (All Sources)	2,682.41
Screening Threshold (CO₂e)	3,000
Threshold Exceeded?	NO

Source: (Urban Crossroads, 2021a)

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The Project would comply with applicable regulations intended to reduce GHG-emissions and no impact would occur. The Project is consistent with the general goals and objectives identified in SCAG's RTP/SCS, which is discussed previously in the Air Quality section of this IS/ND. Pursuant to SB 375, the RTP/SCS calls for the integration of transportation, land-use and housing policies to plan for achievement of the GHG-emissions target for the region. Consistency with applicable plans is discussed below.



- **Executive Order S-3-05.** The Project would not exceed the 3,000 MT O₂e/year threshold which was set with the intent of achieving the Executive Order S-3-05 Year 2050 GHG reduction goal, as discussed below.
- **CARB 2017 Scoping Plan Update.** In November 2017, CARB released the Final *2017 Scoping Plan Update*, which identifies the State's post-2020 GHG reduction strategy. The Final 2017 Scoping Plan Update reflects the 2030 target of a 40 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. As summarized in Table 4-7, 2017 Scoping Plan Consistency Summary, below, the Project would not conflict with any of the provisions of the 2017 Scoping Plan and in fact supports eleven of the action categories.

Table 4-7 2017 Scoping Plan Consistency Summary⁴

Scoping Plan Sector	Scoping Plan Measure	Implementing Regulations	Project Consistency
Electricity and Natural Gas	Renewable Portfolio Standard	SB 100/ Executive Order B-55-18	Consistent. The Project would use energy from Southern California Edison (SCE). SCE has committed to diversify its portfolio of energy sources by increasing energy from wind and solar sources and obtained 36% of its power supply from renewable sources in 2018. The Project would not interfere with or obstruct SCE energy source diversification efforts.
	Energy Efficiency	Title 20 Appliance Efficiency Regulation	Consistent. The Project would not conflict with implementation of this measure. The Project would comply with the latest energy efficiency standards.
		Title 24 Part 6 Energy Efficiency Standards for Residential and Non- Residential Building	
	Million Solar Roofs Program	Title 24 Part 11 California Green Building Code	Not Applicable. On December 12, 2019, California celebrated reaching the one million solar roof milestone.
Water	Water	Title 24 Part 11 California Green Building Code Standards	Consistent. The Project would comply with the CalGreen standards, which require a 20 percent reduction in indoor water use.
		SBX 7-7—The Water Conservation Act of 2009	
		Model Water Efficient Landscape Ordinance	

⁴ Source California Air Resources Board, California's 2017 Climate Change Scoping Plan, November 2017 and CARB, Climate Change Scoping Plan, December 2008.



Table 4-7 2017 Scoping Plan Consistency Summary⁴

Scoping Plan Sector	Scoping Plan Measure	Implementing Regulations	Project Consistency
Industry	Industrial Emissions	2010 CARB Mandatory Reporting Program	Not Applicable. The Project is characterized as being a commercial use. As such, the 2010 CARB Mandatory Program is not applicable in this case. Additionally, the Mandatory Reporting Regulation Program only applies to entities with more than 10,000 MTCO ₂ e of CO ₂ emissions per year.
Recycling and Waste Management	Recycling and Waste	Title 24 Part 11 California Green Building Code Standards	Consistent. The Project would not conflict with implementation of these measures. As further discussed in the Utilities and Services Systems sections of the IS/ND, the Project is required to achieve the recycling mandates, including through compliance with applicable solid waste management regulations, and participation in programs implemented in the City to reduce solid waste generation.
		AB 341 Statewide 75 Percent Diversion Goal	
High Global Warming Potential	High Global Warming Potential Gases	CARB Refrigerant Management Program CCR 95380	Not Applicable. The regulations are applicable to refrigerants used by large air conditioning systems and large commercial and industrial refrigerators and cold storage system. The Project would not conflict with the refrigerant management regulations adopted by CARB.
Agriculture	Agriculture	Cap and Trade Offset Projects for Livestock and Rice Cultivation	Not Applicable. The Project site is designated for urban development. No grazing, feedlot, or other agricultural activities that generate manure occur currently exist on-site or are proposed to be implemented by the Project.
Green Buildings	Green Building Strategy	Title 24 Part 11 California Green Building Code	Consistent. The Project would comply with all Title 24 standards and would implement required green building strategies.
Transportation	Mobile Source Strategy (Cleaner Technology and Fuels)	Executive Order B-48-18	Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with Executive Order B-48-18's target of increasing the number of light-duty EV to 1.5 million by 2025 and 5 million by 2030.



Table 4-7 2017 Scoping Plan Consistency Summary⁴

Scoping Plan Sector	Scoping Plan Measure	Implementing Regulations	Project Consistency
	California Light-Duty Vehicle GHG Standards	Pavley I 2005 Regulations to Control GHG Emissions from Motor Vehicles	Consistent. This measure applies to all new vehicles starting with model year 2012. The Project would not conflict with its implementation as it would apply to all new passenger vehicles purchased in California. Passenger vehicles, model year 2012 and later, associated with construction and operation of the Project would be required to comply with the Pavley emissions standards.
		2012 LEV III California GHG and Criteria Pollutant Exhaust and Evaporative Emission Standards	Consistent. The LEV III amendments provide reductions from new vehicles sold in California between 2017 and 2025. Passenger vehicles associated with the Project site would comply with LEV III standards.
	Low Carbon Fuel Standard	2009 readopted in 2015. Regulations to Achieve GHG Emission Reductions Subarticle 7. Low Carbon Fuel Standard CCR 95480	Consistent. This measure applies to transportation fuels utilized by vehicles in California. The Project would not conflict with implementation of this measure. Motor vehicles associated with construction and operation of the Project would utilize low carbon transportation fuels as required under this measure
	Regional Transportation-Related GHG Targets.	SB 375. Cal. Public Resources Code §§ 21155, 21155.1, 21155.2, 21159.28	Consistent. As discussed in the Air Quality section of this IS/ND, the Project would provide development in the region that is consistent with the growth projections in the RTP/SCS.
	Goods Movement	Goods Movement Action Plan January 2007	Not Applicable. The Project does not propose any changes to maritime, rail, or intermodal facilities or forms of transportation.
	Medium/Heavy-Duty Vehicle	2010 Amendments to the Truck and Bus Regulation, the Drayage Truck Regulation and the Tractor-Trailer GHG Regulation	Consistent. This measure applies to medium and heavy-duty vehicles that operate in the state. The Project would not conflict with implementation of this measure. Medium and heavy-duty vehicles associated with construction and operation of the Project would be required to comply with the requirements of this regulation.
	High Speed Rail	SB 862	Not Applicable. This is a statewide measure that would not be implemented by the Project Applicant or City of Garden Grove.



Mitigation Measures

Implementation of the Project would not result in significant impacts related to GHG emissions and no mitigation measures are required.



4.3.9 Hazards and Hazardous Materials

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) <i>Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on a site which is included on a list of hazardous materials sites which complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Would the Project create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The Project's construction activities would involve the transport, use, and handling of hazardous materials. Notably, heavy equipment (e.g., dozers) would operate on the Project site during construction and is typically fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or



transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), SCAQMD, Regional Water Quality Control Board (RWQCB), and the City of Garden Grove. With mandatory adherence to applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. Impacts would be less than significant.

The Project involves the development of the Project site with commercial uses, anticipated to include one anchor tenant and restaurant uses. The Project does not propose to develop the site with any manufacturing, industrial, or other uses utilizing large amounts of hazardous materials. Consistent with other commercial uses in the area, the Project would use limited amounts of hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans that would be primarily utilized for maintenance of the proposed buildings and other site improvements. The typical use of maintenance related hazardous materials would not generally result in the transport, disposal, or release of hazardous materials in an amount that would create a significant hazard to the public or environment. With adherence to applicable regulations, including Chapter 6.32, Hazardous Materials, of the City's Municipal Code, operation of the Project would result in a less than significant impact.

b. Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact.

Hazardous Materials

This section summarizes the *Phase I Environmental Site Assessment, Starlight Cinema – Garden Grove* (ESA) (November 10, 2020) prepared for the Project site by Terracon (Terracon, 2020), included as Technical Appendix C of this IS/ND. The Phase I ESA addresses the entire Project site. The purpose of the Phase I ESA is to evaluate the property's potential to contain Recognized Environmental Concerns (RECs⁵), historical RECs (HRECs⁶), or controlled RECs (CRECs⁷). The Phase I ESA included a site visit (conducted November 2, 2020), records review, and interviews.

During the site visit, Terracon observed the following: one 55-gallon drum, one 5-gallon bucket containing transmission oil, seventeen 5-gallon buckets of paint, one 5-gallon container of lacquer, interior floor

⁵ RECs are defined, according to American Society for Testing and Materials (ASTM) E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not RECs".

⁶ HRECs are defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls."

⁷ CRECs are defined as "a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls."



drains, two pad-mounted transformers, and concrete debris. Based on the site observations conducted by Terracon, RECs were not identified on-site during the site visit (Terracon, 2020).

The site-specific Phase I ESA included a review of selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies. AMF Valley View Lanes #284, which previously operated at the Project site, was identified in the regulatory database. According to the Phase I ESA, the Project site is listed in the Clandestine Drug Labs (CDL), CalEPA Regulated Site Portal Data (CERS), Enforcement & Compliance History Information (ECHO), Facility Index System/Facility Registry System (FINDS), Facility of Manifest Data (HAZNET), Hazardous Waste Tracking System (HWTS) and Resource Conservation and Recovery Act/No Long Regulated (RCRA NonGen/NLR) regulatory databases. According to the RCRA NonGen/NLR and HAZNET databases, the site is listed as a handler of alkaline solutions without metals, off-specification, aged or surplus organics, and unspecified aqueous solution, with no violations reported. The CDL database listings indicated that a mobile lab where “illegal drug lab equipment and materials were found in a vehicle or other mode of transport.” Further, according to the CERS database, the site is listed as a chemical storage facility, which received violations between 2013 and 2016.

It should be noted that all violations were remediated and the chemical storage facility returned to compliance. Based on a review of the database listings and the nature of the reported violations, AMF Valley View Lanes #284 does not represent a REC to the Project site. The remaining facilities listed in the database report, including the City of Garden Grove Fire Station south of the Project site, also do not represent RECs to the Project site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site. (Terracon, 2020)

Accordingly, no significant impacts associated with the accidental release of hazardous materials would occur. This impact is less than significant and no mitigation is required.

Building Materials

The use of asbestos containing materials (ACM, a known carcinogen) and lead-based paint (LBP) (a known toxic), both of which are considered hazardous materials, was a common building construction prior to 1978 and may be present in the existing building on-site, which was constructed in 1975. All proposed demolition activities would be required to comply with all applicable federal, State, and local hazardous materials regulation, which include mandatory provisions for the safe removal, transport, and disposal of ACMs and lead paint. SCAQMD Rule 1403 (Asbestos Emissions) and Title 17 of the California Code of Regulations (CCR), Division 1, Chapter 8: Accreditation, Certification, and Work Practices for Lead-Based Paint and Lead Hazards applies.

SCAQMD Rule 1403 establishes survey requirements, notification, and work practice requirements to prevent asbestos emissions from emanating during building renovation and demolition activities. Assuming that ACMs are present in the existing building, then Rule 1403 requires notification of the SCAQMD prior to commencing any demolition activities. Rule 1403 also sets forth specific procedures for the removal of asbestos and requires that an on-site representative trained in the requirements of Rule 1403 be present during the stripping, removing, handling, or disturbing of ACM. Mandatory compliance with the provisions of Rule 1403 would ensure that construction-related grading, clearing and demolition activities do not expose construction workers or nearby sensitive receptors to significant health risks associated with ACMs. Because construction activities on the Project site would be required to comply with AQMD Rule 1403 during demolition activities, impacts due to asbestos would be less than significant.



Title 17, CCR, Division 1, Chapter 8: Accreditation, Certification and Work Practices for Lead-Based Paint and Lead Hazards, defines and regulates lead-based paint. Any detectable amount of lead is regulated. During demolition activities associated with the existing building, there is a potential for exposing construction workers to health hazards associated with lead. The contractor would be required to comply with Title 17, CCR, Division 1, Chapter 8, which includes requirements such as employer provided training, air monitoring, protective clothing, respirators, and hand washing facilities. Mandatory compliance with these mandatory requirements would ensure that construction workers and the public are not exposed to significant LBP health hazards during demolition and/or during transport of demolition waste to an appropriate disposal facility and would ensure that impacts related to LBP remain less than significant.

Accordingly, ACMs and lead paint would pose a less than significant hazard to the public or the environment due to release into the environment during construction.

Upon completion, the Project site would include commercial uses. Based on the operational characteristics of commercial uses, it is possible that hazardous materials could be used during the future occupants' daily operations; however, the future occupants would be required to comply with all applicable local, State, and federal regulations related to the transport, handling, and usage of hazardous materials. Accordingly, impacts associated with the accidental release of hazardous materials would be less than significant during both construction and long-term operation of the Project. No mitigation is required.

c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. There is one existing school located within one-quarter mile of the Project site: Montessori Greenhouse School (elementary school) (approximately 0.1 mile southwest of the Project site). The Project involves repurposing the existing building for commercial uses, including restaurant uses, and to develop one new stand-alone building on the Project site anticipated to be occupied by a drive-thru coffee shop. The proposed uses would not involve activities that would emit hazardous materials or substances. As discussed in Threshold a, construction of the Project would include operation of heavy equipment (e.g., dozers) which is typically fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. With mandatory adherence to applicable hazardous materials regulations, the Project would not pose a hazard during construction activities. Operations and maintenance activities would involve the limited use of hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans that would be primarily utilized for maintenance of the proposed buildings and other site improvements. When used correctly and in compliance with existing laws and regulations, use of hazardous materials during Project operations would not pose a hazard. Therefore, the Project would have a less than significant impact regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and no mitigation is required.



d) *Would the Project be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. Based on review of the DTSC EnviroStor database Hazardous Waste and Substances site (Cortese List), the Project site is not included on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 (DTSC, 2021). Therefore, no impact would result and no mitigation is required.

e) *For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

Less Than Significant Impact. The nearest airport to the Project site is the Los Alamitos Joint Forces Training Base, which is located approximately 0.8-mile northwest of the Project site. As shown in Figure 1, Airport Land Use Commission for Orange County Airport Planning Area, of the Airport Environs Land Use Plan (AELUP) for the Los Alamitos Joint Forces Training Base, the Project site is within the Airport Planning Area for the Los Alamitos Joint Forces Training Base (JFTB) (OCALUC, 2016). The JFTB is primarily utilized for helicopter training missions (Garden Grove, 2008b). According to Exhibit D3, Impact Zones Joint Forces Training Base Los Alamitos, of Appendix D of the AELUP, the Project site is not within the JFTB clear zone (accident potential zone), or the 60 and 65 Community Noise Equivalent Level (CNEL) noise contours (OCALUC, 2016). As such, the implementation of the Project would not result in a safety hazard or excessive air-travel related noise at the for people working or residing in the Project area.

According to Exhibit D1, Notification Area for JFTB, and Exhibit D2, AELUP Height Restriction Zone for JFTB Los Alamitos, of the AELUP, the Project site is within the FAR Part 77 notification area for the JFTB, and FAR Part 77 obstruction imaginary surface area. Per the AELUP, all construction or alteration at elevations more than 200 feet about ground level require FAA and Airport Land Use Commission (ALUC) notification, as do construction or alterations that encroach into an imaginary surface area (OCALUC, 2016). The Project involves repurposing of an existing building and construction of a new stand-alone building; these buildings would have maximum building heights of 27 feet and 24.25 feet above ground level at top of parapet, respectively. Therefore, the Project would not meet the requirements for notifying the FAA or ALUC and impacts would be less than significant. No mitigation is required.

f) *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less than Significant Impact. The Project site does not contain any emergency facilities; the nearest emergency facility to the Project site is OCFA Fire Station No. 84 located south of the Project site (on the south side of the alley) at 12191 Valley View Street. The fire station is accessed from Valley View Street and not the alley; there is an existing wall between the alley and the fire station. The City of Garden Grove adopted its Emergency Operations Plan (EOP) in 2016; the EOP is a multi-hazard plan that addresses the City's planned response to extraordinary emergency situations, which are typically considered large-scale disasters.

Access to the Project site would be provided from an existing driveway on Valley View Street and the alley to the south, consistent with existing conditions. Construction and operation of the Project would not physically interfere with the EOP. The Project does not involve any improvements to the existing driveway



at Valley View Street that would prevent or otherwise interfere with emergency access. During short-term construction activities, emergency access may be temporarily disrupted during construction along the alley; however, this construction would be implemented in accordance with the City's regulations for work in the public right-of-way. Additionally, alternative access points to the Project site would be available when construction near the alley is being conducted.

The Project is required to provide internal access, and size and location of fire suppression facilities (e.g., hydrants and sprinklers) to conform to the OCFA standards. OCFA has reviewed the development plans to ensure adequate emergency access pursuant to the California Fire Code (Title 24, California Code of Regulations, Part 9), which is enforced by OCFA (per Chapter 18.32, Fire Code, of the City's Municipal Code). As such, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

g) Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The Project is located within an urban developed area and is not located near vegetated open space or within an identified wildland fire hazard area per CalFire Fire hazard mapping, and is not an area intermixed with wildlands (CalFire, 2011; CalFire, 2007). The nearest area located within a Very High Fire Hazard Severity Zone is located approximately 12.7 miles northeast of the Project site, north of the City of Brea. Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death from wildland fires. No mitigation measures are required.

Mitigation Measures

Implementation of the Project would not result in significant impacts related to hazards and hazardous materials and no mitigation measures are required.



4.3.10 Hydrology and Water Quality

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
<i>a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</i>				
<i>i. Result in substantial erosion or siltation on- or off-site;</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>iv. impede or redirect flood flows?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The California Porter-Cologne Water Quality Control Act (§ 13000 et seq., of the California Water Code) (Porter-Cologne Act), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is within the jurisdiction of the Santa Ana RWQCB. The Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) (amended through June 2019) is the governing water quality plan for the region, which sets forth goals and objectives for protecting water quality within the region and is discussed further under Threshold e.



In 2002, the Santa Ana RWQCB issued NPDES Permit Order No. R8-2002-0010 for discharges of urban runoff from public storm drains in northern Orange County; the NPDES permit has subsequently been revised⁸. The Permittees are the County of Orange; the Orange County Flood Control District (OCFCD); and the northern Orange County cities, including the City of Garden Grove (collectively “the Co-Permittees”). To implement the requirements of the MS4 Permit, the Co-Permittees developed the 2003 Drainage Area Management Plan (DAMP). The DAMP provides a framework and a process for following the Areawide MS4 Permit requirements and incorporates watershed protection/stormwater quality management principles into the Co-Permittees’ General Plan process, the environmental review process, and the development permit approval process.

Temporary Construction-Related Activities

Construction of the Project would involve demolition, clearing, grading, paving, utility installation, building construction, and landscaping activities. Construction activities would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paint and solvents, and other chemicals with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of protective or avoidance measures.

The Project site is approximately 2.15 acres. Therefore, construction of the Project would involve the disturbance of more than one acre of soil and the Project is subject to the requirements of the State Water Resources Control Board’s (SWRCB) NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities⁹, herein referred to as the “Construction General Permit.” Further, the DAMP includes a program to ensure that construction sites implement practices that address control of construction-related pollutant discharges, including erosion and sediment control and on-site hazardous materials and waste management. Construction-related water quality impacts would be minimized through compliance with the Construction General Permit, which requires completing a construction-site risk assessment to determine appropriate coverage level, filing an NOI with the SWRCB, and having a Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer prepare a SWPPP. The SWPPP must include erosion- and sediment control BMPs that would meet or exceed measures required by the determined risk level of the Construction General Permit, in addition to BMPs that control the other potential construction-related pollutants (e.g., nutrients, heavy metals, and certain pesticides, including legacy pesticides). Mandatory adherence to the Construction General Permit and implementation of measures outlined in the SWPPP would ensure that the Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, surface water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

⁸ A revised Orange County MS4 Permit was adopted on May 22, 2009 (Permit No. CAS618030, Order No. R8 2009-0030). The revised permit included several provisions for new development and redevelopment, including a requirement to revise the DAMP and Model Water Quality Management Plan (WQMP) by May 2010. The MS4 Permit was subsequently reopened and revised for the limited purpose of extending deadlines for the preparation of the WQMP and related documents (Permit Order No. R8-2015-0004).

⁹ NPDES No. CAS000002, Water Quality Order 2009 0009 DWQ, SWRCB NPDES General Permit for Storm Water Discharges Associated with Construction Activity (adopted by the SWRCB on September 2, 2009, and effective on July 1, 2010). This order was amended by 2010-0014-DWQ, which became effective on February 14, 2011, and 2012-0006-DWQ, which became effective on July 17, 2012. In accordance with the language set forth in Order No. 2009-0009-DWQ, this permit has been administratively extended indefinitely.

**Post-Development Water Quality Impacts**

The Project site drains to the Bolsa Chica Channel, which has ammonia, indicator bacteria, and pH on its 303(d) List for Impairments. Each of these impairments have expected total maximum daily loads (TMDLs) completions of 2021. Based on the current receiving water impairments, the Project's anticipated pollutants of concern for the Project are pathogens and nutrients (KPFF, 2020b). The Project would be required to comply with Chapter 6.40, Stormwater Quality, of the City's Municipal Code which is intended to improve water quality and comply with federal requirements for the control of urban pollutants to stormwater runoff that enters the network of storm drains throughout Orange County. According to Section 6.40.050, Controls for Water Quality Management, all new development and significant reconstruction within the City, such as the Project, shall be undertaken in accordance with the DAMP. The DAMP satisfies the NPDES permit conditions to reduce pollutant discharges to the maximum extent practicable for the protection of water quality at receiving water bodies and the support of designated beneficial uses. The DAMP contains guidance on both structural and non-structural BMPs for meeting these goals. As required by Municipal Code Chapter 6.40, and consistent with the DAMP, preparation of a water quality management plan (WQMP) in accordance with the requirements of the NPDES permit.

The WQMP is a site-specific post-construction water quality management program designed to address pollutants of concern of a development project via BMPs, implementation of which ensures the on-going protection of the watershed basin. The Project's Preliminary WQMP was prepared by KPFF Consulting Engineers (KPFF) (October 2020) and is included in Technical Appendix E of this IS/ND. As identified in the Preliminary WQMP, the 2.15-acre Project site consists of approximately 99 percent impervious surfaces under existing conditions. The existing impervious surfaces at the Project site consist of the roof of the existing building, concrete sidewalk areas, and asphalt/concrete area for the parking lot. As further discussed under Threshold c below, currently runoff originating from the Project site discharges untreated as sheet flow to the public storm drain system. Specifically, the northern portion of the site sheet flows to Valley View Street and the southern portion of the site sheet flows to a valley gutter where it discharges to the alley located south of the Project site. The Project would involve redevelopment of the Project site and an associated increase in landscape area resulting in an overall reduction in impervious area (87% compared to 99%). The post development drainage would be similar to the pre-development drainage pattern. However, stormwater runoff would be conveyed through on-site storm drain pipes to modular wetland systems before discharging via a pump system through parkway drains to Valley View Street (DMA 1) and the alley (DMA 2). The modular wetland system would treat stormwater runoff, and would be sized based on the treatment flow calculated per Orange County modified rational method. The added pervious area, modular wetland systems, and proposed storm drain system would address potential water quality impacts results from Project operations. (KPFF, 2020b) It should be noted that the Project would improve the quality of stormwater quality from the Project site compared to existing conditions where the runoff enters the storm drain system untreated.

The Project-specific Preliminary WQMP also identifies required structural and non-structural BMPs that would be implemented as part of the Project. Non-structural BMPs include education materials for property owners, tenants, and occupants; activity restrictions; common area landscape management; BMP maintenance; uniform fire code implementation; common area litter control; employee training; common area catch basin inspection; and street sweeping private streets and parking lots. Structural BMPs included in the Project's WQMP include storm drain system stenciling and signage; design and construct trash and waste storage areas to reduce pollution introduction; and use of efficient irrigation systems and landscape design, water conservation, smart controllers, and source control (KPFF, 2020b).



Compliance with the WQMP would be required as a condition of Project approval and long-term maintenance of on-site BMPs would be required to ensure their long-term effectiveness.

Based on the foregoing analysis, the Project would not violate any water quality standards or waste discharge requirements during construction or long-term operation. Impacts would be less than significant.

b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. No groundwater wells are located on the Project site or are proposed as part of the Project. The City of Garden Grove Public Works Department, Water Services Division (GGPWD,WSD) is the primary provider of potable water to the residents of Garden Grove. The Project site is currently served with potable water by GGPWD,WSD; the Project site would continue to be served by GGPWD,WSD under Project conditions. According to the GGPWD,WSD's Urban Water Management Plan (UWMP), the majority of GGPWD,WSD's water supply comes from two sources, imported water from the Metropolitan Water District of Southern California (Metropolitan) through the Municipal Water District of Orange County (MWDOC) and local groundwater, extracted from local wells within the Orange County Ground Water Basin (OC Basin). MWDOC wholesales imported water to the City through four imported water connections and groundwater is pumped from eleven active wells located throughout the City (GGPWD,WSD, 2016). The City's main source of water supply is groundwater from the Lower Santa Ana River Groundwater Basin. Currently, the City relies on approximately 70 percent groundwater and 30 percent imported water; the water supply mix is projected to remain roughly the same by 2040.

The Project site is within the boundaries of the OC Basin. According to the Orange County Water District (OCWD), which manages the OC Basin, the City of Garden Grove does not have surface water recharge facilities (OCWD, 2018). Additionally, under existing conditions, approximately 99 percent of the Project site consists of impervious surfaces, which provide little to no opportunity for infiltration. The Project would decrease the amount of impervious surface coverage by 12 percent through the introduction of additional on-site landscaping. Although the Project would introduce pervious surface coverage to the Project site, infiltration practices are not feasible due to the high groundwater (KPFF, 2020b).

As to water supply, according to the UWMP, the City is 100 percent reliable for normal year and single-dry year¹⁰ demands from 2020 through 2040, with a six percent demand increase as compared to normal demand with significant reserve held by Metropolitan, local groundwater supplies, and conservation. Additionally, according to the UWMP, the City can meet all customers' demands with significant reserves held by Metropolitan, local groundwater supplies, and conservation in multiple dry years¹¹ from 2020 through 2040, with a six percent demand increase as compared to normal demand with significant reserve held by Metropolitan, local groundwater supplies, and conservation (GGPWD,WSD, 2016).

The Project would not interfere with groundwater recharge or substantially decrease groundwater supplies. This impact would be less than significant and no mitigation is required.

¹⁰ A single-dry year is defined as a single year of no to minimal rainfall with a period that average precipitation is expected to occur.

¹¹ Multiple-dry years are defined as three or more consecutive years with minimal rainfall within a period of average precipitation.



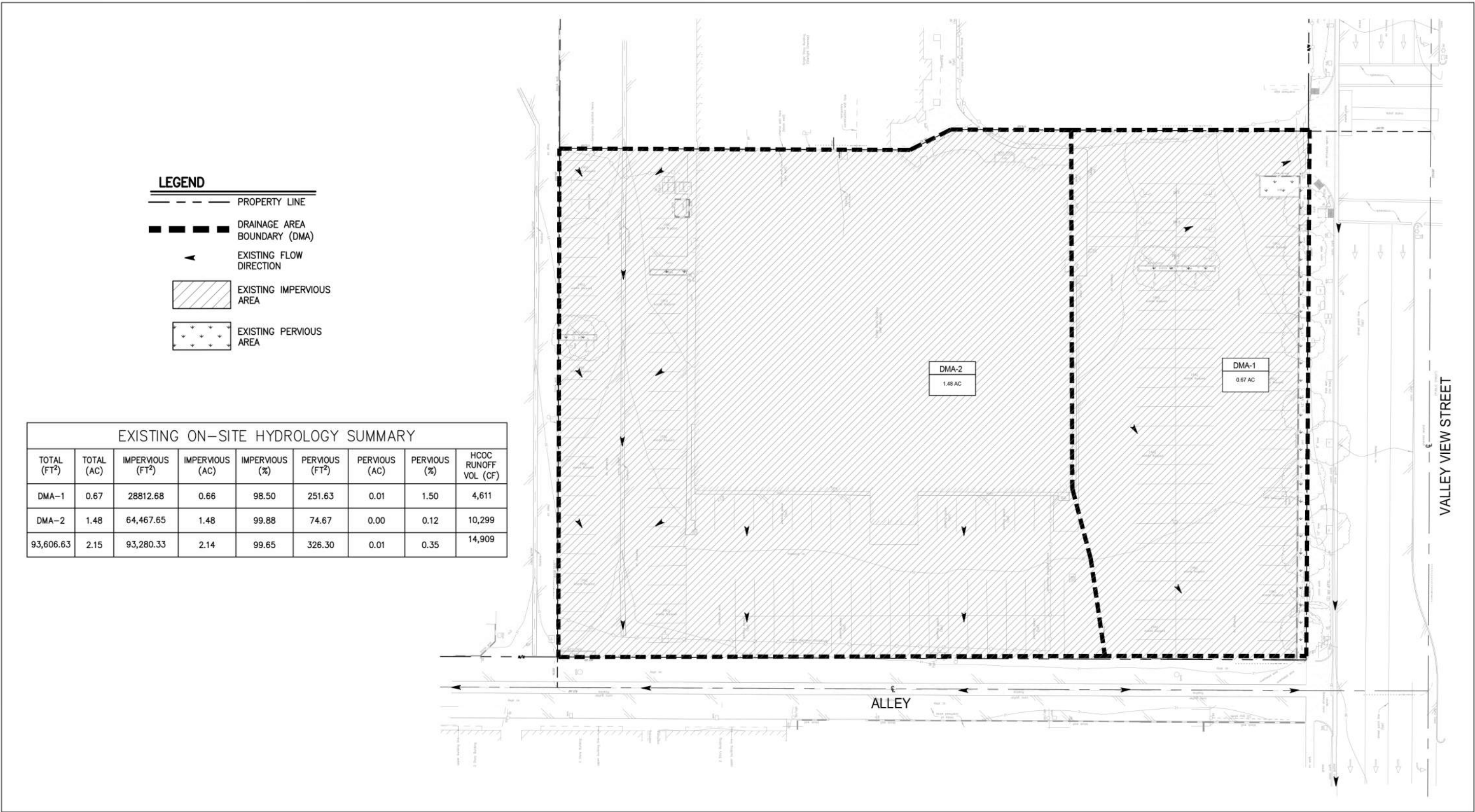
- c) *Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
- i) *result in substantial erosion or siltation on- or off-site;*
 - ii) *substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site;*
 - iii) *create or contribute runoff water which would exceed the capacity or existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*
 - iv) *impede or redirect flood flows?*

Summary: Under existing conditions, the Project site is completely developed and does not contain a stream or river; therefore, the Project would not alter the course of a stream or river. A Preliminary Hydrology Study (Hydrology Study) was conducted for the Project by KPFF (October 2020), and is included in Technical Appendix D of this IS/ND. Currently, the Project site is comprised of 99 percent impervious surfaces. As shown in Figure 4-4, Existing Hydrology Conditions, runoff sheet flows from the Project site. The northern portion of the site sheet flows to Valley View Street and continues south along the roadway before reaching a catch basin that discharges to a concrete channel that flows to the Bolsa Chica Channel, and ultimately the Pacific Ocean. The southern portion of the Project site sheet flows to a valley gutter where flows discharge to the alley south of the Project site and continues west to a trench drain located in the residential area. (KPFF, 2020a)

As shown in Figure 4-5, Proposed Hydrology Conditions, and as described in Section 3.0, Project Description, following the development of the Project, the site's post-development drainage pattern would be similar to pre-development conditions with two drainage management areas (DMAs). However, under the developed condition, stormwater runoff would sheet flow to new curb and gutters, would be collected by catch basins, and would be conveyed through on-site 8-inch storm drain pipes to modular wetland systems before discharging via a pump system through parkway drains to Valley View Street (DMA 1) and the alley (DMA 2). The mitigated flows would discharge through the parkway drain at a low velocity. The Project's storm drain system would also include an internal bypass system sized for the 50-year peak flow rate and would also discharge to Valley View Street for DMA 1 and the southern alley for DMA 2. (KPFF, 2020a)

- c.i) *result in substantial erosion or siltation on-or off-site?*

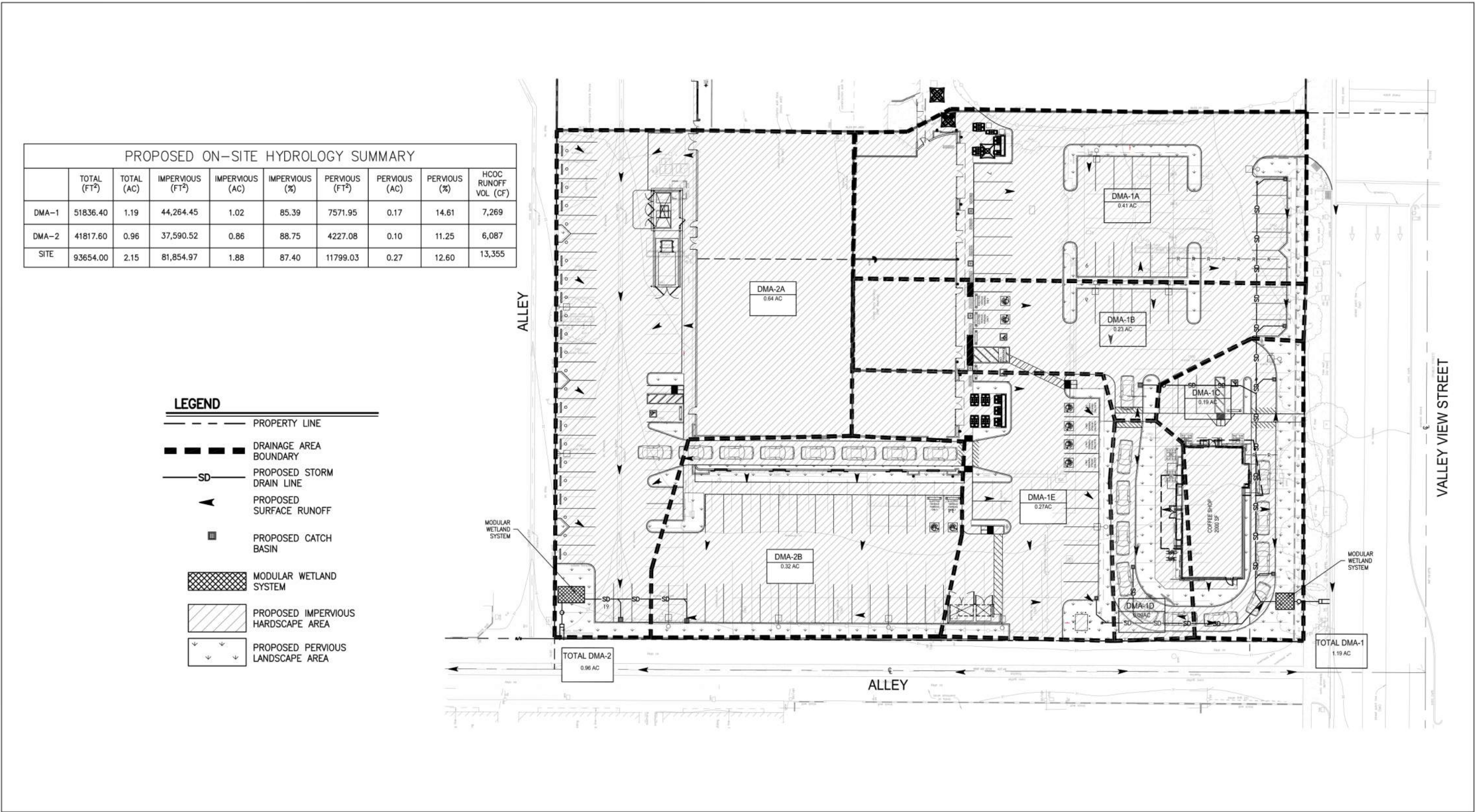
Less Than Significant Impact. As discussed above, the Project would maintain a similar drainage pattern compared to existing conditions, and there are no streams or rivers on the Project site. Under the existing conditions, 99 percent of the site is developed with impervious surfaces and minimal erosion occurs on-site. Implementation of the Project has the potential to result in erosion and siltation impacts during the construction phase. The southern and eastern portion of the existing building on-site would be demolished along with existing surface parking areas, which would expose soils to potential water-related erosion. As discussed under the analysis of Threshold a, the Project would adhere to existing regulations, which require that a SWPPP be prepared and implemented during construction activities to mitigate potential water quality impacts due to erosion and siltation. Impacts during construction would be less than significant.



Source(s): KPFF Consulting Engineers (10-09-2020)

Figure 4-4





Source(s): KPFF Consulting Engineers (10-09-2020)

Figure 4-5





The Project would decrease the amount of impervious surface coverage on the Project site from 99 percent to 87 percent. However, the Project would not substantially alter the site's drainage pattern in such a way that would result in substantial erosion or siltation on- or off-site. As discussed under Threshold a, the Project would include the construction of an integrated storm drain system on-site with BMPs to minimize the amount of waterborne pollutants carried from the Project site. The proposed BMPs are enforced by the Project's WQMP and are highly effective at removing sediment from stormwater runoff flows. Therefore, stormwater runoff leaving the Project site would not carry substantial amounts of sediment. Once the stormwater runoff leaves the Project site, it would be discharged to Valley View Street and the alley. Because there are no exposed soils at the Project site's discharge points, the Project's stormwater runoff would not result in erosion as it leaves the Project site. Impacts would be less than significant and no mitigation is required.

- c.ii) *substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?*

Less Than Significant Impact. Pursuant to the requirements of the Orange County Technical Guidance Document (TGD) (the applicable technical requirement document for the Project), the Project's Preliminary Hydrology Report includes analysis of a 2-year 24-hour rainfall event. Under existing conditions, during a 2-year 24-hour rainfall event, 14,909 cubic feet (cf) of water discharges from the Project site. The addition of the pervious surface at the Project site with the Project and the use of the proposed storm drain system would increase the time of concentration on-site and would reduce runoff volume. As shown in Table 4-8, Project Site Peak Flows, under post-development conditions, during a 2-year 24-hour rainfall event, 13,355 cf of water would discharge from the Project site (KPFF, 2020a). Therefore, the implementation of the Project would result in a 1,554 cf reduction (approximately 10 percent reduction) in runoff volume. Because the post-development runoff volume for the 2-year, 24-hour storm does not exceed that of the pre-development condition by more than 5%, a hydrologic condition of concern (HCOC) does not exist. As such, the Project's proposed drainage improvements would not result in on or off-site flooding and impacts would be less than significant.

Table 4-8 Project Site Peak Flows

DMA	Area (ac)	Impervious (ac)	Impervious Ratio	C	2-yr, 24-Hr Rainfall (in)	Runoff Volume (cf)
Pre-Development Condition						
1	0.67	0.66	0.99	0.89	2.13	4,611
2	1.48	1.48	1.00	0.90	2.13	10,299
Total						14,909
Post-Development Condition						
1	1.19	1.02	0.86	0.79	2.13	7,269
2	0.96	0.86	0.90	0.82	2.13	6,087
Total						13,355

Note: ac = acre, C = runoff coefficient, in = inch, and cf = cubic feet
(KPFF, 2020a, Attachment A)

- c.iii) *create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Less Than Significant Impact. As discussed above under Threshold c.ii, stormwater runoff originating from the Project site would be captured in the Project's proposed modular wetland system, as well as



proposed landscaped areas on-site. The Project proposed storm drain system and landscaping are anticipated to capture stormwater flows and increase the time of concentration, thereby reducing runoff flows. In accordance with the requirements of the North Orange County Model WQMP (the applicable technical requirement document for the Project), the Project's proposed modular wetland system is designed to retain 50-year peak flows and are designed to discharge flows at a low velocity and into the City's existing storm drain system. The existing storm drain system already accepts stormwater runoff originating from the Project site under existing conditions. Therefore, with the implementation of the Project, and overall reduction in runoff, the City's existing storm drain system has the capacity to accept the Project's stormwater flows in addition to the flows from the surrounding development. Additionally, the Project's proposed BMPs would ensure that pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the Project site. As such, impacts would be less than significant and no mitigation is required.

c.iv) *impede or redirect flood flows?*

No Impact. Based on review of Exhibit SAF-4, Flood Zones, of the City of Garden Grove General Plan Safety Element, the Project site is not within a flood zone. Additionally, based on review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (Map number 06059C0117J), the Project site is not located within a 100-year flood hazard area designated by FEMA (FEMA, 2009). Thus, the Project would not place structures within a flood hazard area that would impede or redirect flood flows, and impacts would not occur.

d) ***Would the Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?***

No Impact. As previously discussed under Threshold c.iv, the Project site is not within a 100-year flood hazard zone. A tsunami is a sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of a seafloor associated with large, shallow earthquakes. The Project site is more than 5 miles east of the Pacific Ocean and is located outside of the Tsunami Hazard Zone, as identified by the California Emergency Management Agency (CEMA, 2009). A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, bay, lake, or storage tank. The Project site is not in proximity to any enclosed or partially enclosed bodies of water. The nearest enclosed or partially enclosed body of water is located over 3.5 miles southwest of the Project site in Seal Beach. Therefore, the Project would not risk release of pollutants due to inundation of the Project site. No impacts would occur and no mitigation is required.

e) ***Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?***

No Impact. As discussed under Threshold a, the Project site is within the Santa Ana River Basin; therefore, Project-related construction and operational activities would be required to comply with the Santa Ana RWQCB's Basin Plan. The Santa Ana Basin Plan describes actions by the RWQCB and others that are necessary to achieve and maintain the water quality standards. The RWQCB regulates waste discharges to minimize and control their effects on the quality of the region's groundwater and surface water. Permits are issued under several programs and authorities. The terms and conditions of these discharge permits are enforced through a variety of technical, administrative, and legal means. The RWQCB ensures compliance with the Basin Plan through its issuance of various permits, as discussed previously. As discussed under Threshold a, with adherence to the Construction General Permit and



Garden Grove Municipal Code water quality regulations, preparation of a SWPPP during construction, and a WQMP for operation, the potential for the Project to generate pollutants and impact water quality during construction and operation would be less than significant. The Project would not degrade water quality, cause the receiving waters to exceed the water quality objectives, or impair the beneficial use of receiving waters. As such, the Project would not result in water quality impacts that would conflict with the Basin Plan.

The Project site is within the Coastal Plain of Orange County Basin (Basin 8-1). The California Department of Water Resources (DWR), classifies this basin as a medium-priority basin. According to the 2014 Sustainable Groundwater Management Act (SGMA), local public agencies and Groundwater Sustainability Agencies (GSAs) in “high”- and “medium”-priority basins are required to develop and implement Groundwater Sustainability Plans (GSPs) or Alternatives to GSPs (DWR, 2020). GSPs are detailed road maps for how groundwater basins will reach long term sustainability. The GSA for Basin 8-1 is comprised of the OCWD, City of La Habra, and Irvine Ranch Water District (IRWD). These agencies collaborated and submitted an Alternative to a GSP titled Basin 8-1 Alternative on January 1, 2017, to the DWR. This Alternative to a GSP documents the basin conditions, and basin management pursuant to the Alternative is to be based on measurable objectives and minimum thresholds defined to prevent significant and unreasonable impacts on the sustainability indicators defined in the Alternative. As previously discussed, the Project would not entail the extraction of groundwater located beneath the site during Project operation, and the Project site is not within a groundwater recharge area. Based on the criteria identified in the Orange County TGD for the Preparation of Conceptual/Preliminary and/or Project WQMPs, infiltration is not considered feasible due to the high groundwater level (encountered at depths of 5 and 7 feet bgs) (KPFF, 2020b; Terracon, 2019). Therefore, the Project would not conflict with or obstruct implementation of the Basin 8-1 Alternative and no impacts would occur.

Mitigation Measures

The Project would not result in significant impacts related to hydrology and water quality and no mitigation measures are required.

**4.3.11 Land Use and Planning**

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) <i>Physically divide an established community?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the Project physically divide an established community?*

No Impact. The Project site is in an urban area and is currently developed with a vacant building that was formerly a bowling alley. The Project site is surrounded by various residential and commercial uses, with residential uses primarily to the west-southwest. The Project includes redevelopment of the Project site with commercial uses, including repurposing of the existing building on-site and construction of a stand-alone drive-thru coffee shop in the southeast portion of the site, which is currently developed with surface parking. Existing roadways would be retained and no new roadways or off-site improvements would be implemented. Therefore, the Project would not physically divide an established community. No impact would occur and no mitigation measures are required.

b) *Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Less than Significant Impact. The primary land use plans, policies, and regulations applicable to the Project include the City's General Plan and the City's Municipal Code, which are discussed below.

Regional Plans

With respect to regional planning, the SCAG is the metropolitan planning organization (MPO) for six counties: Riverside, Los Angeles, Orange, San Bernardino, Ventura, and Imperial. As the designated MPO, the federal government mandates SCAG to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additionally, SCAG reviews projects of regional significance for consistency with regional plans. Section 15206 of the CEQA Guidelines establishes criteria to determine projects of Statewide, regional, or areawide significance, which is applied by SCAG to determine regional significance. For commercial uses, Section 15206 of the CEQA Guidelines identifies shopping centers employing more than 1,000 persons or encompassing more than 500,000 sf of floor space as regionally significant. The Project, which would employ approximately 68 individuals and would have a building area of 21,296 sf of building would not be considered regionally significant by SCAG. Therefore, SCAG's regional plans and programs including Connect SoCal are not applicable to the Project.

The Project's consistency with regional plans and programs that address specific topical issues are discussed in the respective sections of this IS/ND. This includes, but is not limited to the SCAQMD AQMP (Air Quality section), Los Alamitos Joint Forces Training Base AELUP (Hazards/Hazardous Materials and Noise sections), and the Santa Ana River Basin Plan (Hydrology and Water Quality section). As indicated



in the analysis presented in this IS/ND, the Project would not conflict with the requirements outlined in these regional plans, including requirements in place to avoid or mitigate environmental effect.

City of Garden Grove General Plan

California State law requires that every city adopt a General Plan to guide growth and development. Garden Grove's General Plan (adopted May 2008) is divided into eleven "elements" or chapters that contain goals, policies, and programs that are intended to guide land use and development decisions in the City. From time to time the City has amended or comprehensively updated elements of the General Plan to further refine the City's Vision for its own long-term physical development. The State's general rule for a General Plan consistency determination is that "an action, program or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and will not inhibit their attainment" (OPR, 2017). The Aesthetics, Air Quality, Noise, and Transportation sections of this IS/ND specifically address the Project's consistency with plans, policies and regulations addressing scenic quality, air quality, noise standards, and transportation issues, respectively, which are included in various elements of the General Plan (i.e., Air Quality, Land Use, Community Design, Circulation, and Noise). The Project does not involve housing, and is not located on a site designated for residential uses, and the Project site does not contain natural, historical, and cultural resources. Therefore, the Housing Element and Conservation Elements are not relevant to the Project. Following is a discussion of the Project's consistency with the remaining General Plan Elements.

- **Land Use Element.** The General Plan Land Use Element includes a Land Use Diagram (approved in 2008) and an associated set of land use designations, goals, policies, and guidelines. The Land Use Element identifies 15 Focus Areas (Focus Area A through Focus Area O). The Project site is located within Focus Area N (Valley View Boulevard), which includes existing shopping centers/commercial development at the Valley View Boulevard/Chapman Avenue intersection. The intent for the General Plan, with regard to Focus Area N is to revitalize older, underutilized multi-tenant commercial development. New development anticipated in Focus Area N includes 150 new residential units and an additional 30,000 sf of commercial/ office uses. The Project site has a land use designation of Civic/Institutional (CI). The CI land use designation includes educational uses (elementary, middle, and high school, colleges, and universities), hospitals, and governmental facilities. (Garden Grove, 2008a; Garden Grove, 2008b)

The existing building on-site was formerly occupied with a bowling alley, which would not generally be anticipated as a use within the area designated C/I. The Project involves a proposed General Plan Amendment to change the site's land use designation from CI to Light Commercial (LC). The City's General Plan Land Use Element states that the LC designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community, consistent with the existing and proposed commercial uses at the Project site. A Floor Area Ratio (FAR) ranging from 0.40 to 0.55 is allowed in the areas designated LC. The Project includes additional landscaped areas and outdoor patios for public gathering compared to existing conditions and would result in an overall reduction in building area at the Project site (21,296 sf compared to 33,375 sf). The Project would have an FAR of 0.23, which would not exceed the FAR anticipated in the General Plan.

The Project's consistency with goals and policies outlined in Land Use Element that are particularly relevant to the Project and/or have been adopted for the purpose of avoiding or



mitigating an environmental effect are discussed in Table 4-9, General Plan Policy Consistency Analysis. As identified the Project would not conflict with these goals and policies.

Table 4-9 General Plan Policy Consistency Analysis

GENERAL PLAN POLICY	CONSISTENCY ANALYSIS
Goal LU-4: The City seeks to develop uses that are compatible with one another.	
Policy LU-4.2: Ensure that infill development is well-planned and allows for increased density in Focus Areas along established transportation corridors.	No Conflict. As discussed above, the Project site is located in Focus Area N (Valley View) and the proposed redevelopment Project would be consistent with the vision for this area. As further described in Section 3.0, Project Description, the Project would repurpose the existing vacant building on-site, which was occupied by a bowling alley until 2018, and would include construction of a new stand-alone building for a drive-thru coffee shop. The existing building, as modified, would accommodate an anchor tenant and three inline commercial uses (anticipated to be restaurants) directly accessed from Valley View Street and an existing alley. Although the overall building area on-site would be reduced by 12,079 sf, the proposed uses would activate the underutilized site, and would complete the redevelopment of the larger commercial area within PUD-104-743 Rev. 2018, which is further discussed below.
Policy LU-4.4: Avoid density increases or intrusion of non-residential uses that are incompatible with existing neighborhoods. Policy LU-4.5 Require that the commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.	No Conflict. The Project does not include any residential components; thus, the Project would not cause an increase in residential density. The Project site is currently developed with a vacant building previously occupied by a bowling alley. The Project would involve redevelopment of the site with non-residential uses, including repurposing of the existing building on-site. . As with the commercial uses north of the Project site, also within PUD-104-743 Rev. 2018, the proposed commercial uses would serve residences in the existing neighborhoods near the Project site and would not be incompatible with existing neighborhoods. Further, the existing wall along the western site boundary that provides a buffer between the existing building and abutting residential uses to the west would be retained, and additional landscaping, including trees, would be installed throughout the site. These features provide adequate screening between the existing residential and the Project.



Goal LU-6: Revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City.	
<p>Policy LU-6.2 Encourage a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of area's present and potential clientele.</p> <p>Policy LU-6.4 Work with property owner(s) of commercial developments that have been, or are currently, in a state of deterioration to revitalize these centers. This includes areas in Focus Areas I, J, K, M, and N.</p> <p>Policy LU-6.5 Work with property owners of marginally successful commercial developments to improve their properties. This includes areas in Focus Areas A, D, F, G, J, K, M, N, and I.</p>	<p>No Conflict. Refer to the consistency analysis provided for Policies LU-4.2, LU-4.4, and LU-4.5, above. As discussed above, the Project site is located in Focus Area N (Valley View) and the proposed redevelopment Project would be consistent with the vision for this area. As further described in Section 3.0, Project Description, the Project would repurpose the existing vacant building on-site, which was occupied by a bowling alley until 2018, and would include construction of a new stand-alone building for a drive-thru coffee shop. The existing building, as modified, would accommodate an anchor tenant and three inline commercial uses (anticipated to be restaurants) directly accessed from Valley View Street and an existing alley. The proposed uses would activate the underutilized site, and would complete the redevelopment of the larger commercial area within PUD-104-743 Rev. 2018.</p>
<p>LU-IMP-6C: Encourage façade renovation, enhanced parking area landscaping, improved lighting, development of pad buildings, and the use of pedestrian amenities, such as fountains, plazas, promenades, seating, and like features.</p>	<p>Consistent. The Project would repurpose the on-site former bowling alley building, which is currently vacant. This would include, but not be limited to replacement of eastern facade, and facade renovations for the remainder of the building. The Project would also involve construction of a new 2,300 sf pad building in the southwest portion of the Project site, which would be occupied by a drive-thru coffee shop. The existing parking area would be replaced, and new and expanded landscaping would be planted. The Project would include improved lighting, development of pad buildings, and the use of a pedestrian amenity (i.e., patios).</p>

- **Economic Element.** The goals and policies of the Economic Element seek to prevent urban decay. The Project involves revitalization of the Project site, which would prevent urban decay and would be consistent with various goals and policies in the Economic Element associated with attracting new businesses (Goal ED-2) and enhancing and retaining retail opportunities to serve the population (Goal ED-3). It should also be noted that revitalization efforts discussed in Table 4-3 would further the City's economic development goals and policies, and estimated employment generation resulting from the Project is discussed in the Population and Housing Section of this IS/ND.
- **Infrastructure Element.** The Infrastructure Element addresses the provision of public infrastructure, including the water, wastewater, and storm drain systems and water quality issues. The goals and policies of the Infrastructure Element plan for the reliability and accessibility of infrastructure to adequately serve both the existing and future users in the City. As discussed in Section 3.0, Project Description, and in the Utilities and Service Systems section of this IS/ND, the Project would be served by existing infrastructure located on-site or in the adjacent roadways and would not require the installation of new or expanded



- infrastructure off-site to serve the Project. New infrastructure would be installed on-site to serve the new building or as necessary to improve site conditions (e.g., storm drain lines). With respect to storm water runoff and water quality, as discussed in the Hydrology and Water Quality section of this IS/ND, with the introduction of modular wetlands and the on-site storm drain system, the amount of runoff from the Project site would be reduced and water quality would be improved. Therefore, the Project would not conflict with goals and policies in the Infrastructure Element adopted for the purpose of avoiding or mitigating an environmental effect.
- **Parks, Recreation and Open Space Element.** This element addresses providing adequate parkland, recreation opportunities, and management and conservation of limited open space resources in the City. The Project site is currently development with commercial uses and does not include any park, recreation or open space use. As further discussed in the Population and Housing, Public Services, and Recreation sections of this IS/ND, the Project would not result in direct population growth because the Project does not include any housing. The Project, which involves new commercial uses, would generate employee opportunities on-site for approximately 68 employees. However, based on the types of jobs that would be offered by the proposed uses, employees would not need to relocate from outside the region and would not indirectly induce population growth. Thus, the Project would not increase the number of residents in the City or the demand for parks, recreation, and open space. However, the Project would provide outdoor patio areas that would provide gathering areas for residents and visitors. Therefore, the Project would not conflict with goals and policies in this element adopted for the purpose of avoiding or mitigating an environmental effect.
 - **Safety Element.** The purpose of the Safety Element is to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as fires, floods, earthquakes, landslides and other hazards. These issues are discussed in the Geology and Soils, and Hazards and Hazardous Materials sections of this IS/ND. As identified, the Project would be implemented in compliance with applicable local and state regulations addressing building design, construction, and operations, and would not pose any hazards to people on or near the Project site. Therefore, the Project would not conflict with goals and policies in the Safety Element adopted for the purpose of avoiding or mitigating an environmental effect.

City of Garden Grove Land Use Code (Garden Grove Municipal Code Title 9)

As previously discussed in Section 2.4 of this IS/ND, the City of Garden Grove classifies the Project site as PUD-104-73 Rev. 2018 (Garden Grove, 2021). A PUD is a precise plan, adopted by ordinance, that provides the means for the regulation of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code. The PUD is governed by zoning regulations that are contained within the ordinance that ultimately adopts the PUD and the base zone. The base zone is the zoning district for the land contained within the PUD (Garden Grove, 2020). The base zone for PUD-104-73 is Commercial (C). PUD-104-73 was originally adopted in 1973 and allowed the development of a bowling alley, a movie theater, and two restaurant buildings within four adjacent properties (12101, 12111, 12141, and 12051 Valley View Street). PUD-14-73 was revised in 2018 to amend the uses permitted on the parcels to the north of



the Project site (12101 and 12111 Valley View Street) to facilitate development of an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant.

Proposed PUD-104-73 Rev. 2018/Rev. 2021, involves an amendment to PUD-104-73 Rev. 2018 to introduce the Project's proposed new commercial uses (anchor tenant, three restaurants [with one drive-thru], and one drive-thru coffee shop). The PUD amendment requires the adoption of an ordinance by the City Council (Garden Grove, 2020). The potential environmental impacts resulting from implementation of the Project, including impacts to surrounding uses, are addressed throughout this IS/ND and it is concluded that the impacts are less than significant.

The Project is subject to development requirements outlined in PUD-104-73 Rev. 2018, and Zoning Code development standards and design criteria for the C zone (Commercial) outlined in Section 9.16.040, Commercial/Office, Industrial Development Standards, of the City's Municipal Code. As identified in Section 3.0, Project Description, of this IS/ND, and in the Aesthetics section of this IS/ND, the Project complies with applicable requirements as demonstrated by the conceptual site plan and conceptual building elevations presented in Figure 3-1 and Figure 3-2 of this IS/ND, respectively. No variances are requested. This includes requirements related to building height, setbacks, landscaping, architecture, etc.

In summary, as presented in the analysis above and in the respective sections of this IS/ND, the Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. This impact is less than significant and no mitigation is required.

Mitigation Measures

Implementation of the Project would not result in significant impacts related to land use and planning considerations and mitigation measures are not required.



4.3.12 Mineral Resources

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. Under existing conditions, the Project site and surrounding area are developed with primarily commercial and residential uses. No mines, wells, or other resource extraction activity occurs on the property or is known to have ever occurred on the property. Further, the City's General Plan does not identify mineral resources in the City (Garden Grove, 2008a). Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, and no impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The Project site is not identified as a locally-important mineral resource recovery site delineated on a local general, specific plan, or other land use plan. No mineral extraction activities occur on the Project site, and it is not located within an area known to contain locally important mineral resources. Accordingly, no impact would occur and no mitigation is required.

Mitigation Measures

Implementation of the Project would result in no impacts to mineral resource and mitigation measures are not required.

**4.3.13 Noise**

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Garden Grove General Plan Policy N-1.2 requires that a noise assessment study be included as part of the environmental review process, when needed for a specific project for the purposes of identifying potential noise impacts and noise abatement procedures. Information in this section is based on the *West Grove Center Noise Impact Analysis* prepared by Urban Crossroads (January 2021) and included in Appendix F of this IS/ND (Urban Crossroads, 2021b).

Noise Fundamentals

Noise is defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear. Since the range of intensities that the human ear can detect is so large, the scale frequently used to measure intensity is a scale based on multiples of 10, the logarithmic scale. The scale for measuring intensity is the decibel scale. Each interval of 10 decibels indicates a sound energy ten times greater than before, which is perceived by the human ear as being roughly twice as loud.

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most used figure is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the "average" noise levels within the environment.



Peak hour or average noise levels, while useful, do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely evening and nighttime (sleeping) hours. To account for this, the Community Noise Equivalent Level (CNEL), representing a composite 24-hour noise level is utilized. The CNEL is the weighted average of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The time-of-day corrections require the addition of 5 decibels to dBA Leq sound levels in the evening from 7:00 p.m. to 10:00 p.m., and the addition of 10 decibels to dBA Leq sound levels at night between 10:00 p.m. and 7:00 a.m. These additions are made to account for the noise sensitive time periods during the evening and night hours when sound appears louder. CNEL does not represent the actual sound level heard at any time, but rather represents the total sound exposure. The City of Garden Grove relies on the 24-hour CNEL level to assess land use compatibility with transportation related noise sources.

Noise Regulations

Applicable State and local noise regulations are addressed in Section 3, Regulatory Setting, of the Noise Analysis included in Appendix F of this IS/ND. The State of California regulates freeway noise, sets standards for sound transmission, provides occupational noise control criteria, identifies noise standards, and provides guidance for local land use compatibility. State law requires that each county and city adopt a General Plan that includes a Noise Element which is to be prepared per guidelines adopted by OPR.

Garden Grove General Plan Noise Element

The Garden Grove General Plan Noise Element examines noise sources in the City to identify and appraise the potential for noise conflicts and problems, and to identify ways to reduce existing and potential noise impacts. The noise criteria identified in the Noise Element are guidelines to evaluate the land use compatibility of transportation-related noise. The compatibility criteria, shown on Exhibit 3-A of the Noise Analysis included in Appendix F of this Initial Study, provides the City with a planning tool to gauge the compatibility of land uses relative to existing and future exterior noise levels. The Noise and Land Use Compatibility Matrix (Table 7-1 in the Noise Element) provides guidelines to evaluate the acceptability of the transportation-related noise level impacts. The proposed commercial land use is considered *normally acceptable* with exterior noise levels between 50-70 dBA CNEL.

Garden Grove Municipal Code

While the Noise Element provides guidelines to assess transportation noise on sensitive land uses, the Garden Grove Municipal Code Section 8.47, Noise Control, has established maximum noise levels for operational (stationary) and construction related noise sources. To analyze noise impacts originating from a designated fixed location or private property such as the Project site, stationary-source (operational) noise such as the expected roof-top air conditioning units, drive-thru speaker activity, and trash enclosure activity are typically evaluated against standards established under a jurisdiction's Municipal Code. The Garden Grove Municipal Code, Section 8.47.040, establishes ambient base noise level standards for sensitive land uses, which are described in detail in Section 3.3 of the Noise Impact Analysis, and summarized in Table 4-10, Operational Noise Level Standards.



Table 4-10 Operational Noise Level Standards

Time Period	Exterior Noise Level Standards (dBA) ¹				
	L ₅₀ (30 mins)	L ₂₅ (15 mins)	L ₈ (5 mins)	L ₂ (1 min)	L _{max} (Anytime)
Daytime (7:00 a.m. to 10:00 p.m.)	55	60	65	70	75
Nighttime (10:00 p.m. to 7:00 a.m.)	50	55	60	65	70

¹ City of Garden Grove Municipal Code Section 8.47.040 Ambient Base Noise Levels for sensitive land uses (Appendix 3.1) with the cumulative adjustments outline in Section 8.47.050(D). The percent noise level is the level exceeded "n" percent of the time during the measurement period. L₅₀ is the noise level exceeded 50% of the time.
(Urban Crossroads, 2021b)

Section 8.47.060(D) of the Garden Grove Municipal Code, provided in Appendix 3.1 of the Noise Impact Analysis, indicates that it shall be unlawful for any person...to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 10:00 p.m. of one day and 7:00 a.m. of the next day in such a manner that a person of normal sensitiveness, as determined utilizing the criteria established in Section 8.47.050, is caused discomfort or annoyance unless such operations are of an emergency nature. Section 8.47.050 indicates that the ambient base noise level standard for a given land use shall not be exceeded by more than 20 dBA for any period (e.g., L_{max}). For residential uses, Section 8.47.040 identifies an ambient base noise level of 55 dBA during the daytime hours (7:00 a.m. to 10:00 p.m.) when construction activity would take place. Therefore, the base anytime maximum noise level limit is equal to 75 dBA L_{max} for residential uses. This section of the Garden Grove Municipal Code is provided in Appendix 3.1 of the Noise Impact Analysis.

Existing Noise Levels

To assess the existing noise level environment, 24-hour noise level measurements were taken at three locations in the Project study area. The receiver locations were selected to describe and document the existing noise environment within the Project study area. Figure 4-6 depicts the noise level measurement locations. To fully describe the existing noise conditions, noise level measurements were collected by Urban Crossroads, Inc. on Wednesday, November 18, 2020. The noise measurement methods are further described in Section 5 of the Noise Impact Analysis.

The noise measurements presented below focus on the average or Leq. The Leq represents a steady state sound level containing the same total energy as a time varying signal over a given sample period. Table 4-11, 24-Hour Ambient Noise Level Measurements, the (energy average) noise levels used to describe the daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) ambient conditions. These daytime and nighttime energy average noise levels represent the average of all hourly noise levels observed during these time periods expressed as a single number. The background ambient noise levels are dominated by the transportation-related noise associated with nearest surface streets.



Source(s): Urban Crossroads (01-27-2021)

Figure 4-6



Not to Scale



Noise Measurement Locations



Table 4-11 24-Hour Ambient Noise Level Measurements

Location ¹	Description	Energy Average Noise Level (dBA L _{eq}) ²		CNEL
		Daytime	Nighttime	
L1	Located west of the Project site near existing multi-family residential homes at 12092 Stonegate Lane.	53.5	49.0	56.6
L2	Located east of the Project site by The Church of Jesus Christ of Latter-day Saints at 12160 Valley View Street.	60.9	55.6	63.7
L3	Located south of the Project site near existing multi-family residential	60.5	55.7	63.5

¹ See Exhibit 4-6 for the noise level measurement locations.

² Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix 5.2.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

(Urban Crossroads, 2021b)

Sensitive Receivers

Sensitive receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. Noise-sensitive land uses are generally considered to include: schools, hospitals, single-family dwellings, mobile home parks, churches, libraries, and recreation areas. Moderately noise-sensitive land uses typically include: multi-family dwellings, hotels, motels, dormitories, out-patient clinics, cemeteries, golf courses, country clubs, athletic/tennis clubs, and equestrian clubs. Land uses that are considered relatively insensitive to noise include business, commercial, and professional developments. Land uses that are typically not affected by noise include: industrial, manufacturing, utilities, agriculture, natural open space, undeveloped land, parking lots, warehousing, liquid and solid waste facilities, salvage yards, and transit terminals.

To assess the potential for long-term operational and short-term construction noise impacts, the following sensitive receiver locations, as shown on Figure 4-7, were identified as representative locations for analysis. The stated distances are measured from the Project site boundary to the outdoor living areas (e.g., private backyards) or at the building facade, whichever is closer to the Project site. Other sensitive land uses in the Project study area that are located at greater distances than those identified would experience lower noise levels than those presented in the Noise Impact Analysis due to the additional attenuation from distance and the shielding of intervening structures. Distance is measured in a straight line from the Project boundary to each receiver location.

- R1: Location R1 represents the existing multi-family noise sensitive residence at 12094 Stonegate Lane, approximately 29 feet west of the Project site. R1 is placed at the building façade behind the existing 6-foot-high wall. A 24-hour noise measurement near this location, L1, is used to describe the existing ambient noise environment.
- R2: Location R2 represents the existing noise sensitive Church of Jesus Christ of Latter-day Saints at 12160 Valley View Street, approximately 142 feet east of the Project site. Receiver R2 is placed at the building façade. A 24-hour noise measurement was taken near this location, L2, to describe the existing ambient noise environment.



Source(s): Urban Crossroads (01-27-2021)

Figure 4-7



Not to Scale



Receiver Locations

West Grove Center
Lead Agency: City of Garden Grove



- R3: Location R3 represents the existing noise sensitive residence at 5921 Bailey Street approximately 34 feet south of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R3 is placed at the residential building façade. A 24-hour noise measurement near this location, L3, is used to describe the existing ambient noise environment.

Thresholds of Significance

As further discussed in Section 4.0, Significance Criteria, of the Noise Impact Analysis, noise and vibration impacts shall be considered significant if any of the conditions outlined in Table 4-12, Significance Criteria Summary, occur as a direct result of the Project.

Table 4-12 Significance Criteria Summary

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Off-Site	Sensitive ¹	if ambient is < 60 dBA CNEL	≥ 5 dBA CNEL Project increase	
		if ambient is 60 - 65 dBA CNEL	≥ 3 dBA CNEL Project increase	
		if ambient is > 65 dBA CNEL	≥ 1.5 dBA CNEL Project increase	
Operational	Residential	Exterior Noise Level Limit ²	55 dBA L _{eq}	50 dBA L _{eq}
	Sensitive	if ambient is < 60 dBA L _{eq} ¹	≥ 5 dBA L _{eq} Project increase	
		if ambient is 60 - 65 dBA L _{eq} ¹	≥ 3 dBA L _{eq} Project increase	
		if ambient is > 65 dBA L _{eq} ¹	≥ 1.5 dBA L _{eq} Project increase	
Construction	Sensitive	Unlawful between the hours of 10:00 p.m. of one day and 7:00 a.m. of the next day ³		
		Exterior Noise Level Limit ⁴	75 dBA L _{max}	n/a
		Building Damage Vibration Threshold ⁵	0.3 PPV (in/sec)	

¹ Federal Interagency Committee on Noise (FICON), 1992.

² City of Garden Grove Municipal Code, Section 8.47.040 ambient base noise level standards for sensitive land uses.

³ City of Garden Grove Municipal Code Section 8.47.060(D).

⁴ City of Garden Grove Municipal Code, Section 8.47.050 maximum noise levels for stationary noise sources.

⁵ Caltrans Transportation and Construction Vibration Guidance Manual, April 2020.

"Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.

(Urban Crossroads, 2021b)

a) Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact.

Construction-Related Noise Impacts

Figure 4-8 shows Project's construction noise source locations in relation to the nearest sensitive receiver locations discussed above. To prevent high levels of construction noise from impacting noise-sensitive land uses, Garden Grove Municipal Code Section 8.47.060(D) restricts construction activities between the hours of 10:00 p.m. of one day and 7:00 a.m. of the next day. Policy N-IMP-1D of the General Plan Noise Element requires construction activity to comply with the limits established in the City's Noise Ordinance, which is outlined in Garden Grove Municipal Code Section 8.47.



Source(s): Urban Crossroads (01-27-2021)

Figure 4-8



Not to Scale



Typical Construction Noise Source Locations

West Grove Center

Lead Agency: City of Garden Grove



Noise generated by the Project construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment are expected to occur in the following stages: building demolition, building construction, paving replacement, and architectural coating. The construction noise analysis was prepared using reference noise level measurements taken by Urban Crossroads, Inc. to describe the typical construction activity noise levels for each stage of Project construction. The construction reference noise level measurements represent a list of typical construction activity noise levels. The typical reference noise levels are further discussed in Section 10.2 of the Noise Impact Analysis.

Using the reference construction equipment noise levels and the CadnaA noise prediction model¹², calculations of the Project construction noise level impacts at the nearest sensitive receiver locations were completed. The Project construction noise analysis relies on the highest noise level impacts for each stage of construction at each of the nearest receiver locations. As shown on Table 4-13, Typical Construction Equipment Noise Level Summary, the construction noise levels are expected to range from 46.5 to 71.1 dBA L_{max} , and the highest construction levels are expected to range from 58.3 to 71.1 dBA L_{max} at the nearest receiver locations.

Table 4-13 Typical Construction Equipment Noise Level Summary

Receiver Location ¹	Construction Noise Levels by Stage (dBA L_{max})				
	Building Demolition	Building Construction	Paving Replacement	Architectural Coating	Highest Levels ²
R1	58.0	58.3	57.9	46.5	58.3
R2	64.8	63.4	65.6	51.6	65.6
R3	68.9	67.7	71.1	55.9	71.1

¹ Noise receiver locations are shown on Exhibit 4-7.

² Construction noise level calculations based on distance from the project construction activity area for each stage of construction to the nearest receiver locations. CadnaA construction noise model inputs are included in Appendix 10.1 of this Noise Impact Analysis included in Appendix F of this IS/ND. (Urban Crossroads, 2021b)

Policy N-IMP-1D of the General Plan Noise Element requires that construction activity comply with the limits established in the City's Noise Ordinance. As previously discussed, to evaluate whether the Project would generate potentially significant short-term noise levels at nearest receiver locations, the City has identified a construction-related daytime noise level threshold of 75 dBA L_{max} to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations would be below the daytime 75 dBA L_{max} significance threshold during Project construction activities as shown on Table 4-14, Typical Construction Noise Level Compliance. Therefore, the noise impact due to Project construction noise is considered less than significant at all receiver locations and no mitigation is required.

Operational Noise Impacts

This section analyzes the potential stationary-source operational noise impacts at the nearest receiver locations resulting from the operation of the Project. Figure 4-9 identifies the noise source locations used

¹² To fully describe the noise levels from the Project, Urban Crossroads, Inc. developed a noise prediction model using the CadnaA (Computer Aided Noise Abatement) computer program. CadnaA can analyze multiple types of noise sources using the spatially accurate Project site plan, georeferenced Nearmap aerial imagery, topography, buildings, and barriers in its calculations to predict outdoor noise levels.



Table 4-14 Typical Construction Noise Level Compliance

Receiver Location ¹	Use	Construction Noise Levels (dBA L _{max})		
		Highest Construction Noise Levels ²	Threshold ³	Threshold Exceeded? ⁴
R1	Residential	58.3	75	No
R2	Church	65.6	75	No
R3	Residential	71.1	75	No

¹ Noise receiver locations are shown on Exhibit 4-7.

² Highest construction noise level calculations based on distance from the construction activity area by construction stage to the nearest receiver locations as shown on Table 4-13.

³ City of Garden Grove Municipal Code, Section 8.47.050 maximum noise levels for stationary noise sources.

⁴ Do the estimated Project construction noise levels exceed the construction noise level threshold?
(Urban Crossroads, 2021b)

to assess the operational noise levels. This operational noise analysis is intended to describe noise level impacts associated with the expected typical daytime and nighttime commercial activities at the Project site. The on-site Project-related noise sources are expected to include: roof-top air conditioning units, drive-thru speakerphone activity, and trash enclosure activity.

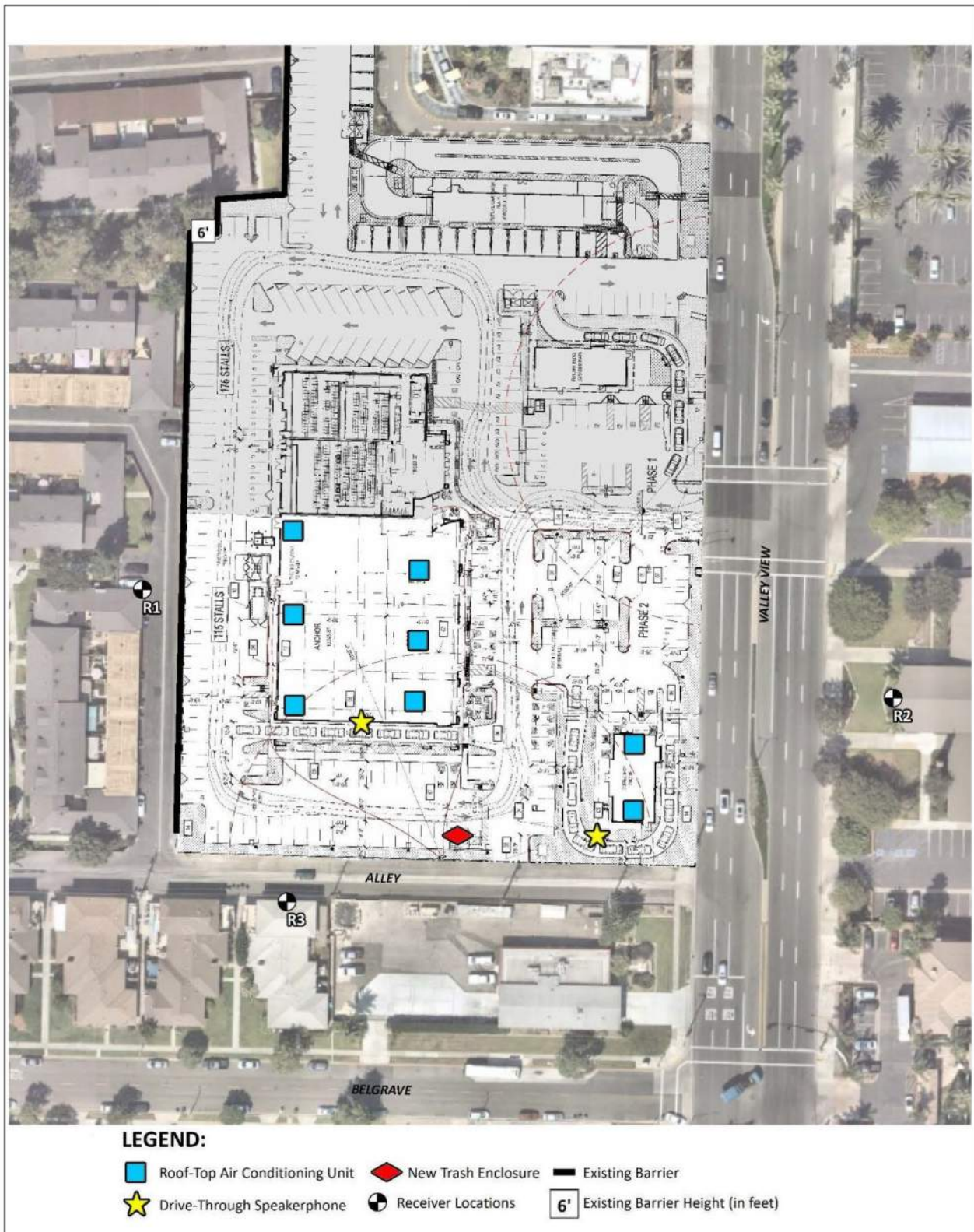
To estimate the Project operational noise impacts, reference noise level measurements were collected from similar types of activities to represent the noise levels expected with the development of the Project. Section 9 of the Noise Impact Analysis includes a detailed description of the reference noise level measurements used to estimate the Project operational noise impacts. It is important to note that the projected noise levels assume the worst-case noise environment with the roof-top air conditioning units, drive-thru speakerphone activity, and trash enclosure activity all operating at the same time. These sources of noise activity would likely vary throughout the day.

Using the reference noise levels to represent the Project operations, the operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations have been calculated. Table 4-15, Daytime Project Operational Noise Levels, shows the estimated Project operational noise levels during the daytime hours of 7:00 a.m. to 10:00 p.m. The daytime hourly noise levels at the off-site receiver locations are expected to range from 43.3 to 52.5 dBA L_{eq}.

Table 4-15 Daytime Project Operational Noise Levels

Noise Source ¹	Operational Noise Levels by Receiver Location (dBA Leq)		
	R1	R2	R3
Roof-Top Air Conditioning Units	43.3	48.6	51.0
Drive-Thru Activity	21.0	32.1	45.5
Trash Enclosure Activity	14.3	21.6	41.8
Total (All Noise Sources)	43.3	48.7	52.5

¹ See Exhibit 4-8 for the noise source locations. CadnaA noise model calculations are included in Appendix 9.1.
(Urban Crossroads, 2021b)



Source(s): Urban Crossroads (01-27-2021)

Figure 4-9



Not to Scale



Operational Noise Source Locations

West Grove Center
Lead Agency: City of Garden Grove



Table 4-16, Nighttime Project Operational Noise Levels, shows the estimated Project operational noise levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. The nighttime hourly noise levels at the off-site receiver locations are expected to range from 40.9 to 50.5 dBA L_{eq} . The differences between the daytime and nighttime noise levels are largely related to the duration of noise activity (as demonstrated in Table 9-1 of the Noise Impact Analysis).

Table 4-16 Nighttime Project Operational Noise Levels

Noise Source ¹	Operational Noise Levels by Receiver Location (dBA Leq)		
	R1	R2	R3
Roof-Top Air Conditioning Units	40.9	46.2	48.6
Drive-Thru Activity	20.1	31.1	44.5
Trash Enclosure Activity	13.4	20.6	40.9
Total (All Noise Sources)	40.9	46.3	50.5

¹ See Exhibit 4-8 for the noise source locations. CadnaA noise model calculations are included in Appendix 9.1 of the Noise Impact Analysis included in Appendix F of this IS/ND.
(Urban Crossroads, 2021b)

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the City's exterior noise level standards at nearest noise-sensitive receiver locations. Table 4-17, Operational Noise Level Compliance, shows the operational noise levels resulting from the Project would satisfy the City's daytime and nighttime exterior noise level standards adjusted to reflect the ambient noise levels at all nearest receiver locations. Therefore, the operational noise impacts are considered less than significant at the nearest noise-sensitive receiver locations and no mitigation is required.

Table 4-17 Operational Noise Level Compliance

Receiver Location ¹	Project Operational Noise Levels (dBA Leq) ²		Noise Level Standards (dBA Leq) ³		Noise Level Standards Exceeded? ⁴	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	43.3	40.9	54	49	No	No
R2	48.7	46.3	61	56	No	No
R3	52.5	50.5	61	56	No	No

¹ See Exhibit 4-8 for the receiver locations.

² Project operational noise levels as shown on Table 4-13 and Table 4-14.

³ Exterior noise level standards adjusted to reflect the ambient noise levels per the City of Garden Grove Municipal Code Per Section 8.47.050(D).

⁴ Do the estimated Project operational noise source activities exceed the noise level standards?

"Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.

(Urban Crossroads, 2021b)

To describe the Project operational noise level increases, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearest receiver locations potentially impacted by Project operational noise sources. The difference between the combined Project and ambient noise levels describes the Project noise level increases to the existing ambient noise environment. Noise levels that would be experienced at receiver locations when Project-source noise is added to the daytime and nighttime ambient conditions are presented on Table 4-18, Daytime Project Operational Noise Level Increases, and Table 4-19, Nighttime Project Operational Noise Level Increases, respectively.



Table 4-18 Daytime Project Operational Noise Level Increases

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Noise Sensitive Land Use?	Increase Criteria ⁷	Increase Criteria Exceeded?
R1	43.3	L1	53.5	53.9	0.4	Yes	5.0	No
R2	48.7	L2	60.9	61.2	0.3	Yes	3.0	No
R3	52.5	L3	60.5	61.1	0.6	Yes	3.0	No

¹ See Exhibit 9-A for the receiver locations.

² Total Project daytime operational noise levels as shown on Table 4-14.

³ Reference noise level measurement locations as shown on Exhibit 4-6.

⁴ Observed daytime ambient noise levels as shown on Table 4-10.

⁵ Represents the combined ambient conditions plus the Project activities.

⁶ The noise level increase expected with the addition of the proposed Project activities.

⁷ Significance increase criteria as shown on Table 4-12.

(Urban Crossroads, 2021b)

Table 4-19 Nighttime Project Operational Noise Level Increases

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Noise Sensitive Land Use?	Increase Criteria ⁷	Increase Criteria Exceeded?
R1	40.9	L1	49.0	49.6	0.6	Yes	5.0	No
R2	46.3	L2	55.6	56.1	0.5	Yes	5.0	No
R3	50.5	L3	55.7	56.9	1.2	Yes	5.0	No

¹ See Exhibit 9-A for the receiver locations.

² Total Project nighttime operational noise levels as shown on Table 4-15.

³ Reference noise level measurement locations as shown on Exhibit 4-6.

⁴ Observed nighttime ambient noise levels as shown on Table 4-10.

⁵ Represents the combined ambient conditions plus the Project activities.

⁶ The noise level increase expected with the addition of the proposed Project activities.

⁷ Significance increase criteria as shown on Table 4-12.

(Urban Crossroads, 2021b)

As indicated, the Project would generate an operational noise level increase of 0.3 to 1.2 dBA L_{eq} at the nearest receiver locations. Project-related operational noise level increases would satisfy the operational noise level increase significance criteria presented in Table 4-12, and the increases at the sensitive receiver locations would be less than significant.

Traffic Noise Impacts

As described in Section 6.0 of the Noise Impact Analysis, the expected roadway noise level increases from vehicular traffic were calculated using a computer program that replicates the Federal Highway Administration (FHWA) Traffic Noise Prediction Model FHWA-RD-77-108. The assumed roadway parameters, average daily traffic volumes, vehicle splits and traffic flow by vehicle type (vehicle mix) are also described in Section 6.0 of the Noise Impact Analysis. The off-site traffic noise analysis includes the following traffic scenarios, and considers the Project-related traffic noise along 13 roadway segments compared to conditions without the Project.



- **Existing Condition With and Without Project.** Table 7-1 of the Noise Impact Analysis shows the Existing without Project conditions CNEL noise levels. The Existing without Project exterior noise levels range from 46.5 to 74.2 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 7-2 of the Noise Impact Analysis shows the Existing with Project conditions range from 49.7 to 74.2 dBA CNEL. Table 7-5 of the Noise Impact Analysis shows that the Project off-site traffic noise level ranges from 0.0 to 3.2 dBA CNEL on the study area roadway segments, which would not exceed the established thresholds of significance previously presented in Table 4-12.
- **Project Opening Year With and Without Project (OY).** Table 7-3 of the Noise Impact Analysis presents the Opening Year without Project conditions CNEL noise levels. The Opening Year without Project exterior noise levels range from 46.7 to 74.4 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 7-4 shows the Opening Year with Project conditions range from 49.8 to 74.4 dBA CNEL. Table 7-6 shows that the Project off-site traffic noise level increases range from 0.0 to 3.1 dBA CNEL which would not exceed the established thresholds of significance previously in Table 4-12.

In summary, during construction and operation the Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the Garden Grove General Plan or Noise Ordinance.

b) Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. As described Per the Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual*, vibration is the periodic oscillation of a medium or object. The rumbling sound caused by the vibration of room surfaces is called structure-borne noise. Sources of ground-borne vibrations include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous, such as factory machinery, or transient, such as explosions. As is the case with airborne sound, ground-borne vibrations may be described by amplitude and frequency. Vibration is further described in Section 2.8 of the Noise Impact Analysis.

Construction activity can result in varying degrees of ground-borne vibration, depending on the equipment and methods used, distance to the affected structures and soil type. Construction vibration is generally associated with pile driving and rock blasting. Other construction equipment, such as air compressors, light trucks, hydraulic loaders, etc., generate little or no ground vibration. To analyze vibration impacts originating from the construction of the Project, vibration-generating activities are appropriately evaluated against standards established under a City's Municipal Code, if such standards exist. However, the City of Garden Grove does not identify specific vibration level limits and instead the Project's vibration analysis relies on the Caltrans *Transportation and Construction Vibration Guidance Manual*. Table 3-2 of the Noise Impact Analysis describes the maximum acceptable transient and continuous vibration building damage potential levels by structure type and condition. Most of the buildings near the Project site can be described as older residential structures with a maximum acceptable continuous building damage vibration threshold of 0.3 peak particle velocity (PPV) (inches/second). \

Ground vibration levels associated with various types of construction equipment are summarized on Table 10-4 of the Noise Impact Analysis. It should be noted that pile driving, which typically generates



construction vibration, is not required for the Project. Based on the representative vibration levels presented for various construction equipment types, it is possible to estimate the potential for building damage. Table 10-5 of the Noise Impact Analysis presents the expected Project related typical construction activity vibration levels at each of the receiver locations. At distances ranging from 29 to 142 feet from Project construction activity, the transient construction vibration velocity levels are estimated to range from 0.007 to 0.071 PPV in/sec. Based on maximum acceptable continuous vibration threshold of 0.3 PPV (in/sec) for older residential structures, the typical Project construction vibration levels would satisfy the building damage thresholds at all the nearest receiver locations. Therefore, the vibration impacts due to the typical Project construction activities are considered less than significant and no mitigation is required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact. As previously discussed in the Land Use and Planning section of this IS/ND, the nearest airport to the Project site is the Los Alamitos JFTB, which is located approximately 0.8-mile northwest of the Project site. The Los Alamitos JFTB contains two runways and is the only remaining military airfield in Los Angeles and Orange Counties. The majority of the JFTB operations consist of helicopter training with some light twin engine fixed aircraft and occasional operations by transient military and civil support aircraft. As shown in Figure 1, Airport Land Use Commission for Orange County Airport Planning Area, of the Los Alamitos JFTB AELUP, the Project site is within the Airport Planning Area for the Los Alamitos JFTB (OCALUC, 2016). According to Exhibit D3, Impact Zones Joint Forces Training Base Los Alamitos, in Appendix D of the AELUP (OCALUC, 2016), and as shown on Exhibit 3-B of the Noise Impact Analysis, the Project site is not within the 60 and 65 CNEL noise contours. Based on the City's Noise and Land Use Compatibility Matrix (see Exhibit 3-A of the Noise Impact Analysis), the community noise exposure levels at the Project site are considered normally acceptable. Implementation of the Project would not expose people working at the Project site to excessive noise levels from airport operations. This impact is less than significant and no mitigation is required.

Mitigation Measures

Implementation of the Project would not result in any significant impacts associated with noise and no mitigation measures are required.

**4.3.14 Population and Housing**

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. The Project would involve repurposing of a vacant bowling alley building to accommodate anticipated commercial uses (an anchor tenant and restaurants). In addition, the Project would involve construction of a new drive-thru coffee shop in the southeastern corner of the site. The existing building is 33,375 sf, and with the Project there would be 21,296 sf of building area on-site; therefore, the Project would result in a net reduction in building area of 12,079 sf.

Construction of the Project would provide temporary jobs over an estimated 9-month period. The construction jobs would be specific to the variety of construction activities including, but not limited to cement finishers, ironworkers, welders, carpenters, electricians, painters, and laborers. Construction workers move from job to job based on their specialty trade, and it is anticipated that the Project-related construction labor force would already be located in the area, and would not relocate to the City of Garden Grove. Therefore, the Project would not induce substantial population growth or demand for housing through increased construction employment, and no mitigation would be required.

The Project would not cause or result in direct population growth because the Project does not include any housing. As described in Section 3.6, Operations, of this IS/ND, based on employment information provided by the Project Applicant and employment generation factors included in the General Plan EIR, it is estimated that the proposed commercial uses would generate employee opportunities on-site for approximately 68 employees. According to the California Employment Development Department, in February 2020, the City of Garden Grove had a labor force of 79,400 and the County of Orange had a labor force of 1,578,400, with approximately 2,500 and 45,500 people unemployed, respectively (EDD, 2021). It should be noted that the novel Coronavirus disease (COVID-19) caused a global pandemic, which resulted in shelter-in-place orders and closing of business operations throughout California beginning in March 2020 and notable fluctuations in labor and employment statistics. As of November 2020, the City of Garden Grove had a labor force of 75,000 and the County of Orange had a labor force of 1,490,700, with approximately 6,400 and 101,700 people unemployed, respectively (EDD, 2021). Therefore, employment data for pre-pandemic conditions is provided for informational purposes. Due to the local-serving nature of the Project's commercial uses and the type of job opportunities that locally-serving commercial uses provide, it is unlikely that employees would relocate from outside the region to work at



the proposed uses. Therefore, the new employment opportunities would not induce substantial unplanned growth or demand for housing in the area. Furthermore, the Project would be located within a developed area that is already served by existing utilities and roadways, and would not introduce new roadways or infrastructure that would induce growth.

Construction and operation of the Project would not induce substantial unplanned population growth in the area. This impact would be less than significant and no mitigation is required.

b) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project site does not contain any housing and no people would be displaced as a result of Project implementation. Therefore, the Project would not displace housing nor displace substantial numbers of people, necessitating the construction of replacement housing. No impacts would occur.

Mitigation Measures

Implementation of the Project would not result in any significant impacts associated with population and housing and no mitigation measures are required.



4.3.15 Public Services

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: a) Fire protection?

Less than Significant Impact. Fire protection and emergency medical services in the City has historically been provided by the Garden Grove Fire Department. However, on August 16, 2019, the Orange County Fire Authority (OCFA) took over fire suppression, emergency medical, rescue and fire prevention, and hazardous materials coordination services for the City of Garden Grove through a contract for services. As detailed in the City's 2019 adopted budget, the OCFA fire services would provide an increase in paramedic services improving response times. Within urban areas, such as the Project site, the OCFA standard of coverage provides for a minimum response time of 12 minutes 80 percent of the time. Currently, county-wide response times range between five to seven minutes (OCFA, 2021). The OCFA has 7 fire stations within City boundaries. The closest station to the Project site is Fire Station 84 located at 12191 Valley View Street, Garden Grove, CA 92845, which is located immediately south of the Project site (south of the alley).

Implementation of the Project would not involve new residential uses or an associated direct increase in the City's population. Further, as discussed in the Population and Housing Section of this IS/ND, due to the local-serving nature of the Project's commercial uses and the type of job opportunities that locally-serving commercial uses provide, it is unlikely that the Project would indirectly generate new residents. Therefore, the Project would not increase the demand for fire protection services due to a direct or indirect increase in population. However, with the introduction of new commercial uses at the Project site, the Project would result in an increase in demand for fire protection services compared to the existing demand associated with a vacant building previously occupied by a bowling alley. The Project would create the typical range of service calls for commercial developments, such as medical aid, fire response, traffic collisions, and hazardous materials. The Project site is within an area that is currently served by Fire Station 84 that is located immediately south of the site. Additionally, there are eight other OCFA fire stations within three miles of the site, OCFA would be able to continue to respond within the 12-minute standard of coverage 80 percent of the time, and average response times would continue to range between five to seven minutes.



The Project would involve repurposing of the existing building on-site and construction of a new 2,000-sf drive-thru coffee shop. As required by OCFA, the buildings would be designed in compliance with applicable ordinances and standard conditions established by the OCFA and/or the City or State including, but not limited to those regarding fire prevention and suppression measures, such as fire hydrants, fire access, emergency exits, combustible construction, fire flow, and fire sprinkler systems. Notably, the buildings would include new fire prevention infrastructure pursuant to current code requirements. The City has adopted the California Fire Code (Title 24, Part 9 of the California Code of Regulations) in Section 18.32.020 of the City Municipal Code, which regulates new structures related to safety provisions, emergency planning, fire-resistant construction, fire protection systems, and appropriate emergency access throughout the site. In addition, Section 18.32.050 of the City's Municipal Code requires that approved automatic sprinkler systems are installed and maintained as part of the project. Compliance with applicable regulations would be confirmed by OCFA during its review of development plans as part of the City's regular permitting process and prior to building occupancy (OCFA, 2020).

The Project and associated increase in demand for fire protection services would not cause fire staffing, facilities, or equipment to operate at a deficient level of service, and would not substantially increase calls for service. OCFA has reviewed the Project and did not identify the need for new or altered facilities (OCFA, 2020). Therefore, would be no environmental impacts associated with the construction of new or altered facilities and potential impacts related to fire protection services would be less than significant. No mitigation measures are required.

b) Police protection?

Less than Significant Impact. Police protection services are provided to the City of Garden Grove, including existing development at the Project site, by the Garden Grove Police Department (GGPD); the GGPD is located at 11301 Acacia Parkway, which is approximately 6.3 miles from the Project site. The City's adopted amended budget for the 2019-2021 shows that the City will have 182 sworn officer positions and 70 non-sworn Police Department positions, which totals 252 total staffing allocated to the Police Department during fiscal year 2020-2021, representing an increase of 14 sworn officer positions and 2 non-sworn positions compared to fiscal year 2018-2019 to enhance public safety (Garden Grove, 2019).

As discussed above for fire protection services, the Project would not increase the demand for police protection services due to a direct or indirect increase in population. However, with the introduction of new commercial uses at the Project site, the Project would result in an incremental increase in demand for police protection services compared to the existing demand associated with a vacant building previously occupied by a bowling alley. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. During operation, the Project is anticipated to generate a typical range of police service calls, such as theft, vehicle break-ins, disturbances, and vandalism. Security concerns would be addressed by providing low-intensity security lighting throughout the parking areas and buildings. Due to the redevelopment nature of the Project site, within an area that is already served by the City's law enforcement services including the GGPD patrol division, the incremental increased demand for police protection services resulting from the Project would not be significant when compared to the current demand levels. Law enforcement personnel are anticipated to be able to respond in a timely manner to emergency calls from the Project site. The GGPD has reviewed the Project and did not identify any concerns or conditions of approval (GGPD, 2021). The Project would not require the construction of a new police station and would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, the construction of which could cause significant environmental impacts. Therefore,



the Project would result in less than significant impacts related to police protection services and no mitigation measures are required.

c) Schools?

No Impact. An increase in demand for school services is associated with an increase in population. The Project would not create a direct demand for school services, as the proposed commercial uses would not increase the residential population in the City or generate any school-aged children requiring public education. Further, as discussed in the Population and Housing section of this IS/ND, the Project would generate jobs that would likely be filled by the local labor pool and also would not indirectly generate new residents or school-aged children. Because the Project would not directly or indirectly generate a demand for school services, no new school facilities are required. Therefore, the Project would not result in substantial adverse physical impacts associated with the construction of new or physically altered school facilities, the construction of which could cause significant environmental impacts.

Although the Project would not create a direct or indirect demand for additional public school services, the Project Applicant would be required to contribute development impact fees to the Garden Grove Unified School District, in compliance with Section 65995(b) of the California Government Code, which allows school districts to collect fees from new developments to offset the costs associated with increasing school capacity needs. Mandatory payment of school fees would be required prior to the issuance of building permits.

No impacts to school services would result from implementation of the Project.

d) Parks?

No Impact. An increase in demand for parks and related services is typically associated with an increase in population. The Project does not propose new residential use that would directly increase the City's population, or employment opportunities that would indirectly increase the population. Thus, the Project would not create an increased demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, the construction of which could cause significant environmental impacts. No impact would occur and no mitigation is required.

e) Other public facilities?

No Impact. An increase in demand for other public services (e.g., libraries, community recreation centers, post offices, public health facilities, and/or animal shelters) is typically associated with an increase in population. The Project does not propose new residential uses that would directly increase the City's population, or employment opportunities that would indirectly increase the population. Therefore, the proposed commercial uses would not result in an increased demand for other public facilities/services and would not result in the need to modify existing or construct new public facilities. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, the construction of which could cause significant environmental impacts. No impact would occur and no mitigation is required.

Mitigation Measures

Implementation of the Project would not have a significant impact related to public services and no mitigation measures are required.

4.3.16 Recreation

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) <i>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Does the project include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

b) *Does the Project include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment?*

No Impact. The Project would include redevelopment of commercial land uses, consistent with existing conditions. The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. The nearest recreational facility is Eastgate Park, located 0.25-mile northwest of the Project site. The Project does not propose to construct any new on- or off-site recreation facilities. Additionally, the Project would not expand any existing off-site recreational facilities. Accordingly, implementation of the Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park and would not include the construction or expansion of recreational facilities. Thus, no impact would occur and not mitigation is required.

Mitigation Measures

Implementation of the Project would have no impact related to recreation and no mitigation measures are required.

**4.3.17 Transportation**

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact.

City of Garden Grove Circulation Element

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

Vehicle Miles Traveled

The Circulation Element Goal CIR-4 is "[a] reduction in vehicle miles traveled in order to create a more efficient urban form. The associated policies are as follows:

- Policy CIR-4.1: Strive to achieve a balance of land uses whereby residential, commercial, and public land uses are proportionally balanced.
- Policy CIR-4.2 Strive to reduce the number of miles traveled by residents to their places of employment.
- Policy CIR-4.3 Ensure the reduction in vehicle miles traveled through the approval of mixed use development proposals.
- CIR-IMP-4A Encourage the development of mixed use projects as a means of reducing peak commute period traffic.

The Project site is currently developed with a vacant building previously occupied by a bowling alley, and is part of PUD-104-73 Rev. 2018, which encompasses 17.67 acres and anticipates a mixed-use



development consisting of residential (multi-family and aged care), entertainment, restaurant and commercial uses. The Project involve repurposing of an existing vacant building with commercial uses (an anchor tenant and restaurant uses), and construction of a new building, which is proposed as a drive-thru coffee shop. Although the Project is limited to commercial uses, it would be consistent with Goal CIR-4, and its associated policies, as it would introduce new commercial uses in proximity to residential uses within PUD-104-73 Rev. 2018, and other residential uses in the areas surrounding the Project site. As discussed under Threshold b, below, the Project would have a less than significant impact related to vehicles miles traveled (VMT). Therefore, the Project would not conflict with Goal CIR-4 and no impact would occur due to a conflict with Goal CIR-4.

Roadways and Intersections

Although level of service (LOS), typically measured in terms of automobile delay, roadway capacity and congestion, is no longer the basis for determining Project impacts pursuant to CEQA, the Circulation Element includes numerous policies under Goal CIR-1, which address operation of the circulation system, including roadways and intersection. This evaluation is provided for informational purposes only as it is no longer required for CEQA purposes. Particularly relevant to the Project include:

- **Policy CIR 1.3:** Strive to achieve a minimum traffic Level of Service (LOS) D throughout the City, except for major development areas at those intersections that are impacted by factors beyond the City's control or at those intersections included on the Deficient Intersection List.
- **Policy CIR-1.8:** Ensure that new development can be accommodated within the existing circulation system, or planned circulation improvements, such that the standard of Level of Service (LOS) D is maintained.
- **CIR-IMP-11:** Require new development or redevelopment projects to identify direct project impacts and provide associated mitigation at the time of key decision points, such as site plan approval or significant change in the land use of an approved development.

As required by the *City of Garden Grove Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment* adopted by the City in May 2020, a Traffic Study and Parking Analysis (December 11, 2020) was prepared for the Project by RK Engineering Group, Inc. This report is included as Technical Appendix G of this IS/ND and concludes that the Project would not generate roadway or intersection deficiencies that would require improvements. Further, the Project Applicant would be required to pay applicable traffic impact mitigation fees established by the City (Chapter 10.110 of the City's Municipal Code). The Project would not conflict with goals and policies of the Circulation Element related to roadway and intersection operations.

Bicycle and Pedestrian Facilities

The General Plan Circulation Element Goal CIR-5 is: "Increased awareness and use of alternate forms of transportation generated in, and travelling through, the City of Garden Grove." Policy CIR-5.4 is to "Provide appropriate pedestrian access throughout the City of Garden Grove." There are no existing bicycle facilities within the immediate vicinity of the Project site; however, based on review of Exhibit CIR-7, Master Plan of Bikeway Facilities, in the Circulation Element (included as Exhibit 3-6 of the Traffic Study), there are existing Class II bikeways along Chapman Avenue (on-street striped) east of Valley View Street, and proposed Class II bikeways along Valley View Street, including adjacent to the Project site. There are



also sidewalks along both sides of Valley View Street in the vicinity of the Project site. The existing alley south of the Project site can be used by pedestrians and bicyclists.

The Project would not alter the lane geometrics along Valley View Street and would not introduce new driveways that would preclude or otherwise conflict with pedestrian and/or future bicycle travel along Valley View Street. The existing unrestricted access to/from the Project site from the alley would be modified to provide a single driveway, reducing the potential for conflicts between pedestrians, bicyclists, and vehicles traveling along the alley. Further, a pedestrian pathway would be provided on-site to provide safe and efficient access to the existing sidewalk along Valley View Street, and to the bus stops along Valley View Street.

The Project would not significantly change or modify any of the existing bicycle and pedestrian facilities in the vicinity of the Project site and would not conflict with goals and policies of the Circulation Element related to pedestrian and bicycle facilities (RK Engineering, 2021).

Transit

The Orange County Transit Authority (OCTA) provides transit (bus) services to the Project area. There are bus stops south of the Project site on both sides of Valley View Street, including at the intersection of Valley View Street and Belgrave Avenue, which is approximately 160 feet south of the Project site. There are also bus stops near the intersection of Chapman Avenue and Valley View Street, which is approximately 650 feet north of the Project site. The Project does not involve modifications to the existing bus stops or transit service in the area. Consistent with Policy CIR-5.1 of the Circulation Element, the Project would promote the use of public transit by implementing new development in proximity to transit services. The Project would not change or modify transit services in the vicinity of the Project site and would not conflict with goals and policies of the Circulation Element related to transit (RK Engineering, 2021).

Orange County Transportation Authority – Congestion Management Program

The Orange County Congestion Management Program (CMP) was originally adopted in 1991 and was updated most recently in November 2019. OCTA is the designated Congestion Management Agency (CMA) for the County. As a result, OCTA is responsible for developing, monitoring, and updating (biennially) the Orange County's CMP. SR-22, which is part of the CMP roadway network, is the nearest freeway facility to the Project site and is located approximately 1-mile southwest of the Project. The Project would introduce neighborhood serving uses to the Project site, and as demonstrated by the estimated Project trip distribution (refer to Exhibit 4-1 and Exhibit 4-2 of the Traffic Study) a limited number of Project trips would travel along Valley View Street to/from SR-22. Approximately 5 percent of the inbound trips would occur south of Cerulean Avenue, which is approximately 0.5-mile from SR-22. Therefore, the Project would not contribute to a substantial number of vehicular trips to a CMP facility and would not conflict with the CMP.

In summary, based on the foregoing analysis, the Project would not conflict with any applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. No impact would result and no mitigation is required.

***b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?***

Less than Significant Impact. Senate Bill (“SB”) 743 changes the way transportation impacts are determined according to CEQA. Updates to the CEQA Guidelines approved in December 2018 included the addition of CEQA Guidelines Section 15064.3, of which Subdivision b establishes criteria for evaluating a project’s transportation impacts based on project type and using automobile VMT as the metric. As a component of OPR’s revisions to the CEQA Guidelines, lead agencies were required to adopt VMT thresholds of significance by July 1, 2020. As previously identified, the City adopted its new Traffic Impact Analysis Guidelines, including for VMT assessments, in May 2020.

Projects that meet certain screening thresholds based on their location and project type may be presumed to result in a less than significant transportation impact related to VMT. Consistent with the screening criteria recommended in OPR’s Technical Advisory, the City of Garden Grove utilizes the following project screening thresholds for VMT analysis:

- Projects located in a Transit Priority Area (TPA)
- Projects located in a low-VMT generating area
- K-12 schools
- Local parks
- Day care centers
- Local-serving retail uses less than 50,000 square feet, including
 - Gas Stations
 - Banks
 - Restaurants
 - Shopping Center
- Local-serving hotels (e.g., non-destination hotels)
- Student housing projects on or adjacent to a college campus
- Local-serving assembly uses (places of worship, community organizations)
- Community institutions (public libraries, fire stations, local government)
- Local-serving community colleges that are consistent with the assumptions noted in the Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS)
- Affordable, supportive, or transitional housing
- Assisting living facilities
- Senior housing (as defined by the U.S. Department of Housing and Urban Development (HUD))
- Projects generating less than 110 daily vehicle trips

A land use project need only meet one of the above screening criteria to result in a less than significant impact. Consistent with City Guidelines, projects/uses that are considered “local-serving” are exempt from a VMT analysis. As identified in the Traffic Study, this presumption is based on the substantial evidence provided in OPR’s Technical Advisory supporting SB 743 implementation that projects that are local-serving uses would decrease the number of trips or the distance those trips travel to access the development (and are VMT-reducing). The Project is considered a local-serving retail use because it is less than 50,000 sf. The types of retail and restaurant uses that would be accommodated by the Project would serve the local neighborhood. Patrons would not be expected to come from far distances to access these uses. The proposed uses could actually help to reduce VMT by providing a closer alternative to patrons. Thus, the Project’s VMT impacts would be less than significant (RK Engineering, 2021). No mitigation is required.



c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No Impact. Project-related construction and operation would not require the construction of new roadways and the existing configuration of the roadways within the vicinity of the Project site (i.e., Valley View Street) would remain unchanged; therefore, impacts related to sharp curves or dangerous intersections would not occur. Further, as discussed previously, the Project would include removal of unrestricted access to the site from the alley along the Project's southern boundary. Access would be modified to provide one driveway entrance from the alley in order to safely control access to the site, reducing potential hazards related to unsafe turning movements associated with unrestricted access.

Improvements planned as part of the Project would be in conformance with applicable City of Garden Grove standards and would not result in any hazards due to a design feature. Additionally, the Project would be compatible with existing and planned land uses in the surrounding area and would not substantially increase safety hazards due to incompatible uses. No impact would result and no mitigation is required.

d) *Would the Project result in inadequate emergency access?*

Less than Significant Impact. Under existing conditions, adequate emergency access is provided within the vicinity of the Project site via existing roadways, including Valley View Street and the alley along the Project site's southern boundary. It should be noted that the existing fire station south of the Project site is accessed from Valley View Street and not the alley, there is a block wall that separates the fire station and the alley.

As described in Section 3.2.8 of this IS/ND, access to the Project site would be provided from an existing full access signalized driveway on the Project's eastern boundary along Valley View Street. Existing unrestricted site access from the alley south of the Project site would be replaced with a full access driveway along the southern boundary of the Project site. Access to the Project site would also be provided through driveways located north of the site that are provided as access for the larger redevelopment site. The Project does not involve any improvements to the existing driveway at Valley View Street that would prevent or otherwise interfere with emergency access. Construction of improvements along the southern property boundary (north of and adjacent to the alley) would primarily occur on-site and would also would not interfere with emergency access. Although not anticipated, any construction/encroachment into the alley would be subject to approval by the City and would be implemented in accordance with the City's regulations for work in the public right-of-way as outlined in Chapter 11.04 of the City's Municipal Code, Streets and Sidewalk. Additionally, alternative access points to the Project site would be available when construction near the alley is being conducted. Further, emergency vehicle access has been designed in accordance with applicable OCFA and City of Garden Grove codes and requirements. The Project would not result in inadequate emergency access and a less than significant would occur.

Mitigation Measures

Implementation of the Project would not have a significant impact related to transportation and no mitigation measures are required.



4.3.18 Tribal Cultural Resources

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is				
a) <i>Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
- b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe*

Less than Significant Impact. The provisions of Public Resources Code § 21074 were established to address Assembly Bill 52 (AB 52). Pursuant to § 11 (c) of AB 52, the provisions of AB 52 apply to projects that have a notice of preparation (NOP) or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Accordingly, the Project is subject to the provisions of AB 52. Additionally, because the Project involves a General Plan Amendment, consultation pursuant to SB 18 is also required.

As part of the AB 52 and SB 18 consultation process required by State law, on July 17, 2019, notification of the Project was sent to nine Native American tribes with possible traditional or cultural affiliation to the area. The included tribal representatives that had requested Project notification pursuant to AB 52, and tribes identified by the California Native American Heritage Commission for consultation under SB 18. The following tribes were notified of the Project: Gabrieleño Band of Mission Indians – Kizh Nation, Gabrieleño/Tongva – San Gabriel Band of Mission Indians, Gabrieleño/Tongva Nation, Gabrieleño Tongva Indians of California Tribal Council, Gabrieleño-Tongva Tribe, Gabrieleño-Tongva Tribe (different address), Soboba Band of Luiseño Indians, Torres Martinez Desert Cahuilla Indians, and Juaneno Band of Mission Indians-Acjachemen Nation. To date, no tribes requested consultation or otherwise identified the potential for tribal cultural resources to be located at the Project site. Further, as discussed in the Cultural Resources section of this IS/ND, there are no know historic resources at the Project site.



Consistent with the analysis presented in the Cultural Resources Section of this IS/ND (Threshold b), given the developed nature of the Project site and surrounding areas, the lack of known cultural resources in the area, and minimal amount of surficial excavation required to construct the Project, it is highly unlikely that tribal cultural resources would be encountered during construction of the Project. Furthermore, during construction if any tribal cultural resources are found, all attempts would be made to preserve the resource in place or leave it in an undisturbed state in compliance with applicable law, which would be applied to the Project as a standard City condition of approval. In the unlikely event human remains are encountered, they would be handled in accordance with applicable regulations. Notably, if the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. The City would impose a standard condition of approval to ensure mandatory compliance with the existing California Health and Safety Code regulations. The potential impact to tribal cultural resources would be less than significant and no mitigation is required.

Mitigation Measures

Implementation of the Project would have a less than significant impact related to tribal cultural resources and no mitigation measures are required.

4.3.19 Utilities and Service Systems

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) <i>Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

Less than Significant Impact. As previously described in Section 3.4 of this IS/ND, municipal and private utility services necessary to serve the Project are currently located on-site or within Valley View Street, as summarized below.

- **Water and Sewer.** Potable water services are provided to the Project site by GGPWD, WSD and sewer services are provided to the Project site by the Garden Grove Sanitary District (GGSD). Consistent with existing conditions, the Project would be served by water and sewer lines in Valley View Street. Based on the review of the GGPWD, WSD's 2015 UWMP, there are no recycled water lines currently available to serve the Project site (GGPWD, WSD, 2016). The existing building, which would be repurposed as part of the Project would be served by existing on-site utility lines, and the new on-site stand-alone building would be served by new utility lines to be installed on-site. The GGSD conveys wastewater from its service area to the Orange County Sanitation District's (OCSD) trunk sewers, which further convey wastewater to OCSD's two treatment facilities in Fountain Valley and Huntington Beach, as further discussed under Threshold c, below. Although the Project would require new water and sewer line connections, these connections would occur on-site and be installed as part of the Project's construction phase, which is evaluated throughout this IS/ND. No new or expanded off-site water or sewer facilities would be required. The construction of the Project's water and sewer lines necessary to serve the Project would not result in any physical effects on the environment that are not already identified and disclosed as part of this IS/ND. Impacts would be less than significant.
- **Storm Drains.** As discussed in the Hydrology and Water Quality Section of this IS/ND, under existing conditions, runoff from the Project site sheet flows to Valley View Street and the alley south of the Project site and the Project would maintain the existing drainage patterns. The Project would result in reduced runoff volume as compared to existing conditions and would not create or contribute runoff flow that would exceed the capacity of existing or planned stormwater drainage systems. Although the Project would require installation of a new on-site storm drain system, it would be located on-site and would be installed as part of the Project's construction phase, which is evaluated throughout this IS/ND. No new or expanded off-site storm drain facilities would be required. The construction of the Project storm drain system would not result in any physical effects on the environment that are not already identified and disclosed as part of this IS/ND. Impacts would be less than significant.
- **Dry Utilities (Electricity, Natural Gas, and Telecommunication).** Currently, the Project site is served by SCE for electrical power, SCG for natural gas, and AT&T for telephone and fiber optics. Existing utilities on-site or along adjacent roadways would serve the Project. Existing power and telephone facilities located west of the existing building would be retained to serve the Project



and a new transformer and telecommunication facilities would be installed on-site along the alley (east of the proposed driveway) to serve the new stand-alone drive-thru coffee shop. The installation of the new transformer and dry-utility lines to serve the Project would occur on-site as part of the Project's construction phase which is evaluated throughout this IS/ND. No new or expanded off-site dry utility infrastructure would be required. The installation of the Project's dry utility infrastructure would not result in any physical effects on the environment that are not already identified and disclosed as part of this IS/ND. Impacts would be less than significant.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact. The Project site is located within the City of Garden Grove Water Services service area, which would continue to supply water to the Project site. The City's Urban Water Management Plan (UWMP) describes that the City relies on 72 percent groundwater from 13 wells in the Orange County groundwater basin and 28 percent imported water from the Metropolitan Water District of Southern California. The UWMP projects that the water supply mix will remain roughly the same through 2040. The City also operates 8 storage and distribution reservoirs at 5 sites with a combined capacity of 53 million gallons (MG). The storage volume is the equivalent of more than 2 days average use and is more than adequate for peaking demands and firefighting needs. The City's UWMP describes that water demand in 2015 was 24,049 acre-feet yearly (AFY) and based on the existing General Plan land uses and growth assumptions is projected to increase to 26,055 AFY by 2040. As discussed in the 2015 UWMP, adequate water supplies are projected to be available to meet the City's water demand through the year 2040 under normal, historic single-dry, and historic multiple-dry year conditions (GGPWD, WSD, 2016).

The City of Garden Grove forecasts for projected water demand are based on the adopted land use designations contained within the Garden Grove General Plan, which covers the geographic area within the City's service. Although the Project Applicant proposes a General Plan Amendment and a PUD amendment, the Project would implement the General Plan goals intended for Focus Area N, which includes an additional 30,000 sf of commercial/office uses in this area. The Project Applicant proposes to repurpose the underutilized building for commercial uses and construct a new building for an additional commercial use. The Project's 21,296 sf of commercial space would result in an increased demand for water supplies because the existing on-site building is vacant and not currently utilizing water.. The Project site has a Civic/Institutional land use designation, which allows a maximum FAR of 0.5. The Project includes a General Plan Amendment to change the land use designation to Light Commercial and the Project would have an FAR of 0.23, which would be lower than the allowable FAR under existing conditions. Because the 2015 UWMP identifies water supply and demands through 2040 and indicates it would be able to meet all of the anticipated water supply needs in multiple dry years, additional development in Focus Area N is anticipated in the 2015 UWMP, and the Project would have a lower than maximum FAR anticipated for the site by the General Plan, the demand from the Project was anticipated in the UWMP demand projections. Further, the Project would be implemented in compliance with local and state water conservation requirements, which are more stringent compared to when the existing building as constructed. As stated above, the City expects to have adequate water supplies to meet all its demands until at least 2040; therefore, the City has sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. The Project's impact would be less than significant.



c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact. The Orange County Sanitation District provides wastewater treatment for the City of Garden Grove via two reclamation plants: Reclamation Plant No.1 in Fountain Valley and Treatment Plant No. 2 in Huntington Beach. The plants can treat 320 million gallons per day (mgd) of wet weather flow, but only 185 mgd on average is treated (OCSD, 2019). According to the GGSD Sewer System Management Plan (SSMP) wastewater flow factor for general commercial/retail uses and restaurant uses (GGSD, 2020),¹³ the Project is anticipated to generate an increase of approximately 10,724.25 gallons of wastewater per day (9,214 gpd for the restaurant uses and 1,510.25 gpd for the general commercial uses), compared to existing conditions because the existing on-site building is vacant and not currently utilizing water or generating associated wastewater.. This amount of increased wastewater generation (approximately 0.01 mgd) represents a negligible amount of the remaining treatment capacity for OCSD's facilities (approximately 135 mgd). Therefore, the implementation of the Project would not exceed the capacity of the wastewater treatment provider and impacts would be less than significant.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. The Project site is within the Garden Grove Sanitary District (GGSD) and OC Waste & Recycling's (OCWR) service area. Collection of solid waste within the City is contracted to Republic Services (a private company) (Garden Grove, 2021). OCWR owns and operates three active landfills (i.e., the Olinda Alpha Landfill in Brea, the Frank R. Bowerman Landfill in Irvine, and the Prima Deshecha Landfill in San Juan Capistrano). In 2018, most of the solid waste from the City, which was disposed of in landfills, went to either the Olinda Alpha Sanitary Landfill or the Frank Bowerman Sanitary Landfill (CalRecycle, 2019a). The franchise hauler for the City will typically decide which Orange County landfill to use, usually depending on the location of their materials recovery facility, where recyclable materials are taken out of the waste stream before the residual solid waste materials are sent to one of the landfills. Solid waste materials generated in the City of Garden Grove will ordinarily be disposed at the Olinda Alpha Landfill, which is closest to the City, although this is not required. The Frank Bowerman Sanitary Landfill is permitted to accept 11,500 tons per day of solid waste and is permitted to operate through 2053 (CalRecycle, 2019b; OCWR, 2021a). The Olinda Alpha Sanitary Landfill is permitted to accept 8,000 tons per day of solid waste and is permitted to operate through 2030 (OCWR, 2021b). The Olinda Alpha Sanitary Landfill currently accepts a daily average of approximately 7,000 tpd. The current closure date for the Olinda Alpha Landfill is December 31, 2021; however, the closure of the landfill will not occur until the landfill operation reaches its final approved elevation of 1,415 feet above mean sea level. The landfill operation is several years away from reaching this final permitted elevation, so OCWR is currently in negotiations with the City of Brea regarding extending the landfill closure date. Once the Olinda Alpha Landfill does close, solid waste materials generated in northern Orange County will be diverted to the Frank R. Bowerman Landfill (Arnau, 2020).

During the Project's construction phases, various types of solid waste would be generated. Debris generated during demolition of the southern and eastern portion of the existing building would consist of scrap metal, green waste, and building material trash. Scrap metal would be transported to a commercial metal recycler and processor, and green waste would be transported to a commercial facility that accepts

¹³ 125 gallons per day (gpd) per 1,000 sf of general commercial/retail uses, and 1,000 gpd per 1,000 sf of restaurant use.



green materials (e.g., for composting). Existing concrete and asphalt would be crushed and pulverized on-site and recycled. Asbestos and lead containing materials would be handled and disposed of in accordance with applicable regulation, as discussed in the Hazards and Hazardous Materials section of this IS/ND. Following demolition, construction of the Project would result in the generation of construction-related waste, primarily consisting of discarded materials and packaging. The California Green Building Standards (CalGreen) Code, which has been adopted by the City's Municipal Code (Chapter 14.03, Building Code), requires that at least 65 percent of construction and demolition debris be diverted from landfills through recycling, reuse, and/or salvage.

According to the City of Garden Grove General Plan EIR, the solid waste generation factor for commercial uses in the City is 0.006 lbs per day per square foot (Garden Grove, 2008b). As such, the Project would generate approximately 0.06 tons¹⁴ of solid waste per day during Project operation. Additionally, pursuant to AB 341¹⁵, the Project would be required to divert 75 percent of its solid waste from landfills and as such the Project would generate 0.015 tons per day requiring disposal at a landfill.

As described above, the Olinda Alpha Sanitary Landfill accepts a daily average of 7,000 tpd, with a remaining capacity of 1,000 tpd, which is sufficient permitted capacity to accommodate the solid waste disposal needs that would result from the Project, and impacts related to landfill capacity would be less than significant. No mitigation measures are required.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to decrease solid waste generation through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The Project would be required to coordinate with Republic Services to develop a collection program for recyclables, such as paper, plastics, glass, and aluminum, in accordance with local and State programs, including AB 939 (California Integrated Waste Management Act of 1989), AB 1826 (Mandatory Organics Recycling), and AB 341 (Mandatory Commercial Recycling).

It should be noted that AB 939 required that local jurisdictions divert at least 50 percent of all solid waste generated by January 1, 2000, and this diversion goal increased to 75 percent by 2020 under SB 341. Further, the Solid Waste Disposal Measurement Act of 2008 (SB 1016) was established to make the process of goal measurement (as established by AB 939) simpler, timelier, and more accurate. SB 1016 builds on AB 939 compliance requirements by implementing a simplified measure of jurisdictions' performance. SB 1016 accomplishes this by changing to a disposal-based indicator—the per capita disposal rate—which uses only two factors: (1) a jurisdiction's population (or in some cases employment); and (2) its disposal, as reported by disposal facilities. In 2019 (the last year data was approved), the City implemented 47 programs to reduce solid waste generation and achieve the increased solid waste diversion required. These programs involve composting, facility recovery, household hazardous waste, policy incentives, public education, recycling, source reduction, special waste materials, and transformation (tires) (CalRecycle, 2019c). Building operators would be required to participate in the City's

¹⁴ 21,296 sf x 0.006 lbs per day per sf/2,000 lbs = 0.06 tons

¹⁵ AB 341 (Chapter 476, Statutes of 2011) directed CalRecycle to develop and adopt regulations for mandatory commercial recycling. The final regulation was approved by the Office of Administrative Law on May 7, 2012. AB 341 was designed to help meet California's recycling goal of 75 percent by the year 2020. AB 341 requires all commercial businesses and public entities that generate four cubic yards or more of waste per week to have a recycling program in place.



recycling programs and comply with hazardous waste disposal regulations. The City had an average disposal rate of 25.8 pounds per employee per day in 2019, which exceeds the established disposal rate target of 26.1 pounds per employee per day (CalRecycle, 2019d). Therefore, employee-generated solid waste being diverted to landfills is less than anticipated for the City, and the City is in compliance with applicable solid waste management regulations.

As discussed previously, the CalGreen Code requires all new developments to divert 65 percent of non-hazardous construction and demolition (C&D) debris for all projects. In compliance with these regulations, the Project contractor would submit a waste management plan to the City as part of the building or grading permit. The plan would include the estimated volumes or weights of C&D materials that would be generated, diverted, reused, given away or sold, or landfilled, including vendors and facilities that would receive the C&D materials. The Project would comply with the CalGreen Code requirements for C&D diversion. In addition, under long-term operating conditions, the Project would be required to participate in the City's recycling programs and comply with hazardous waste disposal regulations.

The Project would not conflict with applicable solid waste statutes and regulations and impacts related to solid waste statutes and regulations would be less than significant. No mitigation measures are required.

Mitigation Measures

Implementation of the Project would result in less than significant impacts associated with utilities and service systems and no mitigation measures are required.



4.3.20 Wildfire

Environmental Issue Areas Examined	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) <i>Substantially impair an adopted emergency response plan or emergency evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b) *Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c) *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d) *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

No Impact. The State Responsibility Area (SRA) is the land where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within city boundaries or in federal ownership; therefore, the Project site is not within an SRA. According to the California Department of Forestry and Fire Protection (CalFire), the Project site, which is an urban area, also is not located within a Very High Fire Hazard Safety Zone (VHFHSZ) (CalFire, 2007). Therefore, the Project would have no impacts related to wildfires or the associated issues identified in Thresholds a through e, above, and no mitigation is required.



Mitigation Measures

Implementation of the Project would result in no impact associated with wildfire and no mitigation measures are required.



4.3.21 Mandatory Findings of Significance

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) <i>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major period of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major period of California history or prehistory?*

Less than Significant Impact. As discussed in the Biological Resources section, the Project site is completely developed and vegetation is limited to ornamental landscaping consisting of a few trees and some shrubs. The landscape vegetation does not provide habitat for any plant, fish or wildlife species, but with the presence of four trees, does provide limited potential for birds protected by the MBTA and California Fish and Game Code to nest on-site. As discussed in the Biological Resources section, compliance with MBTA and respective sections of the California Fish and Game Code would be included as conditions of approval and impacts to nesting birds would be less than significant. As discussed in the Cultural Resources section of this IS/ND, the Project site is not included on the National Register of Historic Places, California Register of Historical Resources, or a local register of historical resources, nor is it eligible for listing. Therefore, there would be no impact to historical resources resulting from Project implementation. The area that would be physically impacted during construction of the Project was previously disturbed.



Impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this IS/ND. Throughout this Initial Study, impacts were determined to be less than significant. Accordingly, the Project would not substantially degrade the quality of the environment and impacts would be less than significant.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less than Significant Impact. As identified through the analysis presented in this IS/ND, with adherence to applicable regulations, the Project would have no impact or less than significant impact for each topical issue. Because Project impacts would be less than significant, impacts resulting from the Project would not result in cumulatively-considerable impacts when added to the impacts of other Projects planned or proposed in the vicinity of the Project site. Cumulative impacts would be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact. The Project's potential to result in environmental effects that could adversely affect human beings during construction and operation, either directly or indirectly, is discussed throughout this IS/ND (e.g., air quality impacts, noise impacts, GHG emissions impacts). As identified, through the analysis, with adherence to applicable regulation, construction and operation of the Project would not involve activities that would result in environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly. This impact is less than significant.



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SUBMITTAL DATE: 12-29-2020

TOTAL SITE AREA: 211613 S.F. 4.86 ACRES

TOTAL BUILDING AREA: 38420 S.F.
F.A.R. 0.18

BUILDING AREA & PARKING SUMMARY:

		REQUIRED PARKING:	
STARLIGHT CINEMA	251 SEATS	0.3 / SEAT	75 STALLS
JACK IN THE BOX	1870 S.F.	10 / 1000	19 STALLS
PATIO	200 S.F.	10 / 1000	2 STALLS
CARWASH	4241 S.F.	5 x (120/20)	30 SPACES+3 EMPLOYEE FOR STACKING & DRYING
ANCHOR	12082 S.F.	5 / 1000	61 STALLS
RESTAURANTS/RETAIL	7214 S.F.	10 / 1000	73 STALLS
PATIO	900 S.F.	10 / 1000	9 STALLS
DT QUEUE	4 CARS		
DT COFFEE SHOP	2000 S.F.	10 / 1000	20 STALLS
PATIO	300 S.F.	10 / 1000	3 STALLS
DT QUEUE	4 CARS		

PARKING SUMMARY

	PROVIDED:	
STANDARD	209 STALLS	
COMPACT	29 STALLS	
VACUUME	18 STALLS	
ADA	10 STALLS	
CAV	6 STALLS	
EV	18 STALLS	
TOTAL:	290 STALLS	290+28=318
CARWASH QUEUE	16 CARS	
JIB DT QUEUE	4 CARS	
COFFEE SHOP QUEUE	4 CARS	
RESTAURANT DT QUEUE	4 CARS	

TOTAL LANDSCAPE AREA: 24,034 S.F. 13.9% OF SITE

PHASE 1 PARCEL AREA: 118007 S.F. 2.71 ACRES

TOTAL BUILDING AREA: 17124 S.F.
F.A.R. 0.15

BUILDING AREA & PARKING SUMMARY:

	REQUIRED PARKING:	
STARLIGHT CINEMA	251 SEATS	0.3 / SEAT 75 STALLS
JACK IN THE BOX	1870 S.F.	10 / 1000 19 STALLS
PATIO	200 S.F.	10 / 1000 2 STALLS
CARWASH	4241 S.F.	5 x (120/20) 30 SPACES+3 EMPLOYEE FOR STACKING & DRYING
PARKING SUMMARY		
STANDARD	111 STALLS	
COMPACT	24 STALLS	
VACUUME	18 STALLS	
ADA	6 STALLS	
CAV	6 STALLS	
EV	10 STALLS	PROVIDED: 129 STALLS
TOTAL:	175 STALLS	175+16+4=195
CARWASH QUEUE	16 CARS	
JIB DT QUEUE	4 CARS	
TOTAL LANDSCAPE AREA:	12,807 S.F.	12.7% OF SITE

PHASE 2 PARCEL AREA: 93606 S.F. 2.15 ACRES

TOTAL BUILDING AREA: 21296 S.F.
F.A.R. 0.23

BUILDING AREA & PARKING SUMMARY:

	REQUIRED PARKING:	
ANCHOR	12082 S.F.	5 / 1000 61 STALLS
RESTAURANT	1665 S.F.	10 / 1000 17 STALLS
RESTAURANT	2792 S.F.	10 / 1000 28 STALLS
RESTAURANT/ RETAIL	2757 S.F.	10 / 1000 28 STALLS
PATIO	900 S.F.	10 / 1000 9 STALLS
DT QUEUE	4 CARS	
DT COFFEE SHOP	2000 S.F.	10 / 1000 20 STALLS
PATIO	300 S.F.	10 / 1000 3 STALLS
DT QUEUE	4 CARS	
PARKING SUMMARY		
STANDARD	98 STALLS	PROVIDED:
COMPACT	5 STALLS	
ADA	4 STALLS	
CAV	0 STALLS	
EV	8 STALLS	PROVIDED: 167 STALLS
TOTAL:	115 STALLS	115+4+4=123
(E) LANDSCAPE AREA:	1,216 S.F.	
NEW LANDSCAPE AREA:	11,227 S.F.	15.5% OF SITE
16 (E) TREES REMOVED		

1 - ADMINISTRATION

ALL WORK SHALL BE IN CONFORMANCE WITH THE CODES IDENTIFIED IN THE GOVERNING CODES SECTION LISTED BELOW.

2019 CALIFORNIA BUILDING CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA FIRE CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA ENERGY CODE AND JURISDICTIONAL AMENDMENTS

CITY OF GARDEN GROVE BUILDING REGULATIONS
CITY OF GARDEN GROVE FIRE DEPARTMENT

2 - OCCUPANCY

A. PRIMARY OCCUPANCY (CHAPTER 3): A-1 (12,082 SF), 1 STORY ANCHOR
B. ADDITIONAL OCCUPANCIES: A-2 (7,214 SF) 1 STORY RESTAURANTS

3 - BUILDING AREA AND ALLOWABLE NUMBER OF FLOORS

A. CONSTRUCTION TYPE (CHAPTER 5): III-B
B. FULLY SPRINKLERED PER CHAPTER 9: YES
C. ALLOWABLE: 34,000 SF PER 506.2 FOR A-1 OCCUPANCY WITH SPRINKLER SYSTEM
D. ACTUAL: 19,082 SF
E. ALLOWABLE NUMBER OF FLOORS: 3 STORIES FOR A-1 OCCUPANCY (WITHOUT AREA INCREASE)
F. ACTUAL NUMBER OF FLOORS: 1 STORY

4 - OCCUPANCY SEPARATIONS

A. BUILDING IS CLASSIFIED AS NON-SEPARATED PER SECTION 508.3
NO OCCUPANCY SEPARATIONS REQUIRED

5 - TYPE OF CONSTRUCTION

A. CONSTRUCTION TYPE (SEC. 603): TYPE III-B
B. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS (TABLE 601):
a. PRIMARY STRUCTURE 0 HR
b. EXTERIOR BEARING WALL 2 HR
c. INTERIOR BEARING WALL 0 HR
d. EXTERIOR WALLS (< 10- FEET FIRE SEPARATION - TABLE 602) 1 HR
e. EXTERIOR WALLS (10- FEET OR MORE FIRE SEPARATION TABLE 602) 0 HR
f. INTERIOR NON-BEARING WALL 0 HR
g. FLOOR CONSTRUCTION & ASSOC. SECONDARY MEMBERS 0 HR
h. ROOF CONSTRUCTION & ASSOC. SECONDARY MEMBERS 0 HR

PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCCA.

KEYNOTES

01	PAINT CURBS RED AT ALL CURBS NOT ASSOCIATED WITH A PARKING SPACE. TYPICAL SEE DETAIL C, SHEET 01A	10	(E) TRASH ENCLOSURE
02	150' RADIUS FOR FIRE HYDRANT	11	NEW TRASH ENCLOSURE
03	FIRE LANE ENTRANCE SIGN (AT EVERY VEHICLE ENTRY POINT) REFER TO DETAILS B & D ON SHEET 01A	12	(E) FIRE HYDRANT
04	NOT USED	13	NEW 4" HIGH CMU WALL ALONG PROPERTY LINE
05	ACCESSIBLE PATH OF TRAVEL	14	MODULAR WETLAND PER CIVIL DWGS
06	SPEED BUMP	15	(E) PYLON SIGN TO REMAIN
07	2' PARKING OVERHANG	16	NEW LIGHT POLE
08	MENU BOARD	17	FIRE HOSE PULL <300'
09	EXISTING CMU WALL TO REMAIN	18	(E) POWER POLE. NO POWER OR DATA CONNECTION TO PROPERTY

SCALE: 1" = 30'-0" @ 24"x36"

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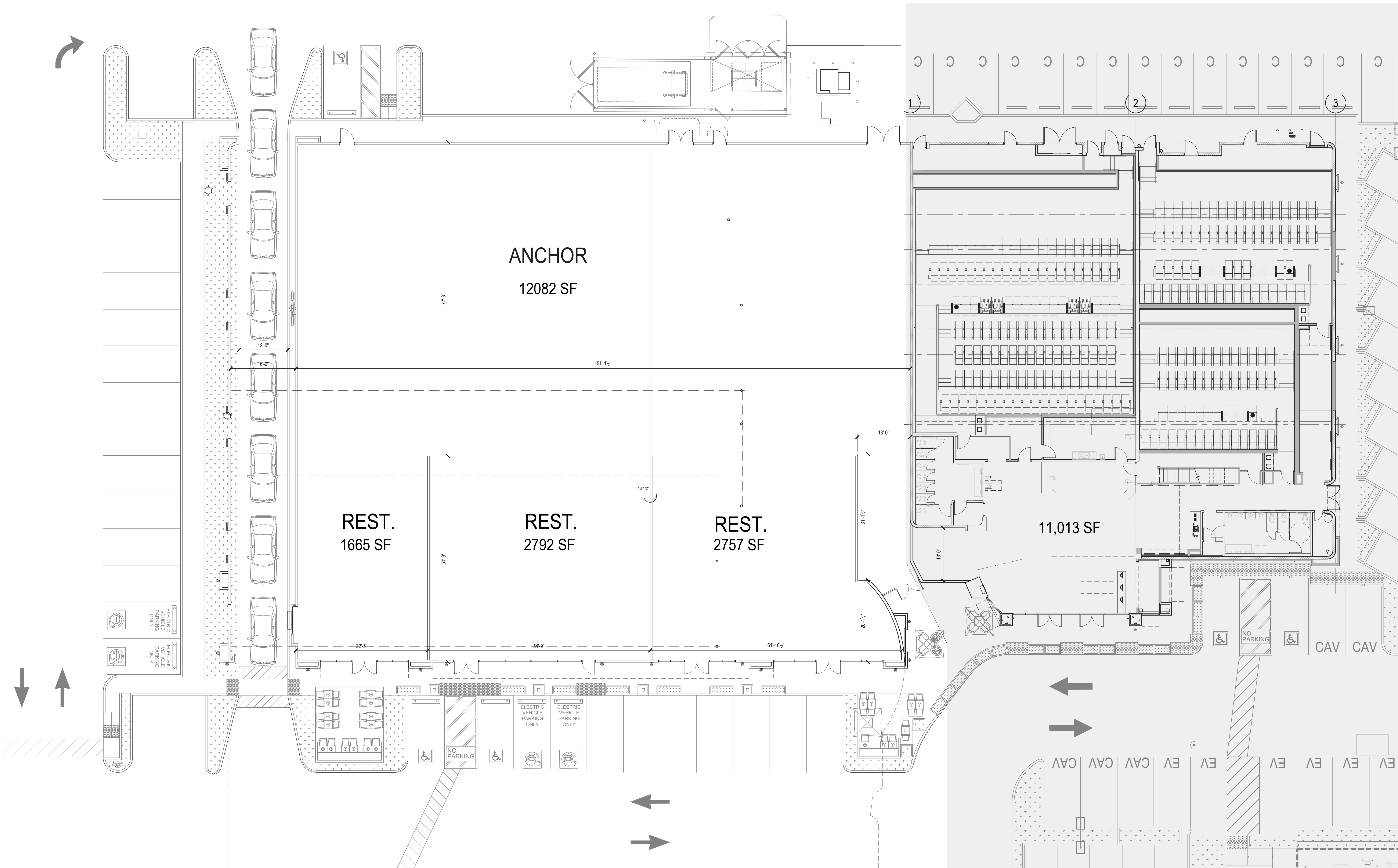
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Proposed Site Plan - Phase II

PHASE 1 SITE PLAN, N.I.C.



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Floor Plan - Phase II

PHASE 1, N.I.C.

0 10 20

SCALE: 1" = 10'-0" @ 24"x36"

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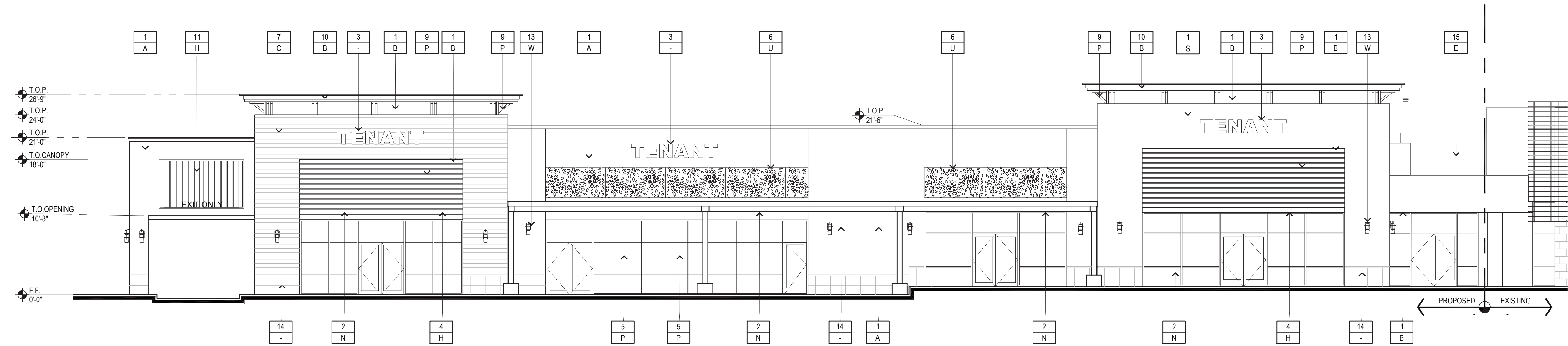
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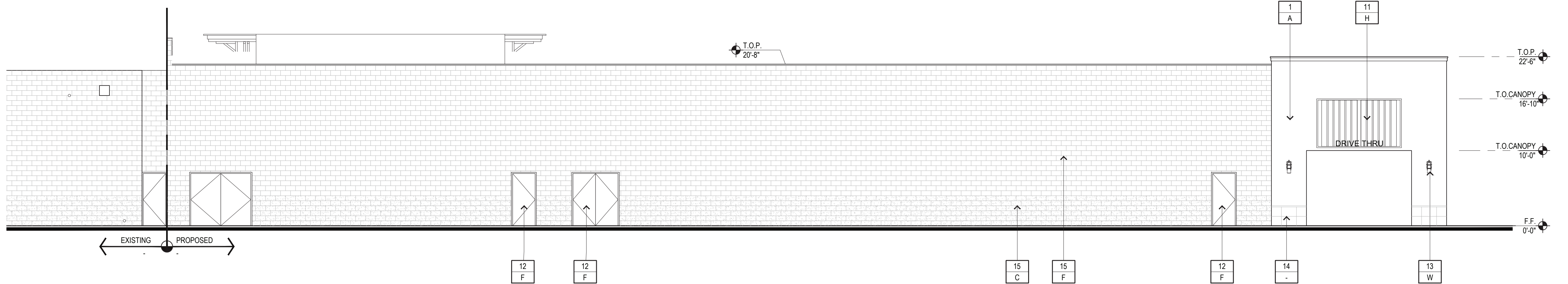
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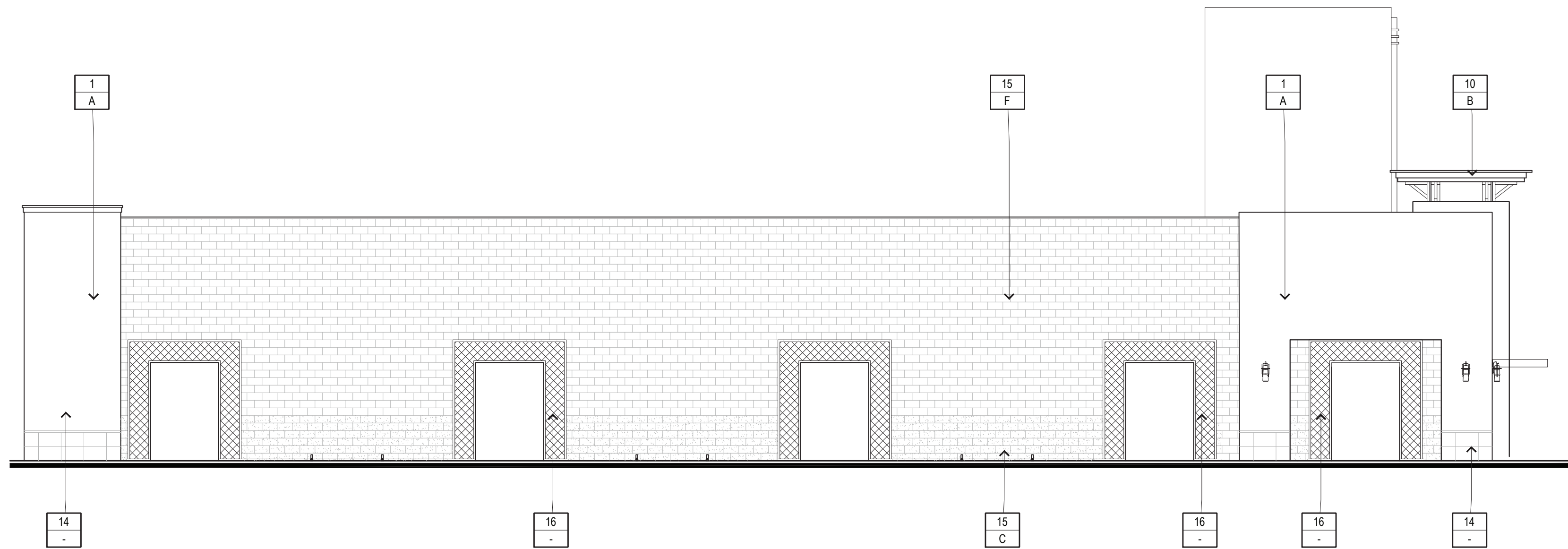
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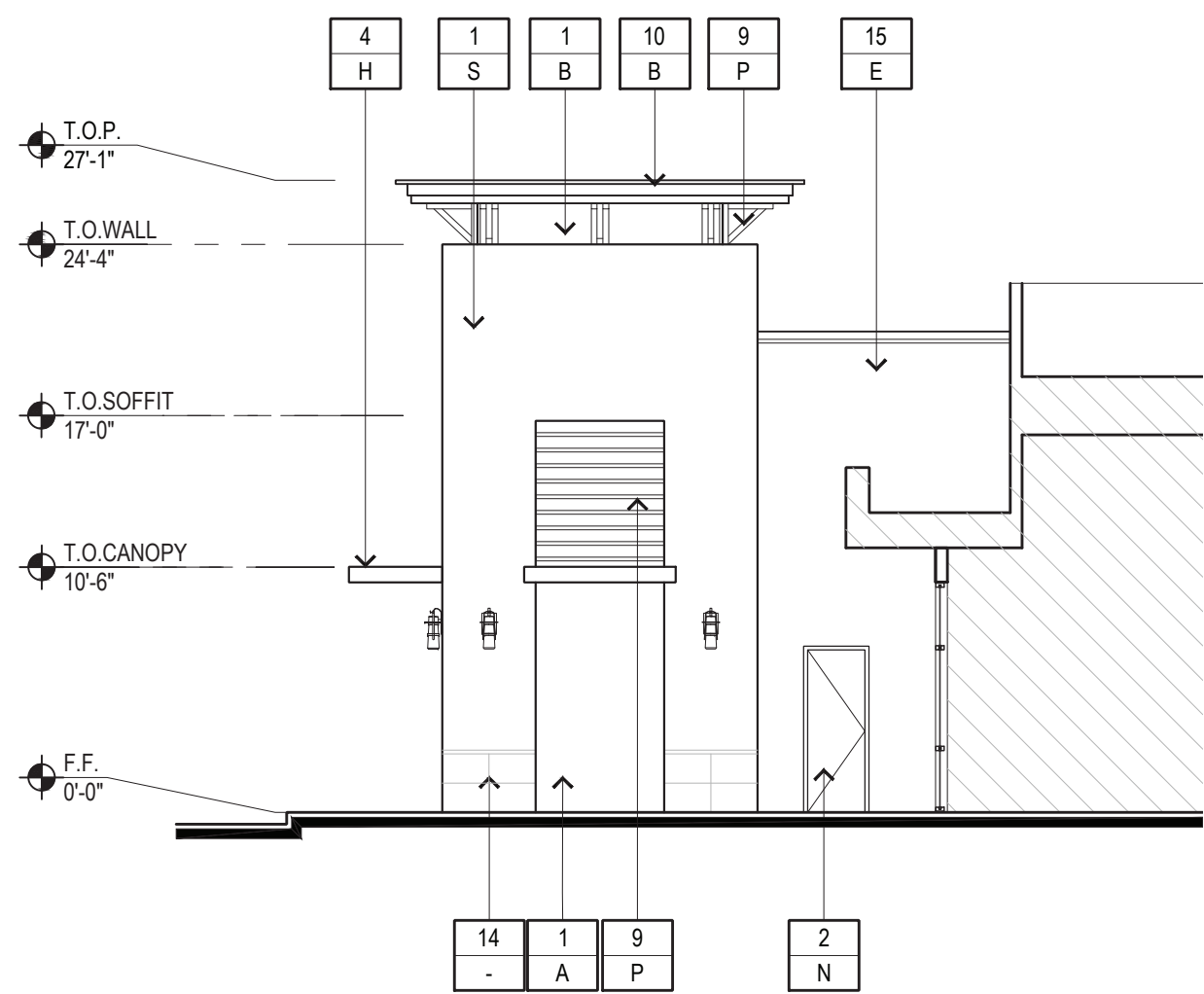
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

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PROPOSED ELEVATIONS

FINISH SCHEDULE - MATERIAL

1	SMOOTH EXTERIOR CEMENT PLASTER SYSTEM. COLORTEK PM SMOOTH COAT O/ CRACK ISOLATION SYSTEM O/ OMEGA DIAMOND WALL ONE COAT SYSTEM O/ MEGA METAL LATH O/ 2 LAYERS OF BUILDING PAPER
2	ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR DUAL INSULATED GLAZING, EXTERIOR PANE TEMPERED, TYP. ALL GLAZING. BOTH PANES TEMPERED WHERE INDICATED ON ELEVATIONS.
3	SIGNAGE N.I.C. UNDER SEPARATE PERMIT. PROVIDE DEDICATED SIGN CIRCUIT J-BOX AND CONDUIT. PROVIDE BLOCKING IN WALL AS REQUIRED.
4	METAL CANOPY STRUCTURE
5	ALUMINUM TRELLIS AND CANOPY STRUCTURE WITH DECORATIVE METAL PANEL IN-FILL (SEE ROOF PLAN AND REFLECTED CEILING PLAN) CONTRACTOR TO PROVIDE SHOP DRAWINGS & MOCKUP FOR REVIEW PRIOR TO FABRICATION)
6	DECORATIVE METAL PANEL.
7	HARDI BOARD FIBER CEMENT BOARD SIDING
8	NICHHA FIBER CEMENT BOARD SIDING
9	ANODIZED ALUMINUM SLAT/ WALL CLADDING/TRIM/BACKET/LOUVER
10	EIFS
11	BERRIDGE TEE-PANEL STANDING SEAM METAL PANEL SYSTEM (OR EQUAL)
12	HOLLOW METAL DOOR.
13	EXTERIOR SCONCE LIGHT
14	PRECAST CONCRETE BASE
15	EXISTING CMU WALL
16	TRELLIS SYSTEM. - GREEN SCREEN ATTACHED TO THE EXTERIOR WALL. PROVIDE BLOCKING WITHIN WALL AS REQUIRED FOR ATTACHMENT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

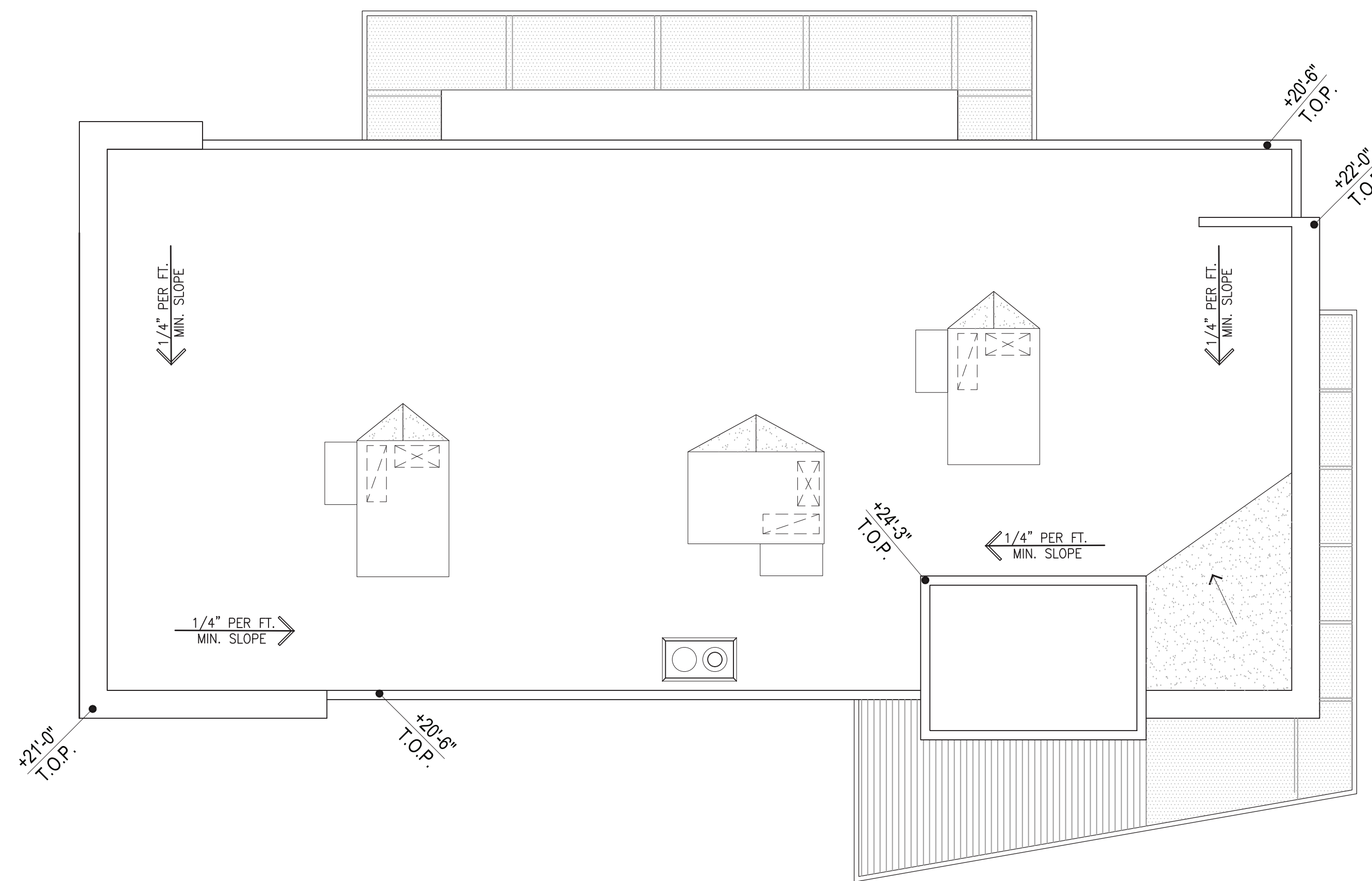
FINISH SCHEDULE - FINISH

A	SHERWIN WILLIAMS PAINT #SW 7016 - MINDFUL GRAY
B	SHERWIN WILLIAMS PAINT #SW 7069 - IRON ORE
C	SHERWIN WILLIAMS PAINT #SW 7045 - INTELLECTUAL GRAY
D	SHERWIN WILLIAMS PAINT #7655 - STAMPED CONCRETE
E	SHERWIN WILLIAMS PAINT #SW 7068 - GRIZZLE GRAY
F	SHERWIN WILLIAMS PAINT #9165 - GOSSAMER VEIL
G	SHERWIN WILLIAMS PAINT #9161 - DUSTBLU
H	SHERWIN WILLIAMS PAINT #SW MANNIX BRONZE
J	SHERWIN WILLIAMS PAINT #SW7757 - HIGH REFLECTIVE WHITE
L	SHERWIN WILLIAMS PAINT #SW -
M	SHERWIN WILLIAMS PAINT #SW -
N	ARCADIA STOREFRONTS - STANDARD DARK BRONZE AB-6
P	KNOTWOOD -GRAIN COLOR : ROYAL OAK
Q	NICHHA - VINTAGEWOOD - SPRUCE
R	ARCADIA STOREFRONTS - STANDARD DARK BRONZE AB-6
S	OMEGA - 414 CLOUD COVER
T	OMEGA - 35 CLOUD GREY
U	PARASOLEIL, LEMONDROP PATTERN - "DBZ" DEEP BRONZE PATINA CONTACT HEIDI CREEKMUR 858-945-7915 hdesignsource@gmail.com www.hdesignsource.com
V	PARASOLEIL, LEMONDROP PATTERN - "PPK" PIKES PEAK CONTACT HEIDI CREEKMUR 858-945-7915 hdesignsource@gmail.com www.hdesignsource.com
W	MODERN FORM - BALTHUS
X	SYSTEMALUX

SCALE: 1/8"=1'-0" @ 24"x36"



FLOOR PLAN



ROOF PLAN

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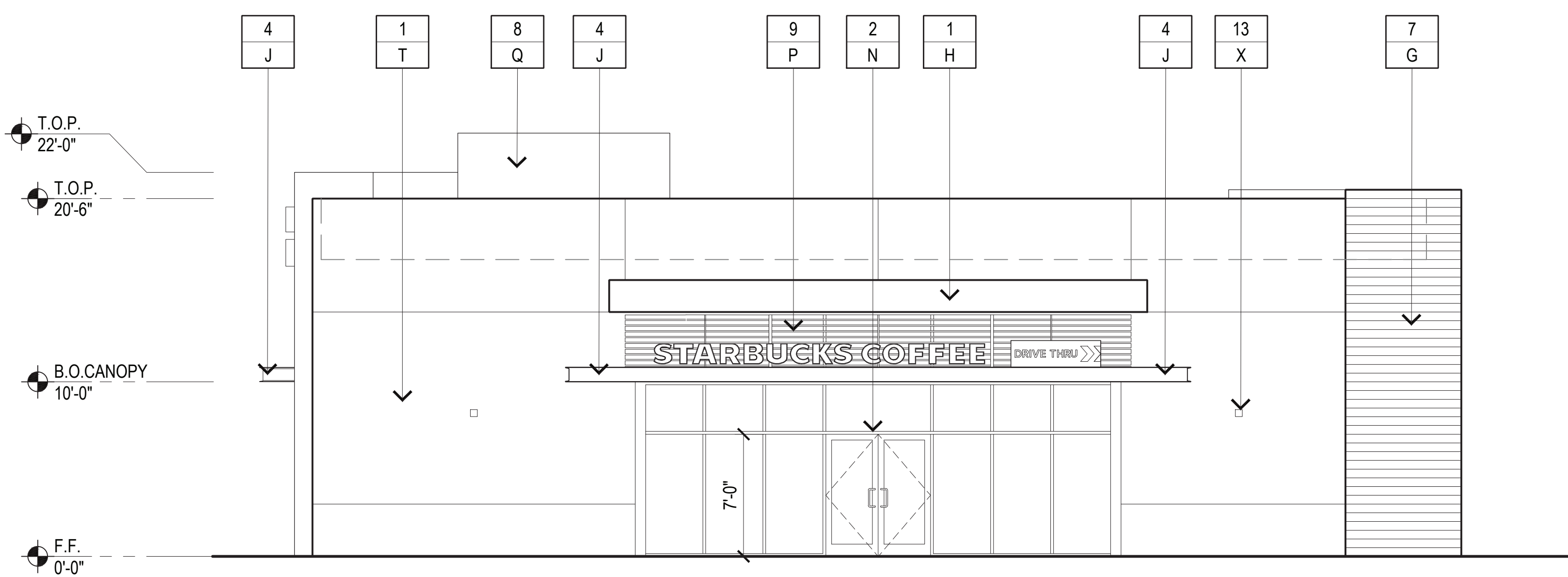
PROPOSED ELEVATIONS

SCALE: 3/16"=1'-0" @ 24"x36"

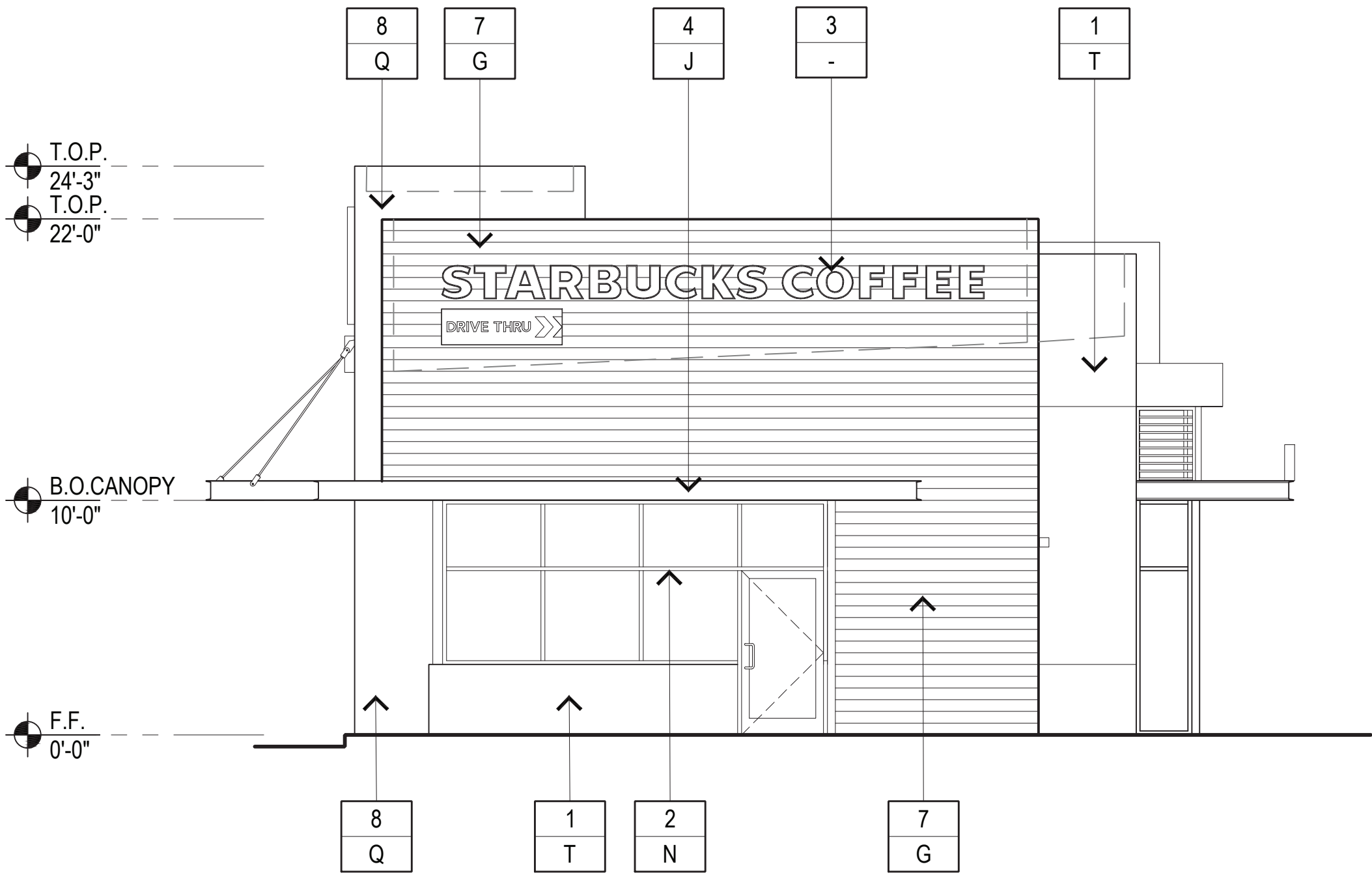
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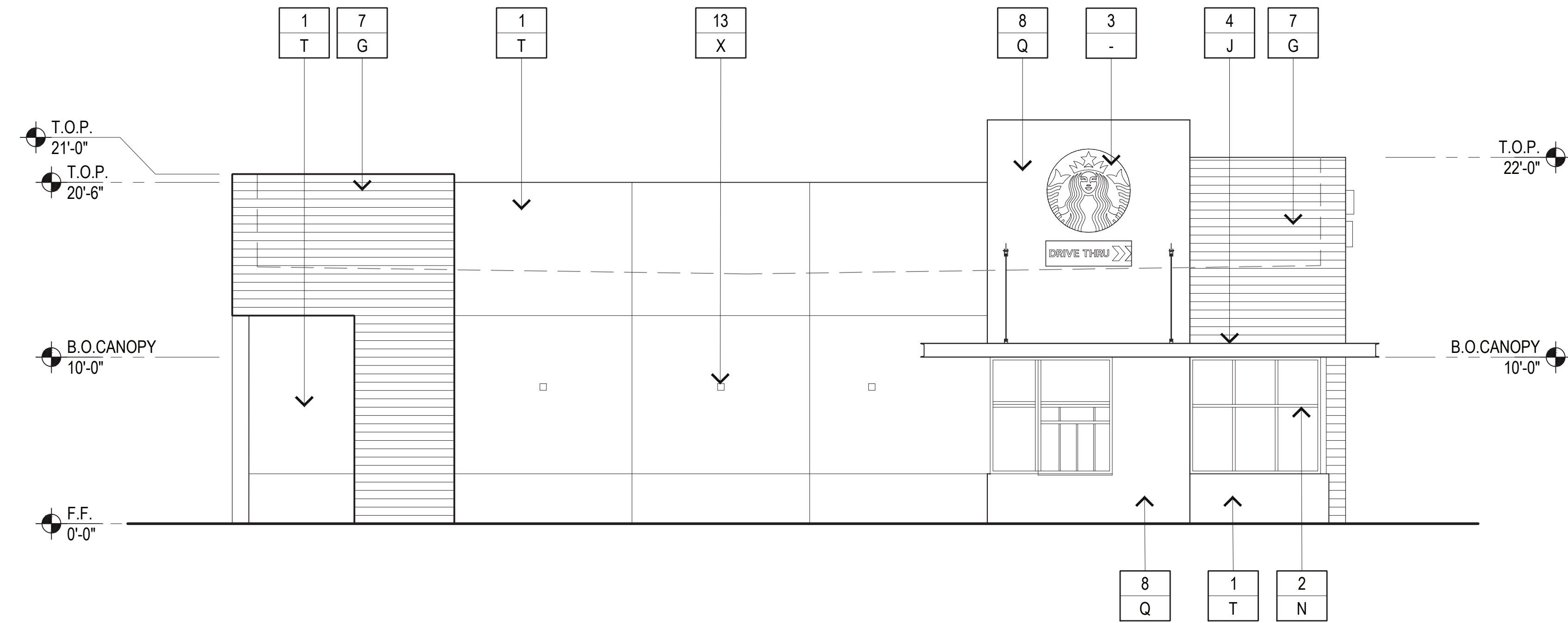
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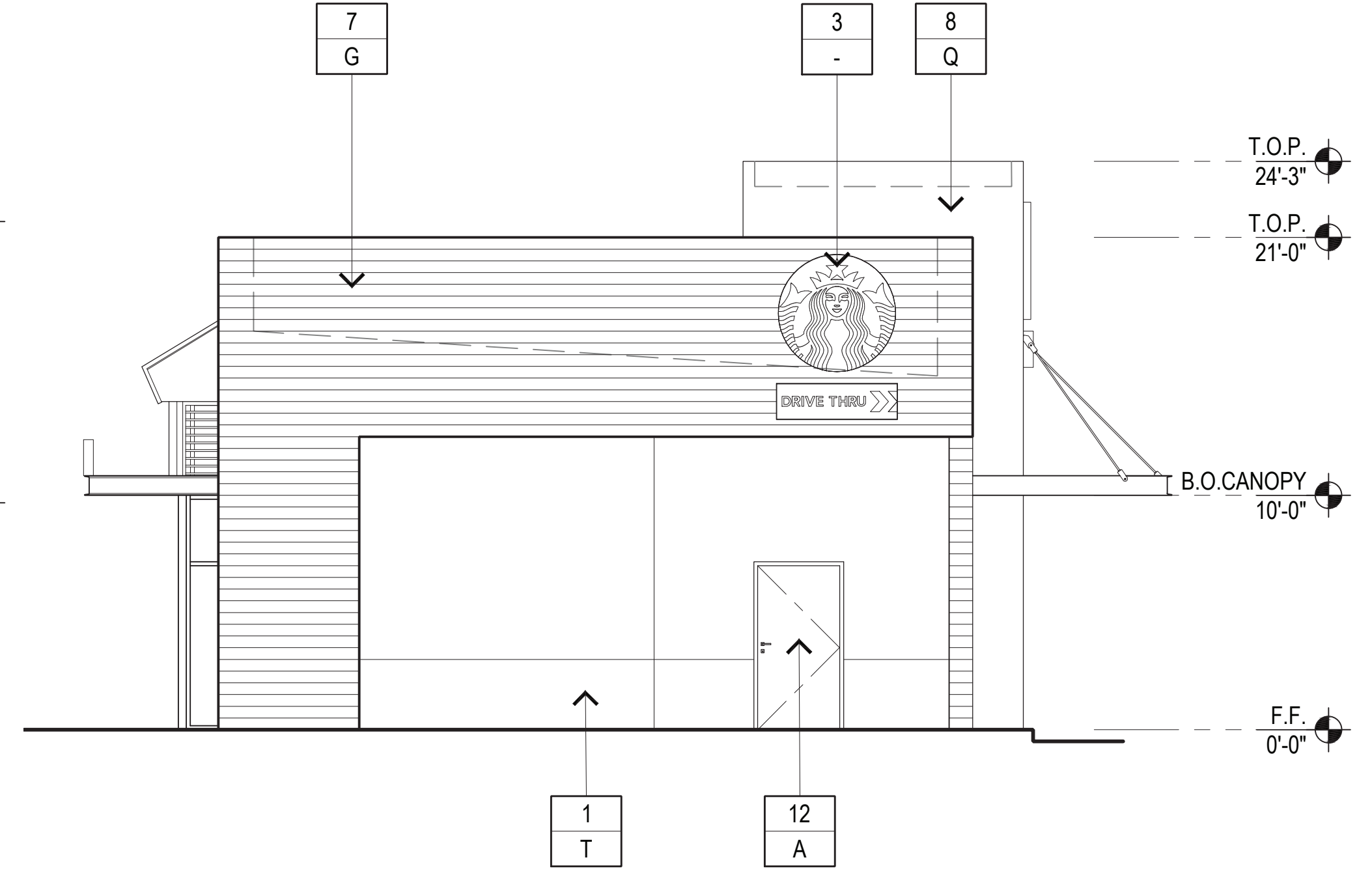
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

FINISH SCHEDULE - MATERIAL

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14	PRECAST CONCRETE BASE
15	EXISTING CMU WALL
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FINISH SCHEDULE - FINISH

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W	MODERN FORM - BALTHUS
X	SYSTEMALUX

SCALE: 3/16"=1'-0" @ 24"=36"
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PROPOSED ELEVATIONS

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RENDERING

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FEATURE LEGEND:

- 1 STARLIGHT CINEMA PHASE 1 BUILDINGS PER ARCHITECT'S PLANS.
- 2 NEW BUILDINGS PER ARCHITECT'S PLANS.
- 3 TRASH ENCLOSURES PER SITE PLAN.
- 4 ENHANCED CONCRETE PAVING PER PHASE 1.
- 5 NEW CONCRETE WALKWAYS.
- 6 LIGHT POSTS PER SITE PLAN.
- 7 NEW TABLES AT OUTDOOR DINING AREA.
- 8 EXISTING WALL WITH EXISTING VINE TO REMAIN.
- 9 ADA HANDICAP PARKING PER ARCHITECT'S PLANS.
- 10 MODULAR WETLAND WITH COMPLIANT PLANTING.
- 11 HEDGE PLANTING.
- 12 ADA COMPLIANT ACCESS WALKWAY.
- 13 EXISTING PROJECT SIGNAGE PER ARCHITECT'S PLANS.
- 14 NEW VINE POCKET PLANTERS.
- 15 NEW TREE WELL.
- 16 NEW BIKE RACK.
- 17 ELECTRICAL UTILITIES PER OTHERS.
- 18 WHEEL STOP PER ARCHITECT'S PLANS.
- 19 ELECTRIC VEHICLE PARKING PER ARCHITECT'S PLANS.
- 20 CURB RAMP WITH TRUNCATED DOMES PER ARCHITECT'S PLANS.
- 21 ADA PATH OF TRAVEL.
- 22 OVERHEAD SHADE STRUCTURE FOOTING PER ARCHITECT'S PLANS.

PLANT SCHEDULE

TREES	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY
	T-01	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	24" Box	Per Plan	Standard	M	11
	T-02	Phoenix dactylifera	Date Palm	10" B.T.H.	Per Plan	---	L	3
	T-03	Podocarpus gracilior	Fern Pine	24" Box	Per Plan	Standard	M	21
	T-04	Syagrus romanzoffiana	Queen Palm	10" B.T.H.	Per Plan	---	M	8
	T-05	Melaleuca quinquenervia	Cajeput Tree	24" Box	Per Plan	---	L	4
HEDGE PLANTING								
		Callistemon 'Little John'	Little John Dwarf Bottlebrush	15 Gal.		---	L	
		Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	15 Gal.		---	M	
MODULAR WETLANDS								
		Leymus condensatus 'Canyon Prince'	Native Blue Rye	1 Gal.	18" O.C.	---	L	
SHRUBS								
		Aloe striata	Coral Aloe	5 Gal.		---	L	
		Callistemon 'Little John'	Little John Dwarf Bottlebrush	5 Gal.		---	L	
		Hesperaloe parviflora 'Brakelights' TM	Brakelights Red Yucca	3 Gal.		---	VL	
		Rhamnus californica 'Little Sur'	Little Sur Coffeeberry	5 Gal.		---	L	
SHRUB AREAS								
		Juncus patens 'Elk Blue'	Spreading Rush	1 Gal.	18" O.C.	---	L	
		Sansevieria trifasciata 'Laurentii'	Mother-In-Law's Tongue	2 Gal.	18" O.C.	---	L	
GROUND COVERS								
		Carex tumulicola	Berkeley Sedge	1 Gal.	18" O.C.	---	L	
		Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 Gal.	18" O.C.	---	L	
		Senecio serpens	Blue Chalksticks	1 Gal.	18" O.C.	---	L	
VINES								
		Ficus pumila	Creeping Fig	15 Gal.	Per Plan	---	M	
		Distictis buccinatoria	Red Trumpet Vine	15 Gal.	Per Plan	---	M	

WATER EFFICIENT LANDSCAPE WORKSHEET
Non-Residential Landscape Projects

Reference ET_o for the area ET_o = 47.2

Estimated Total Water Use (ETWU):

ETWU is calculated using the following formula: (ET_o) (.62) (ETAF) (LA), where ETWU ETAF if PF/IE

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) gallons/yr
Regular Landscape Areas							
H21 - Low Shrub	0.2	Dripline	0.81	0.25	7,170	1770	51808
H22 - Mod Shrub	0.5	Dripline	0.81	0.62	3,061	1890	55295
H23 - Mod Tree	0.5	Bubbler	0.81	0.62	1,225	756	22129
				Totals	11,456	4416	
Estimated Total Water Use in gallons per year, ETWU Total							129231
Maximum Annual Water Allowance in gallons per year, MAWA Total							150862
MAWA calculation: (ET _o) (.62) ((ETAFxLA) + ((1-ETAF) x S							MAWA - ETWU= 21631
where Non-Residential MAWA ETAF factor is 0.45							

ETAF Calculations

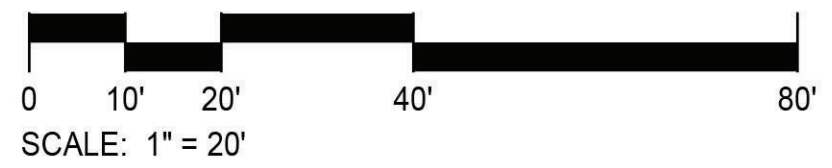
Regular Landscape Areas

Total ETAF x Area	4416
Total Area	11,456
Average ETAF	0.39

Average ETAF for Regular Landscape Areas must be 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	4416
Total Landscape Area (LA)	11,456
Sitewide ETAF	0.39



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Proposed Landscape Site Plan

TOTAL SITE AREA: 211613 S.F. 4.86 ACRES

TOTAL BUILDING AREA: 38420 S.F.
F.A.R. 0.18

BUILDING AREA & PARKING SUMMARY:

		REQUIRED PARKING:	
STARLIGHT CINEMA	251 SEATS	0.3 / SEAT	75 STALLS
JACK IN THE BOX	1870 S.F.	10 / 1000	19 STALLS
PATIO	200 S.F.	10 / 1000	2 STALLS
CARWASH	4241 S.F.	5 x (120/20)	30 SPACES+3 EMPLOYEE FOR STACKING & DRYING
ANCHOR	12082 S.F.	5 / 1000	61 STALLS
RESTAURANTS/RETAIL	7214 S.F.	10 / 1000	73 STALLS
PATIO	900 S.F.	10 / 1000	9 STALLS
DT QUEUE	4 CARS		
DT COFFEE SHOP	2000 S.F.	10 / 1000	20 STALLS
PATIO	300 S.F.	10 / 1000	3 STALLS
DT QUEUE	4 CARS		

PARKING SUMMARY

	PROVIDED:	
STANDARD	209 STALLS	
COMPACT	29 STALLS	
VACUUME	18 STALLS	
ADA	10 STALLS	
CAV	6 STALLS	
EV	18 STALLS	
TOTAL:	290 STALLS	290+28=318
CARWASH QUEUE	16 CARS	
JIB DT QUEUE	4 CARS	
COFFEE SHOP QUEUE	4 CARS	
RESTAURANT DT QUEUE	4 CARS	

TOTAL LANDSCAPE AREA: 24,034 S.F. 13.9% OF SITE

PHASE 1 PARCEL AREA: 118007 S.F. 2.71 ACRES

TOTAL BUILDING AREA: 17124 S.F.
F.A.R. 0.15

BUILDING AREA & PARKING SUMMARY:

	REQUIRED PARKING:	
STARLIGHT CINEMA	251 SEATS	0.3 / SEAT 75 STALLS
JACK IN THE BOX	1870 S.F.	10 / 1000 19 STALLS
PATIO	200 S.F.	10 / 1000 2 STALLS
CARWASH	4241 S.F.	5 x (120/20) 30 SPACES+3 EMPLOYEE FOR STACKING & DRYING
ANCHOR	12082 S.F.	5 / 1000 61 STALLS
RESTAURANTS/RETAIL	7214 S.F.	10 / 1000 73 STALLS
PATIO	900 S.F.	10 / 1000 9 STALLS
DT QUEUE	4 CARS	
DT COFFEE SHOP	2000 S.F.	10 / 1000 20 STALLS
PATIO	300 S.F.	10 / 1000 3 STALLS
DT QUEUE	4 CARS	

PARKING SUMMARY

	PROVIDED:	
STANDARD	111 STALLS	
COMPACT	24 STALLS	
VACUUME	18 STALLS	
ADA	6 STALLS	
CAV	6 STALLS	
EV	10 STALLS	
TOTAL:	175 STALLS	175+16+4=195
CARWASH QUEUE	16 CARS	
JIB DT QUEUE	4 CARS	
TOTAL LANDSCAPE AREA:	12,807 S.F.	12.7% OF SITE

PHASE 2 PARCEL AREA: 93606 S.F. 2.15 ACRES

TOTAL BUILDING AREA: 21296 S.F.
F.A.R. 0.23

BUILDING AREA & PARKING SUMMARY:

	REQUIRED PARKING:	
ANCHOR	12082 S.F.	5 / 1000 61 STALLS
RESTAURANT	1665 S.F.	10 / 1000 17 STALLS
RESTAURANT	2792 S.F.	10 / 1000 28 STALLS
RESTAURANT/ RETAIL	2757 S.F.	10 / 1000 28 STALLS
PATIO	900 S.F.	10 / 1000 9 STALLS
DT QUEUE	4 CARS	
DT COFFEE SHOP	2000 S.F.	10 / 1000 20 STALLS
PATIO	300 S.F.	10 / 1000 3 STALLS
DT QUEUE	4 CARS	

PARKING SUMMARY

	PROVIDED:	
STANDARD	98 STALLS	
COMPACT	5 STALLS	
ADA	4 STALLS	
CAV	0 STALLS	
EV	8 STALLS	
TOTAL:	115 STALLS	115+4+4=123
(E) LANDSCAPE AREA:	1,216 S.F.	
NEW LANDSCAPE AREA:	11,227 S.F.	15.5% OF SITE
16 (E) TREES REMOVED		

1 - ADMINISTRATION

ALL WORK SHALL BE IN CONFORMANCE WITH THE CODES IDENTIFIED IN THE GOVERNING CODES SECTION LISTED BELOW.
2019 CALIFORNIA BUILDING CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA FIRE CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA ENERGY CODE AND JURISDICTIONAL AMENDMENTS

CITY OF GARDEN GROVE BUILDING REGULATIONS
CITY OF GARDEN GROVE FIRE DEPARTMENT

2 - OCCUPANCY

A. PRIMARY OCCUPANCY (CHAPTER 3): A-1 (12,082 SF), 1 STORY ANCHOR
B. ADDITIONAL OCCUPANCIES: A-2 (7,214 SF) 1 STORY RESTAURANTS

3 - BUILDING AREA AND ALLOWABLE NUMBER OF FLOORS

A. CONSTRUCTION TYPE (CHAPTER 5): III-B
B. FULLY SPRINKLERED PER CHAPTER 9: YES
C. ALLOWABLE: 34,000 SF PER 506.2 FOR A-1 OCCUPANCY WITH SPRINKLER SYSTEM
D. ACTUAL: 19,082 SF
E. ALLOWABLE NUMBER OF FLOORS: 3 STORIES FOR A-1 OCCUPANCY (WITHOUT AREA INCREASE)
F. ACTUAL NUMBER OF FLOORS: 1 STORY

4 - OCCUPANCY SEPARATIONS

A. BUILDING IS CLASSIFIED AS NON-SEPARATED PER SECTION 508.3
NO OCCUPANCY SEPARATIONS REQUIRED

5 - TYPE OF CONSTRUCTION

A. CONSTRUCTION TYPE (SEC. 603): TYPE III-B
B. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS (TABLE 601):
a. PRIMARY STRUCTURE 0 HR
b. EXTERIOR BEARING WALL 2 HR
c. INTERIOR BEARING WALL 0 HR
d. EXTERIOR WALLS (< 10- FEET FIRE SEPARATION - TABLE 602) 1 HR
e. EXTERIOR WALLS (10- FEET OR MORE FIRE SEPARATION TABLE 602) 0 HR
f. INTERIOR NON-BEARING WALL 0 HR
g. FLOOR CONSTRUCTION & ASSOC. SECONDARY MEMBERS 0 HR
h. ROOF CONSTRUCTION & ASSOC. SECONDARY MEMBERS 0 HR

PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCCA.

KEYNOTES

01 PAINT CURBS RED AT ALL CURBS NOT ASSOCIATED WITH A PARKING SPACE. TYPICAL SEE DETAIL C, SHEET 01A	10 (E) TRASH ENCLOSURE
02 150' RADIUS FOR FIRE HYDRANT	11 NEW TRASH ENCLOSURE
03 FIRE LANE ENTRANCE SIGN (AT EVERY VEHICLE ENTRY POINT) REFER TO DETAILS B & D ON SHEET 01A	12 (E) FIRE HYDRANT
04 NOT USED	13 NEW 4" HIGH CMU WALL ALONG PROPERTY LINE
05 ACCESSIBLE PATH OF TRAVEL	14 MODULAR WETLAND PER CIVIL DWGS
06 SPEED BUMP	15 (E) PYLON SIGN TO REMAIN
07 2' PARKING OVERHANG	16 NEW LIGHT POLE
08 MENU BOARD	17 FIRE HOSE PULL <300'
09 EXISTING CMU WALL TO REMAIN	18 (E) POWER POLE. NO POWER OR DATA CONNECTION TO PROPERTY

SCALE: 1" = 30'-0" @ 24"x36"

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West Grove Center - Garden Grove CA.

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Proposed Site Plan - Phase II

PHASE 1 SITE PLAN, N.I.C.

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 agreement with West Coast Arborists, Inc. for citywide tree maintenance services. (Cost: \$440,000) (<i>Action Item</i>)	Date:	4/13/2021

OBJECTIVE

To receive City Council approval to piggyback onto the agreement under the City of Rancho Cucamonga's Request for Proposal No. 19/20-007, and enter an agreement with West Coast Arborists, Inc. (WCA) for citywide tree maintenance services in an amount not to exceed \$440,000 per year.

BACKGROUND

The City of Garden Grove has an urban forest of approximately 16,000 trees. A combination of contractual and in-house staff is strategically used to maintain the City's urban forest that encompasses a variety of trees in the right-of-way and residential parkway areas. This approach allows for an in-house staff of six (6) full time employees and two (2) part time employees to handle an average of 1,100 citizen requests annually. This is in addition to tree planting, emergencies and other priorities. The contractual services include tree removal, tree trimming with a cost effective grid pruning system and an up-to-date GPS tree inventory. The City's urban forest brings many benefits to the community such as adding shade to reduce the heat island effect from surrounding pavement and concrete, stabilizing soils by protecting landscapes from storm events, along with minimizing the City's carbon footprint by absorbing pollutants and cleaning the air.

DISCUSSION

In July 2019, the City of Rancho Cucamonga underwent a procurement process, Request for Proposal No. 19/20-007. There were 265 notified vendors; 26 prospective bidders downloaded or viewed the bid package, and there were four (4) responses received, one (1) of which was considered non-responsive. An evaluation committee consisting of staff from various departments conducted a thorough analysis of the RFP responses that were scored and ranked. The top two (2) highest

ranked vendors were invited to be interviewed and provided an opportunity to present additional information to enhance their proposal submittals. WCA of Anaheim, California, was determined to be the most responsive contractor providing the best value while meeting the scope of services and specifications required. Staff is recommending piggybacking on to the existing contract with the City of Rancho Cucamonga to procure services from WCA of Anaheim.

FINANCIAL IMPACT

The new contract for tree services is in an amount not-to-exceed \$440,000 per year. This contract will be funded through a combination of gas tax and general funds available in the current Public Works budget.

RECOMMENDATION

It is recommended that the City Council:

- Approve piggybacking onto the Request for Proposal No. 19/20-007, and enter an agreement with West Coast Arborists, Inc., to provide citywide tree maintenance services, in the firm, fixed price amount of \$440,000 per year with an option to extend one year at a time, not to exceed the amount of \$2,200,000, over a five-year period; and
- Authorize the City Manager to execute the agreement and to execute option year agreements on behalf of the City, and make minor modifications as appropriate thereto.

By: Albert Eurs, Public Works Supervisor

ATTACHMENTS:

Description	Upload Date	Type	File Name
Agreement with West Coast Arborists	4/6/2021	Agreement	PIGGY_BACK_CONTRACT-West_Coast_Arborists_FINAL_4_6_21.pdf
Exhibit C WCA Unit Cost Pricing	4/5/2021	Backup Material	EXHIBIT_C_WCA_Unit_Cost_Pricing.pdf
Exhibit B WCA Proposal	4/5/2021	Backup Material	EXHIBIT_B_WCA_Proposal.pdf
Exhibit A RC RFP	4/5/2021	Backup Material	EXHIBIT_A_RC_RFP.pdf
Rancho Cucamonga Contract	4/5/2021	Backup Material	Rancho_Cucamonga_Contract.pdf

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2021, by the **CITY OF GARDEN GROVE**, a municipal corporation, ("CITY") and **West Coast Arborists, Inc.**, here in after referred to as "CONTRACTOR".

RECITALS

The following recitals are a substantive part of this Agreement:

1. This Agreement is entered into pursuant to Garden Grove City Council authorization, dated _____.
2. The services and prices provided by Contractor to City are in accordance with the services, equipment and the prices provided by Contractor in its successful public bid to the City of Rancho Cucamonga. Contractor agrees to honor the same pricing schedule that was originally submitted to the City of Rancho Cucamonga for the services outlined in this Agreement, which was adopted by the Rancho Cucamonga City Council, subject to the proposal to City for City-specific products and services. A copy of the City of Rancho Cucamonga's Agreement, Contract Number 19-187 is attached as Attachment "A" and is incorporated herein by reference.
3. CONTRACTOR is qualified by virtue of experience, training, education and expertise to accomplish services.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Term and Termination.** The term of this agreement shall be in effect from July 1, 2021 through June 30, 2022 with an option to extend the agreement on a year-to-year basis to a maximum of four (4) additional years per the agreement with the City of Rancho Cucamonga. This agreement may be terminated by the CITY without cause. In such event, the CITY will compensate CONTRACTOR for work performed to date in accordance with Cost Proposal included in Attachment "A". Contractor is required to present evidence to support performed work completion.
2. **Services to be Provided.** The services to be performed and provided by Contractor consist of City wide Tree Maintenance in accordance with the services set forth in City of Rancho Cucamonga's Agreement, Contract Number 19-187, which is attached hereto as Attachment "A" and is incorporated herein by reference.

3. **Compensation.** CONTRACTOR shall be compensated as follows:

- 3.1 **AMOUNT.** Compensation under this agreement shall be the Not to Exceed (NTE) amount of Four Hundred Forty Thousand Dollars (\$440,000.00), per year, in arrears and in accordance with City of Rancho Cucamonga's Agreement, Contract Number 19-187, which is attached hereto as Attachment "A" and is incorporated herein by reference.
- 3.2 **Payment.** For work under this Agreement, payment shall be made per invoice for work completed. Within 45 day of delivery of goods or completion of performance of services, CONTRACTOR must promptly render an invoice to CITY or payment may be significantly delayed. For work under this Agreement, payment shall be made per invoice for work completed. For extra work not a part of this Agreement, a written authorization by CITY will be required, and payment shall be based on City of Rancho Cucamonga's Agreement, Contract Number 19-187, which is attached hereto as Attachment "A" and is incorporated herein by reference.
- 3.3 **Records of Expenses.** CONTRACTOR shall keep complete and accurate records of all costs and expenses incidental to services covered by this Agreement. These records will be made available at reasonable times to CITY.
- 3.4 **Termination.** CITY and CONTRACTOR shall have the right to terminate this agreement, without cause, by giving thirty (30) days written notice of termination. If the Agreement is terminated by CITY, then the provisions of paragraph 3 would apply to that portion of the work completed.

4. **Insurance requirements.**

- 4.1 **COMMENCEMENT OF WORK.** CONTRACTOR shall not commence work under this Agreement until all certificates and endorsements have been received and approved by the CITY. All insurance required by this Agreement shall contain a Statement of Obligation on the part of the carrier to notify the CITY of any material change, cancellation, or termination at least thirty (30) days in advance and provide a Waiver of Subrogation in favor of the City.
- 4.2 **WORKERS COMPENSATION INSURANCE.** During the duration of this Agreement, CONTRACTOR and all subcontractors shall maintain Workers Compensation Insurance in the amount and type required by law, if applicable

4.3 INSURANCE AMOUNTS. CONTRACTOR shall maintain the following insurance for the duration of this Agreement:

- (a) Commercial general liability in an amount of \$2,000,000.00 per occurrence: **claims made and modified occurrence policies are not acceptable**); Insurance companies must be acceptable to CITY/AGENCY and have a Best's Guide Rating of A- Class VII or better, as approved by the CITY.
- (b) Automobile liability in an amount of \$2,000,000.00 per occurrence. Insurance companies must be acceptable to CITY/AGENCY and have a Best's Guide Rating of A- Class VII or better, as approved by the CITY.

An **On-Going and Completed Operations Additional Insured Endorsement** for the policy under section 4.3 (a) shall designate CITY, it's officers, officials, employees, agents, and volunteers as additional insureds for liability arising out of work or operations performed by or on behalf of the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

An Additional Insured Endorsement for the policy under section 4.3 (b) shall designate CITY, it's officers, officials, employees, agents, and volunteers as additional insureds for automobiles, owned, leased, hired, or borrowed by the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

For any claims related to this Agreement, CONTRACTOR's insurance coverage shall be primary insurance as respects CITY, it's officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the CITY, it's officers, officials, employees, agents, and volunteers shall be excess of the CONTRACTOR's insurance and shall not contribute with it.

- 5. **Non-Liability of Officials and Employees of the City.** No official or employee of CITY shall be personally liable to CONTRACTOR in the event of any default or breach by CITY, or for any amount which may become due to CONTRACTOR.
- 6. **Non-Discrimination.** CONTRACTOR covenants there shall be no discrimination against any person or group due to race, color, creed, religion, sex, marital

status, age, handicap, national origin, or ancestry, in any activity pursuant to this Agreement.

7. **Independent Contractor.** It is agreed to that CONTRACTOR shall act and be an independent contractor and not an agent or employee of the CITY, and shall obtain no rights to any benefits which accrue to CITY'S employees.
8. **Compliance with Law.** CONTRACTOR shall comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local government. CONTRACTOR shall comply with, and shall be responsible for causing all contractors and subcontractors performing any of the work pursuant to this Agreement to comply with, all applicable federal and state labor standards, including, to the extent applicable, the prevailing wage requirements promulgated by the Director of Industrial Relations of the State of California Department of Labor. The City makes no warranty or representation concerning whether any of the work performed pursuant to this Agreement constitutes public works subject to the prevailing wage requirements.
9. **Notices.** All notices shall be personally delivered or mailed to the below listed address, or to such other addresses as may be designated by written notice. These addresses shall be used for delivery of service of process.
 - a. (Contractor)
West Coast Arborists, Inc.
Attention: Patrick Mahoney (President)
2200 East Via Burton Street
Anaheim, CA 92806
 - b. (Address of City) (with a copy to):
City of Garden Grove Garden Grove City Attorney
11222 Acacia Parkway 11222 Acacia Parkway
Garden Grove, CA 92840 Garden Grove, CA 92840
10. **CONTRACTOR'S PROPOSAL.** This Agreement shall include CONTRACTOR's proposal or bid which is incorporated herein as part of CONTRACTOR's proposal to, and contract with, the City of Rancho Cucamonga. In the event of any inconsistency between the terms of the proposal, the contract with the City of Rancho Cucamonga, and this Agreement, this Agreement shall govern.
11. **Licenses, Permits, and Fees.** At its sole expense, CONTRACTOR shall obtain a Garden Grove Business License, all permits, and licenses as may be required by this Agreement.
12. **Familiarity with Work.** By executing this Agreement, CONTRACTOR warrants that: (1) it has investigated the work to be performed; (2) it has investigated the site of the work and is aware of all conditions there; and (3) it understands the facilities, difficulties, and restrictions of the work under this Agreement.

Should Contractor discover any latent or unknown conditions materially differing from those inherent in the work or as represented by CITY, it shall immediately inform CITY of this and shall not proceed, except at CONTRACTOR'S risk, until written instructions are received from CITY.

13. **Time of Essence.** Time is of the essence in the performance of this Agreement.
14. **Limitations Upon Subcontracting and Assignment.** The experience, knowledge, capability, and reputation of CONTRACTOR, its principals and employees were a substantial inducement for CITY to enter into this Agreement. CONTRACTOR shall not contract with any other entity to perform the services required without written approval of the CITY. This Agreement may not be assigned voluntarily or by operation of law, without the prior written approval of CITY. If CONTRACTOR is permitted to subcontract any part of this Agreement, CONTRACTOR shall be responsible to CITY for the acts and omissions of its subcontractor as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationship between any subcontractor and CITY. All persons engaged in the work will be considered employees of CONTRACTOR. CITY will deal directly with and will make all payments to CONTRACTOR.
15. **Authority to Execute.** The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.
16. **Indemnification.** To the fullest extent permitted by law, CONTRACTOR shall defend, and hold harmless CITY and its elective or appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees, for injury or death of any person, or damages of any nature, including interference with use of property, arising out of, or in any way connected with the negligence, recklessness and/or intentional wrongful conduct of CONTRACTOR, CONTRACTOR'S agents, officers, employees, subcontractors, or independent contractors hired by CONTRACTOR in the performance of the Agreement. The only exception to CONTRACTOR'S responsibility to protect, defend, and hold harmless CITY, is due to the sole negligence, recklessness and/or wrongful conduct of CITY, or any of its elective or appointive boards, officers, agents, or employees.

This hold harmless agreement shall apply to all liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CONTRACTOR.

17. **Prevailing Wages.** The CITY has been advised that the Prevailing Wages Law applies to the work. CONTRACTOR and its subcontractors must be registered with the California Department of Industrial Relations pursuant to Labor Code Section 1725.5. This Agreement shall not be effective until CONTRACTOR provides proof of registration to the CITY. CONTRACTOR shall

be responsible for CONTRACTOR's compliance in all respects with the Prevailing Wage Law, including the payment of the prevailing wage rates to all the laborers involved, and with California Labor Code Section 1770 et seq., including the keeping of all records required by the provisions of Labor Code Section 1776 and the implementing administrative regulations. CONTRACTOR shall submit payroll records to the Labor Commissioner pursuant to Labor Code section 1771.4(a)(3) and shall comply with the job site notices posting requirements established by the Labor Commissioner pursuant to Title 8, California Code of Regulations Section 16461(e) or other regulation promulgated pursuant to Labor Code Section 1771.4(a)(2). Pursuant to Labor Code Section 1771.4, this Project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations. The CITY shall be a third party beneficiary of the forgoing covenant with rights to enforce the same as against the CONTRACTOR.

18. **Appropriations.** This Agreement is subject to and contingent upon funds being appropriated therefor by the Garden Grove City Council for each fiscal year covered by the term of this Agreement. If such appropriations are not made, this Agreement shall automatically terminate without penalty to the CITY

\\\\

(Agreement Signature Block on Next Page)

IN WITNESS THEREOF, these parties have executed this Agreement on the day and year shown below.

Date: _____

"CITY"
CITY OF GARDEN GROVE

By: _____
City Manager

ATTESTED:

City Clerk

Date: _____

"CONTRACTOR"
West Coast Arborists, Inc.

By: _____

Name: _____

Title: _____

Date: _____

Tax ID No. _____

Contractor's License: _____

Expiration Date: _____

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

APPROVED AS TO FORM:

Garden Grove City Attorney

Date

Bid Results**Bidder Details**

Vendor Name West Coast Arborists, Inc.
Address 21718 Walnut Ave.
 Grand Terrace, CA 92313
 United States

Respondee Victor Gonzalez
Respondee Title Vice President
Phone 714-991-1900 Ext.
Email vgonzalez@wcainc.com
Vendor Type

Bid Detail

Bid Responsive Yes
Ranking 1

Line Items

Discount Terms		no discount				
Num	Item Code	UOM	Qty	Unit Price	Line Total	Discount Comment
Grid Pruning						
1	Flat rate price per tree.	EA	7500	\$74.0000	\$555,000.0000	\$555,000.0000
				Subtotal	\$555,000.0000	\$555,000.0000
Full Prune per Service Request.						
2	0"-12" Diameter Standard Height	EA	500	\$74.0000	\$37,000.0000	\$37,000.0000
3	13"-18" Diameter Standard Height	EA	1000	\$100.0000	\$100,000.0000	\$100,000.0000
4	19"-24" Diameter Standard Height	EA	3500	\$124.0000	\$434,000.0000	\$434,000.0000
5	25"-30" Diameter Standard Height	EA	2500	\$144.0000	\$360,000.0000	\$360,000.0000
6	31"-36" Diameter Standard Height	EA	100	\$294.0000	\$29,400.0000	\$29,400.0000
7	36"+ Diameter Standard Height	EA	50	\$494.0000	\$24,700.0000	\$24,700.0000
				Subtotal	\$985,100.0000	\$985,100.0000
Crown Raise per Service Request - Hardwood tree						
8	0"-12" Diameter Standard Height	EA	10	\$40.0000	\$400.0000	\$400.0000

Bid Results

Num	Item Code	UOM	Qty	Unit Price	Line Total	Discount	Comment
9	13"-18" Diameter Standard Height	EA	10	\$45.0000	\$450.0000	\$450.0000	
10	19"-24" Diameter Standard Height	EA	20	\$75.0000	\$1,500.0000	\$1,500.0000	
11	25"-30" Diameter Standard Height	EA	20	\$95.0000	\$1,900.0000	\$1,900.0000	
12	31"-36" Diameter Standard Height	EA	20	\$144.0000	\$2,880.0000	\$2,880.0000	
13	36"+ Diameter Standard Height	EA	10	\$224.0000	\$2,240.0000	\$2,240.0000	
				Subtotal	\$9,370.0000	\$9,370.0000	
	Crown Cleaning per Service Request - Hardwood tree						
14	0"-12" Diameter Standard Height	EA	10	\$74.0000	\$740.0000	\$740.0000	
15	13"-18" Diameter Standard Height	EA	10	\$100.0000	\$1,000.0000	\$1,000.0000	
16	19"-24" Diameter Standard Height	EA	20	\$124.0000	\$2,480.0000	\$2,480.0000	
17	25"-30" Diameter Standard Height	EA	20	\$194.0000	\$3,880.0000	\$3,880.0000	
18	31"-36" Diameter Standard Height	EA	20	\$224.0000	\$4,480.0000	\$4,480.0000	
19	36"+ Diameter Standard Height	EA	10	\$274.0000	\$2,740.0000	\$2,740.0000	
				Subtotal	\$15,320.0000	\$15,320.0000	
	Crown Reduction per Service Request - Hardwood tree						
20	0"-12" Diameter Standard Height	EA	10	\$204.0000	\$2,040.0000	\$2,040.0000	
21	13"-18" Diameter Standard Height	EA	10	\$294.0000	\$2,940.0000	\$2,940.0000	
22	19"-24" Diameter Standard Height	EA	20	\$344.0000	\$6,880.0000	\$6,880.0000	
23	25"-30" Diameter Standard Height	EA	20	\$394.0000	\$7,880.0000	\$7,880.0000	

Bid Results

Num	Item Code	UOM	Qty	Unit Price	Line Total	Discount	Comment
24	31"-36" Diameter Standard Height	EA	20	\$444.0000	\$8,880.0000	\$8,880.0000	
25	36"+ Diameter Standard Height	EA	10	\$524.0000	\$5,240.0000	\$5,240.0000	
				Subtotal	\$33,860.0000	\$33,860.0000	
Palm Pruning							
26	Prune Date Palm (Phoenix spp.)	EA	10	\$224.0000	\$2,240.0000	\$2,240.0000	
27	Clean Trunk for Date Palm (Phoenix spp.)	EA	5	\$224.0000	\$1,120.0000	\$1,120.0000	
28	Prune Fan Palm (Washingtonia spp.)	EA	2000	\$64.0000	\$128,000.0000	\$128,000.0000	
29	Clean Trunk for Fan Palm (Washingtonia spp.)	EA	5	\$94.0000	\$470.0000	\$470.0000	
30	Prune all other Palm Species	EA	500	\$64.0000	\$32,000.0000	\$32,000.0000	
				Subtotal	\$163,830.0000	\$163,830.0000	
Tree and Stump Removal							
31	0"-12" Diameter Standard Height	EA	25	\$224.0000	\$5,600.0000	\$5,600.0000	
32	13"-18" Diameter Standard Height	EA	100	\$324.0000	\$32,400.0000	\$32,400.0000	
33	19"-24" Diameter Standard Height	EA	150	\$500.0000	\$75,000.0000	\$75,000.0000	
34	25"-30" Diameter Standard Height	EA	150	\$750.0000	\$112,500.0000	\$112,500.0000	
35	31"-36" Diameter Standard Height	EA	100	\$850.0000	\$85,000.0000	\$85,000.0000	
36	36"+ Diameter Standard Height	EA	30	\$1,000.0000	\$30,000.0000	\$30,000.0000	
				Subtotal	\$340,500.0000	\$340,500.0000	
Tree Removal Only. No Stump Removal.							
37	0"-12" Diameter Standard Height	EA	10	\$224.0000	\$2,240.0000	\$2,240.0000	

Bid Results

Num	Item Code	UOM	Qty	Unit Price	Line Total	Discount	Comment
38	13"-18" Diameter Standard Height	EA	10	\$324.0000	\$3,240.0000	\$3,240.0000	
39	19"-24" Diameter Standard Height	EA	10	\$500.0000	\$5,000.0000	\$5,000.0000	
40	25"-30" Diameter Standard Height	EA	10	\$750.0000	\$7,500.0000	\$7,500.0000	
41	31"-36" Diameter Standard Height	EA	10	\$850.0000	\$8,500.0000	\$8,500.0000	
42	36"+ Diameter Standard Height	EA	10	\$1,000.0000	\$10,000.0000	\$10,000.0000	
				Subtotal	\$36,480.0000	\$36,480.0000	
Stump Removal							
43	Stump Removal per Stump Diameter Inch at Grade	DI	300	\$14.0000	\$4,200.0000	\$4,200.0000	
				Subtotal	\$4,200.0000	\$4,200.0000	
Tree Planting and Staking							
44	15 Gallon (double staked per specs) - Labor, Equipment, Tree and Materials	EA	20	\$194.0000	\$3,880.0000	\$3,880.0000	
45	24 inch Box (double staked per specs) - Labor, Equipment, Tree and Materials	EA	10	\$394.0000	\$3,940.0000	\$3,940.0000	
46	36 inch Box (double staked per specs) - Labor, Equipment, Tree and Materials	EA	5	\$954.0000	\$4,770.0000	\$4,770.0000	
				Subtotal	\$12,590.0000	\$12,590.0000	
General Labor Rates							
47	Rate for 1 Ground-person	HR	1	\$89.0000	\$89.0000	\$89.0000	
48	Rate for 1 Equipment Operator	HR	1	\$89.0000	\$89.0000	\$89.0000	
49	Rate for 1 Trimmer	HR	1	\$89.0000	\$89.0000	\$89.0000	
				Subtotal	\$267.0000	\$267.0000	
Day Rate							
50	Day Rate Service Crew	DAY	1	\$2,136.0000	\$2,136.0000	\$2,136.0000	

Bid Results

Num	Item Code	UOM	Qty	Unit Price	Line Total	Discount	Comment
51	Specialty Equipment Day Rate	DAY	1	\$979.0000	\$979.0000	\$979.0000	
				Subtotal	\$3,115.0000	\$3,115.0000	
Emergency Services							
52	During normal business hours	HR	1	\$300.0000	\$300.0000	\$300.0000	
53	After hours, weekends &/or holidays	HR	1	\$450.0000	\$450.0000	\$450.0000	
				Subtotal	\$750.0000	\$750.0000	
General Arborist Services							
54	Arborist Reports	HR	20	\$174.0000	\$3,480.0000	\$3,480.0000	
55	Level 1, 2, and 3 Risk Assessments	HR	20	\$174.0000	\$3,480.0000	\$3,480.0000	
				Subtotal	\$6,960.0000	\$6,960.0000	
Other Charges							
56	Other Charges (please specify)	LOT	1	\$89.0000	\$89.0000	\$89.0000	Traffic Control (Per Hour)
57	Other Charges (please specify)	LOT	1	\$89.0000	\$89.0000	\$89.0000	Plant Health Care (Per Hour)
				Subtotal	\$178.0000	\$178.0000	
				Total	\$2,167,520.0000	\$2,167,520.0000	



CITY OF RANCHO CUCAMONGA

RFP #19/20-007 CITYWIDE TREE MAINTENANCE SERVICES

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Setting the gold standard.



Tree
Pruning



Tree
Removal



Tree
Planting



GPS Tree
Inventory



Emergency
Response



Plant
Health Care



Page 39 of 525
WCA
Certified



July 23, 2019

City of Rancho Cucamonga
Attn: Procurement Department
10500 Civic Center Dr.
Rancho Cucamonga, CA 91730

RE: RFQ: #19/20-007 Citywide Tree Maintenance Services

Due: Wednesday, July 24, 2019 at 3:00PM

To whom it may concern;

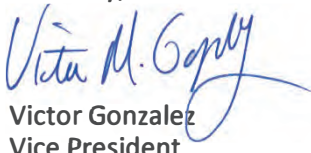
Thank you for allowing West Coast Arborists, Inc. (WCA) with the opportunity to submit a proposal for tree maintenance services for the City of Rancho Cucamonga. WCA is a family-owned and operated company employing over 950 full-time employees providing various tasks to achieve one goal: serving communities who care about trees and landscape. We have reviewed, understand, and agree to the terms and conditions described in this RFP. We also hereby acknowledge that we meet the minimum requirements and responded to each of these requirements to the best of our ability.

WCA's corporate values include listening to customers and employees that will help to improve services offered. By establishing clear goals and expectations for the organization, supporting its diverse teams, and exchanging frequent feedback from customers and employees. WCA's top management team has created a culture where employees become accountable for actions and results.

WCA has a 47-year track record of working for more than 300 California and Arizona municipalities as well as other various agencies. Our company has been in business since 1972 and is licensed by the California State Contractors License Boards under license #366764. We have held this license in good standing since 1978. The license specializes in Class C61 (Tree Service) as well as Class C27 (Landscaping). We currently employ over 80 Certified Arborists and over 140 Certified Tree workers, as recognized by the Western Chapter of the International Society of Arboriculture. WCA is also registered with the Department of Industrial Relations (DIR) for Public Works projects, our registration number is 1000000956. Should we be awarded this project, we shall use full-time, in-house employees; no subcontractors will be used.

Our employees will operate from one of our seven California Offices: Anaheim (Corporate HQ), Fresno, Riverside, San Diego, San Jose, Stockton, and Ventura. For questions related to this proposal and who has the authority to negotiate/present please contact Victor Gonzalez, V.P. Marketing, at (714) 991-1900 or at vgonzalez@wcainc.com. Nick Alago, Area Manager, will be assigned to this project should WCA be awarded a contract. He can be reached at (714) 920-0558 or nalago@wcainc.com.

Sincerely,



Victor Gonzalez
Vice President

3.2

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3.15	COMPANY REFERENCES	See Separate Attachment

Understanding the City's commitment to the residents, we are hopeful to begin a partnership with the City in providing quality tree maintenance & management services.

West Coast Arborists, Inc. (WCA) has a 47-year track record of working for more than 300 California municipalities and various public agencies. Our tree maintenance program includes a well-defined Quality Control Plan, which incorporates certified personnel, safety, pruning specifications, equipment, hours of operation, public relations, traffic control, scheduling of work, computerized billing, and public convenience.

3.3 EXECUTIVE SUMMARY

Our company has been in business since 1972 and is licensed by the California State Contractors License Board under license #366764 with a local office and yard in the Cities of Anaheim, Ontario and Grand Terrace. We have held this license in good standing since 1978. The license specializes in Class CBI (Tree Service) as well as Class C27 (Landscaping). Also, we have an A+ rating from the bonding board. We are a California Corporation with Federal Tax ID Number #95-3250682. We currently employ over 80 ISA Certified Arborists and over 140 Certified Treeworkers, as recognized by the Western Chapter of the International Society of Arboriculture.

In addition to the references listed in our Proposal, we are currently under contract with the Cities of Upland, Fontana, San Dimas, and Claremont, providing various tree maintenance services. We would encourage your agency to contact these Cities or any of the listed references. WCA has reviewed and agrees to the City's specifications for tree care and has no exceptions. The specifications are incorporated in its entirety as part of our proposal and become the Scope of Work for tree care services.

As a result of the recent budget issues, municipalities are being stretched to their financial limits. City and City administrators are faced with budget reductions leading to staff cut backs, decreased levels of service, and antiquated equipment. The resulting trend of lower service levels needs to be turned around. We believe in an Interactive Partnership with the community, where municipalities can confidently rely on WCA to assist them with any of their tree care needs.

Our goals in urban tree care are to extend the life of all trees, safeguard public safety, and produce a reliable source of shade, beauty and the other non-commercial benefits that result from healthy trees in parks and Agency right-of-ways. Obviously, this cannot be accomplished without the City's valued input or without community involvement.

Community: The community consists of everyone that cares about trees. They include residents, business owners, community groups, consumers, schools, and citizen arborists. We believe the community is the actual customer. We strive to provide the highest level of service in the safest manner possible in an effort to create a beautiful environment. In addition, as a valuable resource within the community we are able to offer extraordinary services to the public including, but not limited to, arboricultural education, participation in Arbor Day and other City events, and special community projects.

City Administration: City staff has the very important task of managing trees as an ecosystem, taking into consideration specific biological, social and economic conditions. They must ensure that the best methods of tree care are practiced in the community, that the lives of the trees are extended beyond average, and that the taxpayers receive the most from their investment in trees.

West Coast Arborists, Inc. (WCA): We have the challenge of meeting the community's needs, not only in tree care, but also in other aspects. However, unlike most firms, we believe to be a valuable resource in that we have the qualifications and corporate capabilities to meet the community's needs and beyond. Our Certified personnel ensure the community that the work performed will be in accordance with today's standards. The collection of equipment allows us to dedicate specific pieces to the City. Our support staff aids the field team with information management, which provides communities with a complete, comprehensive urban tree care program.



3.4

EXPERIENCE

WEST COAST ARBORISTS, INC. (WCA) is a family-owned and operated union company employing over 950 full-time employees providing tree maintenance and management services. We are proudly serving over 300 municipalities and public agencies. We provide superior and safe tree care operations seven days a week, 24 hours a day throughout California and Arizona.

COMPANY INFORMATION

President: Patrick Mahoney
Organization Type: Corporation
Established: 1972
Federal Tax ID: 95-3250682
DIR Registration: 1000000956
Members of Laborers' Union: LiUNA!

CORPORATE OFFICE

2200 E. Via Burton St.
Anaheim, CA 92806

REGIONAL OFFICES

Fresno, CA
Phoenix, AZ
Riverside, CA
Sacramento, CA
San Diego, CA
San Jose, CA
San Francisco, CA
Stockton, CA
Ventura, CA

CONTRACT ADMINISTRATION

Victor Gonzalez, Vice President
Corporate Office
Phone (714) 991-1900
Fax (714) 956-3745
Email: vgonzalez@wcainc.com

FIELD MANAGEMENT

Nick Alago, Area Manager
21718 Walnut Avenue
Grand Terrace, CA 92313

Phone (714) 920-0558
Fax (714) 936-0377
Email: nalago@wcainc.com

EMERGENCY RESPONSE 24/7

866-LIMB-DOWN

OUR VISION

As a corporate citizen, WCA's responsibility and accountability are to the communities where we do business. We hold ourselves to the highest standards of ethical conduct and environmental responsibility, communicating openly with our customers and the communities in which we work. It is our goal and vision to lead the industry in state-of-the-art urban tree care and management services.

Tree care professionals serving communities who care about trees.

100% CUSTOMER SATISFACTION

Customer satisfaction is our top priority. We guarantee your complete satisfaction with every facet of our services. Our dedication to customer service has earned WCA a reputation unrivaled in the industry for dependability, integrity, quality and courtesy. We authorize our employees to do whatever is necessary to achieve the highest quality results. We know that high quality work saves our customer's valuable time and is far more cost effective if we do our work properly the first time. We are committed to courteous and prompt customer service to fully resolve any issue.



80+ ISA Certified Arborists



40+ Years Experience (Similar Size & Scope)



950+ Qualified Employees



Less than 2% turnover ratio for service staff



Local Office & Nursery (Grand Terrace & Ontario)



1500+ Pieces of Equipment (Owned)

CORPORATE CAPABILITIES

West Coast Arborists, Inc., is committed to successfully completing each project in accordance with the specifications, budget, schedule and with the highest quality of service. Our customers' satisfaction is a direct result of our means to carry out each project. Listed below are some of our corporate capabilities, which not only provide a sense of comfort and confidence to our customers, but also assure them of our continuous ability to carry out the duties of managing their urban forest.

- In business continuously and actively since 1972
- Contractor's License C61/D49 & C27
- Over \$8,500,000 line of credit available
- Bonded by CBIC, an A+ rated company
- 950+ employees
- 300+ contracts with public agencies
- 80+ Certified Arborists
- 140+ Certified Treeworkers
- Drug-free workplace
- 14,000 sq. ft. company-owned Headquarters (Anaheim)
- Department of Agriculture Nursery license
- Avg. 500,000 trees **pruned** annually over past 3 years
- Avg. 18,000 trees **removed** annually over past 3 years
- Avg. 14,000 trees **planted** annually over past 3 years
- Avg. 250,000 trees **inventoried** annually over past 3 years
- Federal Tax ID #95-3250682, current on all taxes and fillings with state and federal government
- Sales volume over \$100 million annually
- Fleet of 1,500+ pieces of equipment



Active Memberships:

Tree Care Industry Association (TCIA)

- International Society of Arboriculture (ISA)
- League of California Cities (LCC)
- California Parks & Recreation Society (CPRS)
- Association of California Cities- Orange County (ACCOG)
- Maintenance Superintendents Association (MSA)
- California Landscape Contractors Association (CLCA)
- Street Tree Seminar (STS)
- California Urban Forest Council (CaUFC)
- American Public Works Association (APWA)



State of California
Department of Industrial Relations

Contractor Information

Legal Entity Name
Corporation
Active
1000000956
07/01/19
06/30/22
2200 E. VIA BURTON ANAHEIM 92806 CA United States of America
2200 E. VIA BURTON ANAHEIM 92806 CA United States of America
vgonzalez@wcalinc.com
License Number (s)
CSLB:366764

WEST COAST ARBORISTS, INC.



RFP #19/20-007 for City Tree Maintenance Services

Disclosures

3.4 If the firm is involved in any pending litigation that may affect its ability to provide its proposed solution or ongoing maintenance or support of its products and services.

A Large, mature Eucalyptus tree uprooted and struck bystanders at a City of Whittier park while taking photos under the tree. Several people were injured, and one death occurred as a result of the fallen tree. Currently there are 22 plaintiffs. The case is in the beginning phases and has just been transferred to the Norwalk court jurisdiction. WCA was pulled in as a cross-complaint from the City of Whittier.

Case No. BC656449 - Mojarro, et al. v. City of Whittier, et al.

Case No. BC666844 – Stephanie Oviatt v. City of Whittier, WCA



Patrick Mahoney, President

7/23/19

Date



3.6

STAFF BIOGRAPHIES



Staff members have diverse educational backgrounds including accounting, business administration, engineering, and forestry.

INTRODUCTION

West Coast Arborist's (WCA) is a company comprised of a management team and a safety committee. Staff members have diverse educational backgrounds including accounting, business administration, engineering and forestry.

WORK FORCE

WCA actively maintains ongoing processes to assure that only qualified and competent staff provides safe and quality tree maintenance services. These skilled employees can only be achieved through both training and work experience. We believe that essential experience should always be obtained through qualified supervision; this includes both basic and extended skills. WCA makes every attempt to ensure that this is undertaken before performing work, leading a crew, or career advancement. The work performed on this contract is routine, recurring and usual. The work includes watering, trimming, pruning, planting, removal and replacement of trees and plants, and servicing of irrigation. The rates included in the Cost Proposal are based on the current prevailing wage determination for "Tree Maintenance (Laborer)."

CERTIFICATION

WCA encourages its employees to get certified through the International Society of Arboriculture, in an effort to raise the standard of professional tree care companies. This standard exemplifies our company's commitment to providing customers with competent, knowledgeable certified workers. WCA employs a large number of ISA Certified Arborists and ISA Certified Tree Workers.

CREW EVALUATION

WCA employees are evaluated through an internal mechanism supervised by our Management Team. Each employee performs their duties according to a criteria-based job description that reflects safety, quality workmanship, productivity, appropriateness of care, problem solving and customer service. A performance appraisal is conducted for each employee upon completion of the probationary period and at least annually thereafter. Each worker is also required to complete a competency assessment and orientation upon hire and annually thereafter in selected areas to assure that ongoing requirements are met and opportunities for improvement are identified.

UPPER MANAGEMENT TEAM

From marketing, contract administration, field and fleet management, to information technology, our Upper Management Team is involved in the day-to-day operations supporting each Project Team and Customer to ensure the highest quality of tree care is being achieved in the industry.

PROJECT TEAM

NICK ALAGO, PROJECT MANAGER

ISA Certified Arborist #WE 4396 AU • TCIA Certified Arborist #250 • TLC Wildlife Aware • NCCCO Certified Crane Operator

Mr. Alago has been with WCA since 1999. He has nearly 35 years experience in the arboriculture field. He is responsible for estimating, scheduling, contract administration, personnel and daily operation. He is responsible for field operations, customers service, and management of crews throughout the Inland Empire. Through his employment he has gained valuable experience in computer estimating, tree inventory systems, and costing programs which are essential in the efficient operation of tree crews. Nick was recently recognized as WCA, Inc. Area Manager of the Year for FY 17-18.

ALONSO GARCIA, SUPERVISOR

ISA Certified Arborist #8499A • TCIA Safety Professional #301

As Site Supervisor, Alonso is a full-time employee who has worked for WCA, Inc. since 1997. He is responsible for reviewing the day's activities, assisting the Area Manager in scheduling, and ensuring proper safety procedures are being followed. As the Supervisor, he speaks fluent English and will communicate with City officials and other interested parties on a daily basis. Reports and resolves malfunctions, damage, or industrial injury. He also assists in employee training programs, maintains records, and files daily reports and receipts.

VALERIE RODRIGUEZ, CUSTOMER SERVICE REPRESENTATIVE (CSR)

Valerie has been with WCA, Inc. since 2002, as the CSR (Customer Service Representative) she is responsible for providing support to the Area Manager, Site Supervisors and crew. She is to act as a liaison between the company and it's clients as well as the general public. Valerie is responsible for responding to customer service inquiries and facilitating contracting functions, such as: mapping, underground service alert, data entry, field book preparation, list preparation, etc.

ERNESTO MACIAS, SAFETY MANAGER

ISA Certified Arborist #WE 7120AUM • TICA Safety Professional #1115

Ernesto has been with WCA, Inc. since 2011, his primary responsibility is to ensure safety company-wide which includes the development, implementation and review of the company's in-house training programs, crew safety audits, and the company's Injury & Illness Prevention Program.

TIM CROTHERS, PLANT HEALTH CARE MANAGER

ISA Board Certified Master Arborist WE 7655 BUM • DPR Qualified Pest Control Applicator #145321 QAL Category B & D

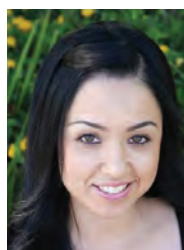
Tim as been with WCA since 2012. Our PHC program is managed in-house; there is no subcontracting. Staff is licensed by the CA Dept. of Pesticide Regulation. Our program goes beyond standard chemical applications as we expanded our services to include an Integrated Pest Management program. Inspection, diagnosis and treatments are available as needed.



Nick Alago, Project Mgr.



Alonso Garcia, Supv.



Valerie Rodriguez, CSR



Ernesto Macias, Safety Mgr.



Tim Crotters, PHC Mgr.

Patrick Mahoney, President



Rose Epperson, Vice President



Chris Crippen, VP IT



Andy Trotter, VP Field Operations



Jason Pinegar, Regional Manager



Richard Mahoney, Vice President

Debbie DePasquale, VP Contract Services

Victor Gonzalez, VP Marketing

Randy Thompson, VP Operations



766

Field Employees

LiUNA!

In partnership with the Laborer's International Union of North America
Higher Standards + Exemplary Training = Superior Employees

ISA Certified

81

Arborists

5

Board Certified Master Arborists

142

Tree Workers

WCA staff is trained to design and implement Traffic Control Plans.

ATSSA



1

Certified Urban Forester

74

WCA Certified Utility Line Clearance Workers

18

ISA Certified Utility Specialists

25

TCIA Certified Tree Care Safety Professionals

8

ISA Municipal Specialist

1

Nursery in Placentia & Dedicated Manager

6

Information Technology Specialists

75

Fleet Mechanics

16

NCCCO Certified Crane Operators

Unique Capabilities

PHC

WCA has developed an exemplary Plant Health Care Program that goes beyond standard chemical applications.

CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION

2

Advisors

10

Applicators



WILDLIFE PROTECTION

WCA's VP of Field Operations is a key contributor in identifying and developing the first ever Best Management Practices guidelines for Tree Care for Birds and Other Wildlife.



70

WCA has 70 staff members certified through the Wildlife Aware and Wildlife Training Institute.

Board Certified Master Arborists

Michael Palat WE 6541 BUM
Kelley Gilleran WE 7061 B
Tim Crothers WE 7655 BUM
Cris Falco WE 7490 B
Glenn Reeve WE 10177 B

ASCA Consulting Arborist

Michael Mahoney, ASCA Consulting Academy #0022/ Registered Member #353 • WC 0216 A • BA CSUF
Mr. Mahoney has over thirty-six years in practical and management experience in arboriculture and urban forestry; 20 years full-time as an arboriculture practitioner; 5 years full-time as manager of large arboricultural contracting firm; 5 years full-time as CEO of arboricultural and urban forestry consulting firm; 6 years full-time as an independent arboricultural and urban forestry consultant. Approximately 45 hours credit, annually, arboricultural continuing education.

WCA's ISA Certified Arborists

Employee Name	Cert #	Employee Name	Cert #
ADAN BALTAZAR REYNAGA	WE-7786AT	JESUS RAYA	WE-3449A
AL EPPERSON	WE-0719A	JOEL LOPEZ	WE-10871A
ANDREW R. TROTTER	WE-0642A	JOHN LEE PINEDA	WE-10367A
ARLENE BISCAN	WE-9806A	JORGE MAGANA	WE-3460A
BENJAMIN EUGENE BORDSON	WE-10777A	JOSE A. GONZALEZ MENDEZ	WE-6475A
BRIAN C. KIRKEGAARD	WE-10476A	JOSE M. CORTEZ TORRES	WE-8539A
BRIAN M. KOCH	WE-0341A	JOSE M. CHAVARRIA MANZO	WE-11210AT
CALVIN F. HAUPT	WE-7634A	JOSE MANUEL PEREZ	WE-0818A
CARLOS BRACAMONTES	WE-8557A	JOSEPH BARTOLO	WE-2034AU
CHARLES PATRICK MADSEN	WE-0462A	JOSEPH NICK ALAGO	WE-4396A
CORINNE GRUNDER BASSETT	WE-11625A	JUAN ORTIZ	WE-8514A
CRISTAN ANGELO FALCO	WE-7490A	JUAN C. IXTA	WE-10144A
CURTIS PATRICK WORTH	WE-10972A	JUSTIN LEE MENZEL	WE-11756A
DANIEL CHAVARRIA	WE-10292A	KELLEY LEWIS GILLERAN	WE-7061A
DANIEL MAHONEY	WE-10434A	KRIS BURBIDGE	WE-9566A
DAVID COOPER	WE-0497A	LEONEL CORTEZ	WE-8625A
DEBORAH DEPASQUALE	WE-3812A	LORENZO PEREZ	WE-7443A
EDUARDO VARGAS	WE-11058AT	MANUEL BRIANO	WE-8791A
ELOY MARQUEZ	WE-11566AT	MARCO A. PADILLA JIMENEZ	WE-8621A
ERICK SERRANO	WE-6750A	MARIA MUNOZ-CAMPOS	WE-8267A
ERNESTO J. F. MACIAS	WE-7120A	MATED ARVIZU	WE-10151A
EUGENE BARRIENTOS	WE-8701A	MICHAEL W. PALAT	WE-6541A
FELIX HERNANDEZ	WE-2037A	NESTOR VALENCIA	WE-11359A
GERARDO PEREZ	WE-9131AT	PATRICK D. MAHONEY	WE-1172A
GERARDO MARTINEZ GARCIA	WE-11358A	RANDY J. THOMPSON	WE-1043A
GLENN D. WHITLOCK REEVE	WE-10177A	REBECCA A. MEJIA	WE-2355A
GONZALO REGALADO	WE-9952A	RENE ROSALES	WE-7941AT
HECTOR MONTES	WE-8079A	RICHARD R. MAHONEY	WE-1171A
HERMINIO PADILLA	WE-7552A	ROBERT D. THOMPSON	WE-0915AU
HUGO ANGEL RINCON	WE-8710A	RODNEY LYNN MORGAN	WE-9546A
IGNACIO LOPEZ	WE-7329A	ROSE M. EPPERSON	WE-1045A
ISIDORO ESTRADA BARBOZA	WE-11685A	SEAN PATRICK SULLIVAN	WE-10050A
J. ALONSO GARCIA-LOPEZ	WE-8499A	SHAWN A. GUZIK	WE-3182A
JAIME ROGELIO HERNANDEZ	WE-5297A	STEFAN B. KALLENBERG	WE-10730A
JAMES CHARLES WORKING	WE-1592A	STEPHEN GLENN DAVIS JR	WE-10894A
JAMES PAUL SPECK II	WE-10858AT	STEVE B. HUNT	WE-1044A
JARED LEE MAYSEY	WE-11510A	TIMOTHY CROTHERS	WE-7655A
JASON PINEGAR	WE-2039AU	VICTOR M. GONZALEZ	WE-7175A
JASON ROSS DAVLIN	WE-7628A	WALLACE BURCH	WE-0713A
JEFFERY B. WILLIAMS	WE-1100A	WILLIAM STEVE PONCE	WE-6461A

JOSE INEZ MANGILLA	WE-10983T	JULIO C. GARCIA VAZQUEZ	WE-11175T
JOSE JUAN PEREZ	WE-11246T	KYLE JAMES VIGNEAU	WE-10962T
JOSE LUIS DELREAL	WE-11231T	LEONARDO RAMOS	WE-11264T
JOSE M. CORTEZ TORRES	WE-8539AU	LEONEL CORTEZ	WE-8625AT
JOSE M. MUNIZ GARCIA	WE-11686T	LETUSA MUAU JR	WE-11021T
JOSE M. CHAVARRIA MANZO	WE-11210T	LORENZO PEREZ	WE-7443AT
JOSE MANUEL PEREZ	WE-0818AT	LUIS A. MUNOZ RAMIREZ	WE-11023T
JOSE R. GRANADOS	WE-11186T	LUIS P. PEREZ	WE-11245T
JOSEPH ANTHONY NUNN	WE-11034T	MANUEL BARRAGAN	WE-10925T
JUAN BECERRA	WE-10932T	MANUEL BRIANO	WE-8791AT
JUAN MARQUEZ	WE-10987T	MARCO A. PADILLA JIMENEZ	WE-8621AT
JUAN ORTIZ	WE-8514AT	MARCO ANTONIO VERGARA	WE-11065T
JUAN TELLEZ TAPIA	WE-11137T	MARCOS RICHARD-MARTINEZ	WE-10989T
JUAN AMADOR ARCE	WE-11480T	MARCOS GAMINO	WE-11482T
JUAN C. PENIA-ARIAS	WE-11327T	MARTIN BARRERA	WE-10928T
JUAN CARLOS MORA	WE-11019T	MATED ARVIZU	WE-10918T

WCA's ISA Certified Tree Workers

Employee Name	Cert #	Employee Name	Cert #
ADAM RODRIGUEZ	WE-11281T	FELIX HERNANDEZ	WE-2037AT
ADAN BALTAZAR REYNAGA	WE-7786AT	FRANCISCO LOPEZ	WE-10952T
AGUSTIN LOZANO	WE-11306T	FRANCISCO RAMIREZ	WE-11259T
ALEJANDRO VALENZUELA	WE-11674T	FRANCISCO VILLANUEVA	WE-10965T
ALFREDO ANGEL LOPEZ	WE-11334T	FRANCISCO URENA JIMENEZ	WE-11075T
ANDRES ROMAN	WE-11285T	GABRIEL GAMINO	WE-11167T
ANTONIO CASTELLANOS	WE-11203T	GABRIEL MERCADO RUIZ	WE-11568T
ANTONIO GRADILLA	WE-11185T	GERARDO PEREZ	WE-9131AT
ANTONIO GARCIA CONTRERAS	WE-11173T	GERARDO A. ORDUND	WE-11036T
ARIEL ALONSO	WE-10906T	GERARDO MARTINEZ GARCIA	WE-10997T
ARMANDO SOTO	WE-11131T	GLENN D. WHITLOCK REEVE	WE-10177ATM
ARMANDO O. LOPEZ	WE-10953T	GONZALO REGALADO	WE-9952AT
AUDOMARO CORRAL	WE-11220T	HECTOR MONTES	WE-8079AUT
AURELIO COVARRUBIAS	WE-11629T	HERIBERTO CORONEL WENCESLAD	WE-11218T
AURELIO PAZ-GUZMAN	WE-11084T	HUGO ANGEL RINCON	WE-8710AT
BRIAN C. KIRKEGAARD	WE-10476AT	HUMBERTO CHAVARRIA	WE-11207T
CARLOS IXTA	WE-11106T	ISAIAS MACIAS	WE-10979T
CARLOS RAMOS	WE-11263T	ISRAEL A. RAMIREZ	WE-11567T
CELEDONIO R. MANZANO OLEA	WE-10984T	J. REFUGIO ESCAMILLA	WE-11153T
CELESTINO PEREZ	WE-11243T	J. SOCORRO GARCIA	WE-11172T
CESAR WENCESLAD	WE-10968T	JAIME ROGELIO HERNANDEZ	WE-5297AT
CESAR G. VALENZUELA REYES	WE-11076T	JAMES CHARLES WORKING	WE-1592AT
CHARLES F.M. INSCO	WE-11368T	JEFFERY B. WILLIAMS	WE-1100AT
CURTIS PATRICK WORTH	WE-10972AT	JESUS RAYA	WE-3449AT
DANIEL CHAVARRIA	WE-10292AT	JESUS A. MONTES	WE-11014T
DANIEL RIVAS	WE-10850T	JESUS M. SARABIA PENIA	WE-11450T
DANIEL GEORGE POTTS	WE-11534T	JOEL LOPEZ	WE-10871AT
DANIEL J. KNUSTEN JR	WE-11715T	JOEL MARTINEZ	WE-10992T
DANNY AVITIA	WE-11638T	JOEL ORTIZ	WE-11039T
DELFINO AGUILAR-MORALES	WE-10900T	JOEL M. RIVERA	WE-11273T
DEMETRIO LIRA	WE-11323T	JOHN LEE PINEDA	WE-10367AT
DEMETRIO OSEGUERA	WE-11043T	JORGE ARREDOLA-HERNANDEZ	WE-11321T
EDIBERTO SERNA SALAZAR	WE-11051T	JORGE DUENAS	WE-11144T
EDUARDO AVILA	WE-10812T	JORGE JIMENEZ	WE-11100T
EDUARDO MARTINEZ BECERRA	WE-10991T	JOSAFAT MONTOYA	WE-11015T
EDUARDO VARGAS	WE-11058T	JOSE AGUAYO	WE-10899T
ELIGIO IBARRA CARDOSO	WE-11197T	JOSE JIMENEZ	WE-11080T
ELOY MARQUEZ	WE-11566T	JOSE JIMENEZ HERNANDEZ	WE-11113T
ENRIQUE SANDOVAL	WE-11302T	JOSE VEGA	WE-11062T
ERNESTO GONSALEZ	WE-11461T	JOSE A. ALVAREZ	WE-10908T
EUGENE BARRIENTOS	WE-8701AUT	JOSE A. GONZALEZ MENDEZ	WE-6475AT
FAUSTO GUZMAN	WE-11083T	JOSE ABEL CANCINO	WE-11192T
FELIX GARCIA	WE-11170T	JOSE AGUSTIN CARRILLO	WE-11200T
MELCHOR LEMUS	WE-11237T	JOSE F. ORELLANA	WE-11483T
MICHAEL LOUIS YOUNG	WE-11687T	ROBERT JAY ADDISON JR	WE-10898T
MIGUEL AYALA	WE-10924T	RODNEY LYNN MORGAN	WE-9546AUT
MIGUEL MACIAS	WE-10978T	ROMUALDO GAETA LUNA	WE-11165T
NELSON R. AGUIRRE	WE-10901T	SALOMON SILVA	WE-11053T
OSCAR IGNACIO RIVERA	WE-11424T	SALUSTIO SANCHEZ	WE-11462T
PEDRO CUEVAS	WE-11765T	SAMUEL JIMENEZ	WE-11109T
PEDRO GARCIA	WE-11168T	SANTOS MACIAS LEMUS	WE-10980T
PEDRO SANDOVAL	WE-11301T	SERGIO LOPEZ-RIVERA	WE-10957T
PEDRO ALTAMIRANO	WE-11095T	STEFAN B. KALLENBERG	WE-10730AT
RAMON ZUNIGA GOMEZ	WE-10977T	STEPHEN GLENN DAVIS	WE-10894AT
RANULFO PERALTA CASTANEDA	WE-11202T	STEVE B. HUNT	WE-1044A
RAUL MANZO HERNANDEZ	WE-10985T	VENTURA GOMEZ	WE-11180T
RAUL TELLEZ TAPIA	WE-11138T	WALLACE BURCH	WE-0713AT
RAYMUNDO GUTIERREZ	WE-11080T		
RENE ROSALES	WE-7941AT		

PRUNE CLASSIFICATIONS

Grid Prune- Grid tree pruning is based on pruning in pre-designed districts, or grids on a set cycle and includes all trees (small, medium and large-sized.) Pruning will include structural pruning, crown raising, and crown cleaning in accordance with the standards set forth by the International Society of Arboriculture Pruning Standards (Best Management Practices) and shall have no more than 25% of the live foliage removed at a given time.

Full Prune/Crown Reduction- Crown reduction is performed when conditions within the crown of a hardwood tree are such that the entire tree needs to be reduced. A full prune is recommended when the primary objective is to maintain or improve tree health and structure, and includes pruning to reduce overall canopy mass and excessive wood weight. Trees that are identified for a full prune shall have more than 25% of the live foliage removed at a given time.

Service Requests

A Service Request Prune includes tree maintenance services on designated tree(s) as ordered by the Agency Arborist or designee. Pruning may include structural pruning, crown raising, crown cleaning or pruning to reduce/restore the crown. Whichever work type is ordered by the Agency, pruning will be performed in accordance with the standards set forth by the International Society of Arboriculture Pruning Standards and the Best Management Practice, Tree Pruning Guidelines. Work assignments from the Agency may require mobilization from one tree site to another within the Agency.

Line Clearance

Trees that interfere or have the possibility of interfering with utility lines will be trimmed in a manner to achieve the required clearances as specified and in accordance with the California Public Utilities Commission. It is our goal to protect the current health and condition of the tree and to maintain its symmetry and direct growth away from the utility lines.

Small Tree Care

Proper pruning and care during the early stages of the tree's life will save money in the future, and create a safer, more beautiful, healthy, easy-to-maintain tree. We believe that tree care that is performed early will affect its shape, strength and life span. Our specialized small tree care team consists of certified personnel trained to perform the following:

- Selective structural pruning
- Removal of dead, interfering, split and/or broken limbs
- Pre-conditioning the water retention basin built around the tree
- Staking or re-staking
- Adjusting tree ties
- Adjusting trunk protectors
- Weed abatement

A

SERVICES APPROACH

Palm Trunk Skinning

Palm tree skinning consists of the removal of dead frond bases (only), at the point they make contact with the trunk without damage to the live trunk tissue.

Root Pruning

We strongly recommend against any root pruning, however, should the Agency elect to proceed, we recommend that it be done no closer than 3 times the diameter of the trunk. Roots will be pruned to a depth of approximately 12 inches by cleanly slicing through the roots, so as not to tear or vibrate the root causing damage to the tree. The excavated area will be backfilled with native soil and debris will be hauled away.

Tree Removal Operations

With a minimum of 48 hours advanced notice, WCA will inform Underground Service Alert (USA) of the location of work for the purpose of identifying any and all utility lines. The removal process consists of lowering limbs delicately onto the ground to prevent any hardscape damage. Immediately following the removal, the stump will be ground down, if ordered to do so and with proper USA notification.

Tree Planting

We can replace trees that have been removed and plant new trees in accordance with specifications. We are prepared financially and logistically to acquire and purchase selected tree species for tree planting. At a minimum of 48 hours in advance we will inform Underground Service Alert (USA) of the location of work for the purpose of identifying any and all utility lines. A well-trained planting team will perform the soil preparation and installation of the tree.

Tree Watering

Tree watering will be performed by a full-time, WCA team member on various routes, when requested by the Agency. This team will also be responsible for reporting special care needs to the small tree care team. This could include reporting weeds, soil that has settled, and/or staking and tying needs.

Emergency Response

We are prepared for emergency calls 24 hours a day, 7 days a week, including holidays. The toll free number is 866-LIMB-DOWN (866-546-2369). This number will be provided to the Agency, Police Department and/or Fire Department. Our emergency response team will do what is necessary to render the hazardous tree or tree-related condition safe until the following workday.

Crew Rental

Due to our vast amount of resources, including our specialty equipment and qualified personnel we are able to extend our commitment to our customers by providing various miscellaneous services outside of the most common tree maintenance services:

- Flag hanging
- Holiday light installation
- Changing ball park lights
- Misc. use of aerial towers and cranes (including equipment rental)
- Crown reduction
- Crown restoration

Arborist Reports

We have full-time Certified Arborists on staff that can prepare detailed arborist reports, tree evaluations and site inspections based on your specific needs. Reporting can be generated for one tree or an entire selection and is handled on a case-by-case basis.

Plant Health Care

Tim Crothers, Plant Health Care Manager

- ISA Board Certified Master Arborist WE-7655 BUM
- DPR Qualified Pest Control Applicator #145321
- QAL Category B & D

Our PHC program managed by Tim Crothers goes beyond standard chemical applications. We have developed an efficient Integrated Pest Management Program (IPM) that requires diagnosis before treatment. WCA is staffed with licensed applicators and advisors that are environmentally conscious as well as compliant with the California Department of Pesticide Regulation. This service allows us to provide you with:

- Proper diagnosis based on on-site inspection with laboratory testing when necessary
- Proactive and preventative recommendations that reduce the amount of potential pest and disease issues
- Follow-up evaluations to ensure that the recommended treatments result in a healthy and balanced urban forest

Shot Hole Borer

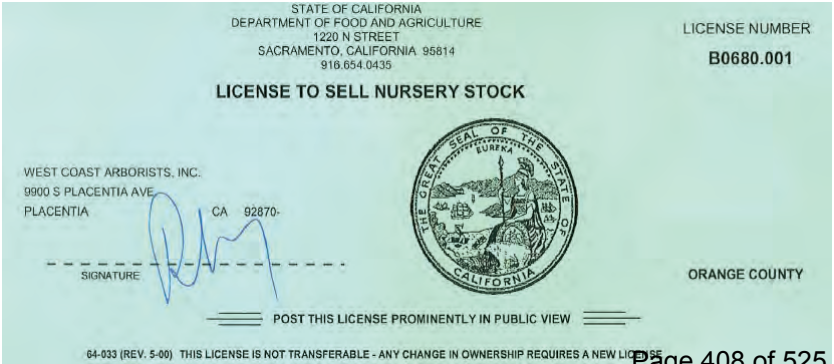
They Polyphagous Shot Hole Borer (PSHB) is a new pest in Southern California. This boring beetle drills into trees and brings with it a pathogenic fungus (*Fusarium euwallacea*), as well as other fungal species. When heavily infested, the resulting Fusarium causes the decline and death of trees. Over 120 different tree species are affected in Southern California and over 30 reproductive hosts are of high concern. As tree care professionals, we have a responsibility to understand and report when we see a tree we are working on infested with PSHB

ABILITY TO ACQUIRE, PURCHASE & STAGE TREES

Cities expect the highest quality of new trees, proven varieties and an organization with the knowledge and skills to provide them with the latest and most reliable information available related to tree planting. By meeting these expectations, we’re able to contribute to the success of reforestation projects within communities. In order to complete successful tree planting programs, cities can rely on us to locate, acquire and purchase different tree species.

As part of our Corporate Capability, we are financially able to purchase large quantities of trees for planting projects. Being familiar with over 50 nurseries in California, allows us to obtain the best tree available from a broad and plentiful stock. The process by which we obtain trees is quite simple: First, we utilize our database of nurseries, and contact several of them requesting specific trees with their prices.

Upon locating the availability of trees, we then perform a tree pre-inspection at the nursery. When time is of the essence, nurseries will provide us with photos either by mail or by e-mail for our review. Once the trees are purchased, and depending on the size of the project, we have them delivered to our facility in Placentia, Brea, or if possible, at a staging area within the Agency. It is through this process that we have planted an average of 14,000 trees for all of our customers each year during the past three years.



GREEN WASTE

WCA’s commitment to be a socially responsible corporate partner to our customers and communities is exemplified in our Recycling Program. With the steadily-increasing concern for the ecological health of our communities, WCA has embarked on a landfill diversion process where all material is taken to recycling facilities where it is used in the production of soil amendments. We are committed to taking all recyclable materials removed from the trees trimmed for the duration of this project to a recycling center for processing. Verification of amounts recycled will be obtained and reported by WCA via ArborAccess for the purpose of meeting the goals of the State for reducing landfill usage.



MULCH is made from coarse ground branches and leaves. It should be spread on the ground at a rate of six to twelve inches for best effect. Fresh mulch will deplete nitrogen from the surface of the soil which will reduce unwanted weeds. Once the mulch has decayed, it returns nitrogen which helps build the quality of soil for plants. A large amount of tree debris is processed by WCA and used in large scale mulching projects for establishing native plants in open space areas.

COMPOST is made from fine ground branches, leaves or other organic material. When mixed with oxygen and water, the organic material will decay or “compost.” A finished compost is excellent for turning into the top layer of soil and will add nitrogen and increase the water holding capacity of soil. You can make compost at home in a pile in your yard or in a bin that you make or purchase. Large scale composting is done at regional recycling facilities.

FIREWOOD is traditionally the most common use of large branches and logs. Firewood is used to heat homes during winter months. WCA takes logs to a yard in Irvine where a firewood retailer splits and resells the firewood to local residents.

LOGS TO LUMBER is an old idea with a new approach by converting Agency trees into usable lumber. WCA worked on a twelve month trial program with the California Department of Forestry and Fire Protection to create an environmentally sound and socially responsible alternative to importing lumber from other areas, reducing our demand on trees from natural forests.

LOGS TO LUMBER

Recycling the Urban Forest



WCA

WCAINC.COM



“Logs to Lumber” evolved from a 12-month trial program where West Coast Arborists, Inc. (WCA) worked with the California Department of Forestry and Fire Protection (CDF).

The Goal

is to create an environmentally sound and socially responsible alternative to importing lumber from other areas and to reduce the demand on trees from natural forests.

Reducing

waste from the urban forest.

Converting

trees removed into useable lumber.

Assisting

with landfill diversion (AB939).

Giving

back to the Community!

The program proves to be successful and now WCA transports suitable logs to our wood recycling center, Woodhill Firewood.



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IMPLEMENTATION PLAN

To ensure the quality of work and the level of service expected, WCA abides by a well-defined quality control plan that incorporates the following:

- Certified personnel
- Safety
- Pruning specifications and guidelines
- Sound equipment
- Public relations
- Proper traffic control
- State-of-the-art communication systems

Special shifts including weekends and evenings can be arranged in accordance with the Agency's specifications.

Project/Area Manager: NICK ALAGO

ISA Certification #WE 4396-AU

ISA Tree Risk Assessment #E1083

TCIA Certified Arborist #250

TLC Wildlife Aware

The project Area Manager will be the central point of contact and will work cooperatively with Agency staff, local residents and business owners, etc. The Area Manager will provide overall field supervision and crew management.

Daily Management

Daily management will consist of, but not be limited to:

- Email notification complete with location, crew, equipment type, and work description
- Supervise crew personnel to insure proper pruning standards are followed in a safe manner
- Traffic control setup and maintenance of work zone
- Ensure work area is left free of debris at the end of shift
- Maintain record of work completed each day
- Maintain good public relations at all times
- Provide immediate notification to Agency Inspector upon damage of personal property including a plan for corrective measures to take place within 48 hours

Weekly Management

Weekly management will consist of, but is not limited to:

- Weekly inspection of work completed
- Meet with the Agency to review work schedule and progress
- Insure standards of pruning are performed in accordance with Agency specifications
- Maintain open communication with the Agency Inspector and field crew



Scheduling of Work

The Area Manager is responsible for scheduling work which shall conform to the Agency's schedule of performance. We recommend equal distribution of work throughout the course of the fiscal year. Notifications will be provided to residents prior to the start of pruning operations in said area. All work will be performed in a cooperative manner as to cause the least amount of interference or inconvenience.

Public Notification

Upon Agency staff approval, WCA will post a door hanger notice prior to commencement of grid pruning (within 24-48 hours). After tree plantings, door hangers will be provided to residents instructing them on the proper care for their newly planted tree. For more comprehensive outreach we can also submit a press release for special projects or routine maintenance. The Agency may modify the procedures and materials to which we notify residents.

Communication Systems

Our use of modern and reliable communication systems affect our daily job performance by increasing our efficiency. Management and Field Personnel utilize smart phones as both navigational and communication devices in the field. Smart phones have proven to be a convenient method to input data as related to tree inventories, daily work records, timesheets, photos, and billing information; eliminating the need to handwrite data and improving customer service by minimizing response time.

Permits and Licensing

WCA will procure a City Business License as necessary and any "no-fee" permits prior to commencement of work. Permits (i.e., encroachment, traffic control, etc.) requiring fees will be charged back to the Agency.

Right-of-Way

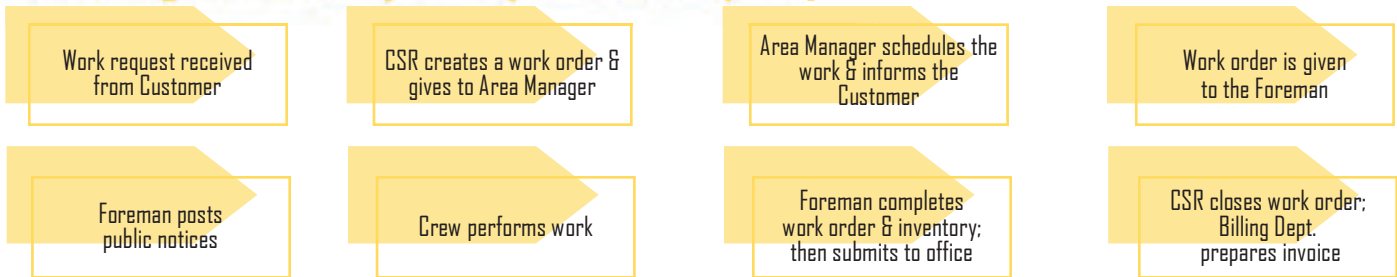
All work will be performed in the public right-of-way. Employees will not utilize private property for eating, breaks or any other reason or use water or electricity from such property without prior written permission of owner.

Cooperation and Collateral Work

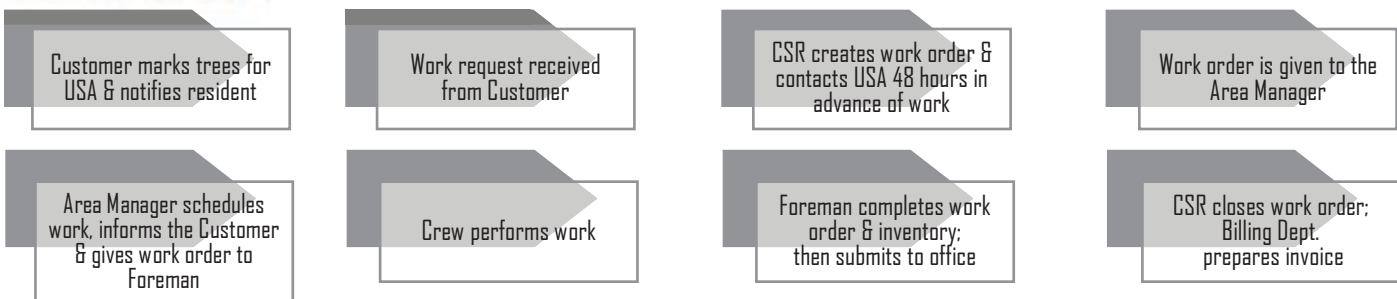
WCA will give right to operate within the project to the Agency workers and/or other contractors, utility companies, street sweepers, and others as needed in a cooperative effort to minimize interference in daily operations.

WORKFLOW TIMELINE

Grid Pruning Flowchart (Completion dependent on tree quantity)



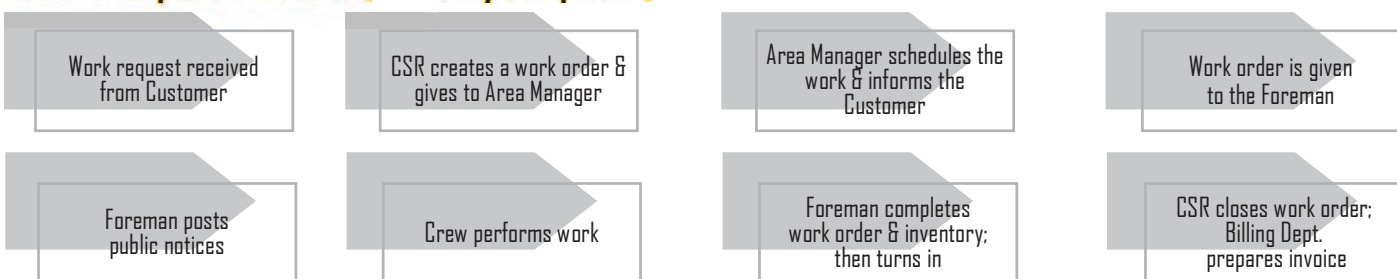
Removal Flowchart (15-30 day Completion)



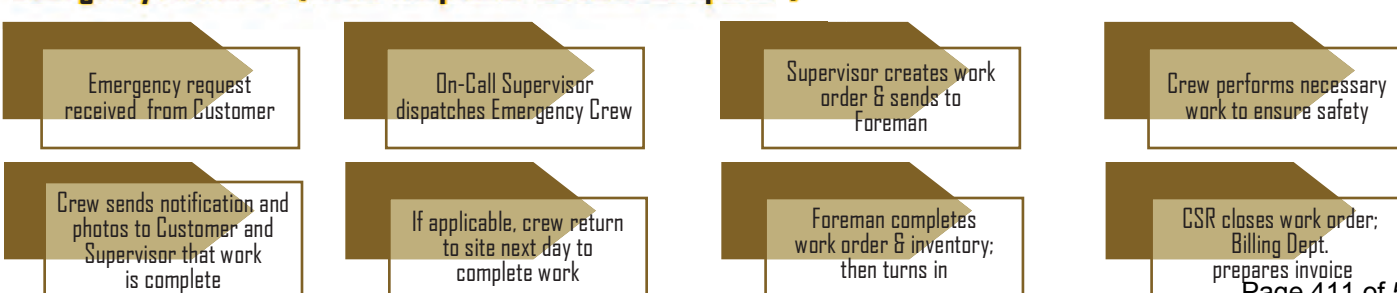
Planting Flowchart (15-30 day Completion)



Service Request Flowchart (15-30 day Completion)



Emergency Flowchart (1 Hour Response/ 24 Hour Completion)



EMERGENCY CONTACTS

TOLL FREE
866.546.2369

in case of emergency
after normal business hours

Leave a message, if you do not receive a
call back within 10 minutes, call the
following contacts in order:

ALONSO GARCIA, SUPERVISOR
714.981.3564

MANUEL PEREZ, SUPERVISOR
626.255.2821

LEONEL CORTEZ, SUPERVISOR
714.412.0424

NICK ALAGO, AREA MANAGER
714.920.0558

MARTIN CORTEZ, AREA MANAGER
714.713.0717

After confirmation from on call Manager, you can
email multiple locations to:
LIMBDOWN@WCAINC.COM

NORMAL BUSINESS HOURS
714.991-1900

SAMPLE PLANTING DOOR HANGER

HELP ME GROW!

WATER THE TREE
once (1) per week during cool months.

WATER THE TREE
twice (2) per week during warm months.

PLEASE DO NOT
change or adjust the stakes.

PLEASE DO NOT
adjust the water basin or mulch placed around the tree.

KEEP THE TREE FREE
of weeds and other plants.

WCA
Services Provided By:
West Coast Arborists, Inc., 2200 E. Via Burton St., Anaheim, CA 92806
800.521.3714

TREE CARE PROFESSIONALS
SERVING COMMUNITIES WHO CARE ABOUT TREES

Project Site Maintenance

Work site will be left free of debris at the end of each workday. We will not discharge smoke, dust, or any other air containments in quantities that violate the regulations of any legally constituted authority.

Protection of Public and Private Property

WCA will provide all safety measures necessary to protect the public and worker within the work area. We will maintain good public relations at all times. The work will be conducted in a manner which will cause the least disturbance.

Public Convenience and Safety

WCA will comply with any and all local sound control and noise level rules, regulations, and ordinances which apply to any work performed in the contracted area. All work will cease by 5:00 pm or as directed by the Agency.

*Excluding emergency services.

Traffic Control

Traffic control procedures will be set-up in accordance with the Work Area Traffic Control Handbook (WATCH) and State of California Manual of Traffic Controls as well as the Agency Traffic and Safety Operating Rules. WCA will make adequate provisions to insure the normal flow of traffic over the public streets and park roads. Every effort will be made to keep commercial driveways and passageways open to the public during business hours. High visibility arrowboard(s) will be used when needed. Prior to use, the Agency will approve traffic safety equipment and devices. Pedestrian and vehicular traffic shall be allowed to pass through the work areas only under conditions of safety and with as little inconvenience and delay as possible. Unless the work area is totally barricaded or otherwise kept safe, at least one worker will serve to coordinate safe operations on the ground at all times when work operations are in progress.



Customer Service Department

As we work with, or near, the public, we are mindful that we will most likely be the first person the public contacts. We have a full-time Customer Service Department with each Customer Service Representative (CSR) trained in addressing concerned residents and bystanders.

Complaints & Damage Resolution

Should there be any property damage, we adhere to specific procedures to resolve the problem. The Foreman on the job site will notify the resident and the Inspector immediately.

If the resident is not at home, then we will leave a WCA card with instructions to call our Claims Coordinator in our corporate office. The ultimate goal at each work site is to leave the property in the same condition as before we entered it. We will notify the Agency Representative immediately upon damage of personal property including plans for corrective measures to take place within 48

All WCA vehicles are equipped with an Accident Kit should anything happen during the work day. Each kit has an Incident Report, an Accident Report, an Injury Report, a camera, First Aid instructions and protocol for contacting the corporate office. A computerized log of all incidents is maintained to include the date, time of occurrence, location, problem and action to be taken pursuant thereto or reasoning for non-action.

Any activities found by the Agency to be unacceptable will be rectified immediately. All other complaints will be abated or resolved within twenty-four (24) hours of the occurrence. We have teams specifically assigned for handling damage to properties, both private and public. Through our communication system, we have the ability to dispatch either of these teams and have them respond immediately to the site for proper repair. We pride ourselves on professional workmanship to avoid these types of incidents, however, should one occur, we take all appropriate measures to resolve the matter in a timely and efficient manner.



OATH OF COMMITMENT

WCA is committed to working with the City of Rancho Cucamonga staff to develop and maintain a work schedule that will provide the citizens with the most effective and efficient means to perform tree care services. We will adhere to the schedule established by the City and ensure residents of our dedication to completing work in a timely manner. We understand that there may be fluctuations in the City's budget and that the City may ask us to reduce service levels in an effort to meet the current economic demands. By being flexible, we can help to ease any financial strain, promote contractor stability and guarantee residents with quality tree care & customer service.

This is our oath of commitment to uphold the prestigious namesake of the City of Rancho Cucamonga by providing gold standard tree care services.



Patrick Mahoney, President

7/24/19



INVENTORY MANAGEMENT

INVENTORY SOFTWARE- ARBORACCESS

Our tree management program sets us apart from other companies. With nearly 2,000 active users, ArborAccess and our mobile app will help you easily manage your urban forest with ease and convenience. Tree site attributes include location (utilizing GPS coordinates), species type, and parkway size. Features allow you to view and edit work history records and create work orders directly from the field, all from our secure cloud.

The information contained in ArborAccess is live data that can also be linked directly to a GIS program, such as ArcView, for geo-coding purposes and can assist your Agency in meeting GASB34 requirements. ArborAccess provides an unlimited resource of information regarding your urban forest.

SOFTWARE TRAINING

Our IT Department is based out of our corporate office in Anaheim, CA with regional offices located throughout California and Arizona. Each office has the ability to provide software training to our customers. We are also available to provide training sessions on-site at the customer's discretion. On-site training is proven to be effective as it provides a guided hands-on experience.

We offer periodic tree maintenance and management workshops each year. These free workshops are provided to our customers regionally and educate over 250 people annually. They have proven to be a great round-table and networking opportunity for the different agencies in attendance. Presentations are provided by WCA management staff and complimented with guest speakers in the industry. Certified Arborists and Tree Workers who attend are eligible to receive continuing education credits (CEU's) from the International Society of Arboriculture.

The success of any urban forest program depends on the proper management of information. Unlimited telephone and/or email support is available to answer technical questions and aid staff in the use of the software system. Software training and support is included in the cost associated with the inventory data collection.

WCA has completed **300+** GPS tree inventories.

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ARBORACCESS FEATURES

- Ease of use
- Create work orders
- View tree site details
- View work history
- View invoices
- Mobile app
- Live data
- GIS/GPS mapping

LIST TRACKING SYSTEM

The List Tracking Report in ArborAccess is a useful tool in the management of incoming work. This report allows both parties to track specific jobs as they are ordered by the Agency. Proper use of this system enables the Agency and WCA to track the completion of work that is ordered.

BILLING

WCA, Inc. operates a modern invoicing system that is updated on a daily basis. Progress billings will be submitted to the Customers on a bi-weekly basis, unless otherwise requested. Invoices will reflect an amount complete for the billing period, along with a year-to-date total for that job. Each billing will include a listing of completed work by address, tree species, work performed and appropriate data acceptable to the customer. This information will be supplied in hardcopy and immediately accessible on ArborAccess. Job balances reflecting the percent of completion for each job can be viewed on ArborAccess.

SAMPLE MANAGEMENT TOOLS

DETAILED TREE SITE CHARACHTERISTICS

The advanced technology provides a valuable tool to urban forestry professionals by displaying specific tree site information along with a representative photograph of the species type and a recommended maintenance field. ArborAccess’ built-in quality control features assist in data accuracy. As maintenance is performed, the work history is updated and accompanied with bi-weekly invoices. This process eliminates the need for dual-inputting and helps keep the tree inventory current and accurate.

MAINTENANCE RECORDS

Accurate maintenance records for each location oftentimes can assist the Agency with liability claims. Maintaining a detailed history of the work performed at each location demonstrates good faith in preserving its urban forest. It is imperative that work requests are pulled from the system prior to the work being performed, otherwise inventory accuracy is not guaranteed.

SAMPLE AGENCY

SPECIES FREQUENCY REPORT

	Botanical	Common	Total	Pct.
	Liquidambar styraciflua	AMERICAN SWEETGUM	4,781	14.36%
	Lagerstroemia indica	CRAPE MYRTLE	2,008	6.03%
	Ulmus parvifolia	CHINESE ELM	1,963	5.90%
	Fraxinus velutina 'Modesto'	MODESTO ASH	1,820	5.47%
	Cupaniopsis anacardioides	CARROTWOOD	1,568	4.71%
	Fraxinus velutina	ARIZONA ASH	1,259	3.78%
	Pinus canariensis	CANARY ISLAND PINE	1,191	3.58%
	Grevillea robusta	SILK OAK	1,141	3.43%
	Pistacia chinensis	CHINESE PISTACHE	1,127	3.39%
	Liriodendron tulipifera	TULIP TREE	1,076	3.23%
	Other	OTHER	15,355	46.13%
	Total Trees		33,289	100%

The Species Frequency report can assist your Agency in identifying the tree population within the urban forest. This type of information is valuable in the event of an insect infestation, deadly disease, or even estimating future maintenance costs. In addition, an analysis can be performed to evaluate the history of the performance of a particular species within your Agency.

DETAILED REPORTING OPTIONS

- Inventory
 - View Invoices
 - Job Balances
 - Green Waste
 - Work History
 - Work Type by District
- DBH Frequency
 - Height Frequency
 - District Frequency
 - Species Frequency (sample above)
 - All Tees at an Address
 - Estimated Tree Value



Modern Fleet consisting of
1500+

D

EQUIPMENT SUMMARY

EQUIPMENT

Our modern fleet undergoes daily inspection prior to use to ensure efficiency and safety. All equipment is routinely serviced, painted, and detailed. All equipment used during the duration of this project will meet state and federal safety requirements and have all up-to-date certifications as required.

CHP Biennial Inspection of Terminal Certification

We have successfully been awarded the CHP Biennial Inspection Award of Recognition. This inspection has assisted our company in instituting several safety programs, as well as our Preventative Maintenance Program utilized by our in-house fleet department. The inspection reviews our vehicle maintenance and repair records, our procedural methods and policies for vehicle maintenance and operations. This certification ensures that our vehicles operate safely.

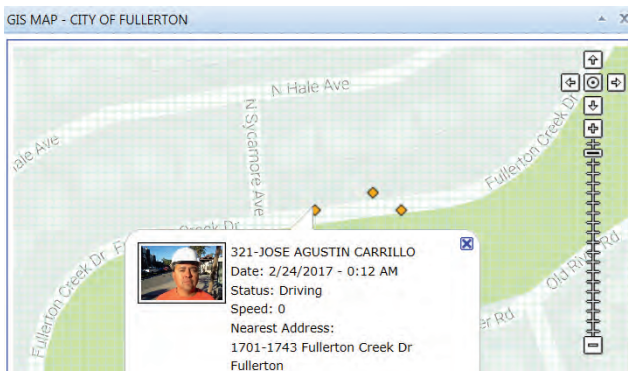
NetworkCar Fleet Solutions

WCA has partnered with NetworkCar Fleet Solutions to provide GPS units on all vehicles and equipment. This investment has given us and our customers the following benefits:

- Provide faster response times and more efficient routing allowing us to service more customers
- Lower operational costs by optimizing our fleet size, reducing labor, overtime, and insurance, and minimizing costly vehicle repairs
- Decrease fuel use by monitoring fleet fuel economy and saving on unnecessary fuel expenditures
- Reduce emissions by helping drivers improve their habits such as speed and idle time, and reducing total miles driven which will significantly reduce harmful greenhouse gas emissions
- Improve dispatching with landmarks and driving directions, GPS units helps us to better dispatch so that we can service more customers, faster
- Recover stolen vehicles reducing liability costs which can be passed on to customers

EQUIPMENT LIST SUMMARY:

Pick Up Trucks	261
Aerial Lift Devices	252
95' Aerial Devices	15
Dump Trucks	147
Flat Beds	39
Forklifts	6
Arrowboards	60
ATVs	4
Stump Grinders	48
Loaders	65
Rubber Track Loader	1
Root Pruners	2
Rolloff Trucks	39
Saw Mill	2
Log Skidder	1
Back Hoes	1
Brush Chippers	152
Cranes	5
Toyota Prius	10
Toyota Yaris	8
Ford CMAX	4



City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

"EXHIBIT A" CITY OF RANCHO CUCAMONGA CONFLICT OF INTEREST/NON-DISCLOSURE STATEMENT

It is the policy of the City of Rancho Cucamonga to prevent personal or organizational conflict of interest, or the appearance of such conflict of interest, in the award and administration of City Contracts, including, but not limited to Contracts for Professional Services Agreements ("PSA") with potential Vendors.

I do not have specific knowledge of confidential information regarding RFP responses received in response to the **Request for Proposal ("RFP") #19/20-007 for Citywide Tree Maintenance Services**.

I agree not to disclose or otherwise divulge any information pertaining to the contents, status, or ranking of any RFP response to anyone. I understand the terms and "disclose or otherwise divulge" to include, but are not limited to, verbal conversations, written correspondence, reproduction of any part or any portion of any RFP response, or removal of same from designated areas.

I, the undersigned, hereby certify that the following statements are true and correct and that I understand and agree to be bound by commitments contained herein.

<u>Patrick Mahoney</u>	(Print Name)
<u>No Relationship</u>	(Relationship to the City)
<u>President</u>	(Relationship to the Vendors)
	(Signature)
<u>7/23/19</u>	(Date)

Must be included in final RFP submittal.

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

"EXHIBIT B" PROFESSIONAL SERVICES AGREEMENT EXCEPTIONS SUMMARY

Mark the appropriate choice, below:

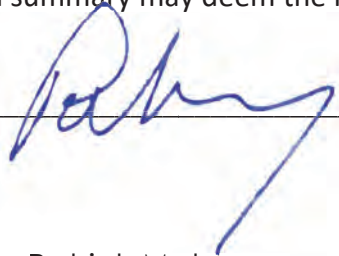
☒ Vendors accepts the PSA without exception.

OR

☐ Vendors proposes exceptions to the PSA.

Summarize all exceptions on a separate document. Enclose a written summary of each change and title as "Exception Summary", which shall include the Vendors' rationale for proposing each such exception. Each exception must be labeled with the Section number in the PSA. Failure to properly reference exceptions in the submitted summary may deem the response as non-responsive.

Signature



Patrick Mahoney

Printed Name

President

Title

7/23/19

Date

Must be included in final RFP submittal.

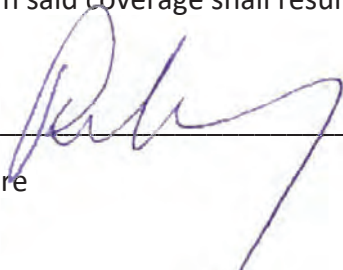
City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

**"EXHIBIT C" ACKNOWLEDGMENT OF INSURANCE REQUIREMENTS AND CERTIFICATION OF ABILITY TO
PROVIDE AND MAINTAIN COVERAGES SPECIFIED**

I, Patrick Mahoney the President
(President, Secretary, Manager, Owner or Representative)

of West Coast Arborists, Inc., certify that the
(Name of Company, Corporation or Owner)

Specifications and General Provisions regarding insurance requirements as stated within the Professional Services Agreement (PSA), for the Purchase Contract designated **Request for Proposal ("RFP") for #19/20-007 for Citywide Tree Maintenance Services** have been read and understood and that our Vendors is able to provide and maintain the coverage as specified in the PSA. Failure to provide said coverage, upon request to finalize the PSA prior to award shall be sufficient cause for immediate disqualification of award. Failure to maintain said coverage shall result in termination of the contract.



Signature

Patrick Mahoney

Printed Name

President

Title

7/23/19

Date

Must be included in final RFP submittal.

Certificate of Insurance

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON YOU THE CERTIFICATE HOLDER. THIS CERTIFICATE IS NOT AN INSURANCE POLICY AND DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED BELOW. POLICY LIMITS ARE NO LESS THAN THOSE LISTED. ALTHOUGH POLICIES MAY INCLUDE ADDITIONAL SUBLIMIT/LIMITS NOT LISTED BELOW.

This is to Certify that

WEST COAST ARBORISTS, INC
2200 EAST VIA BURTON
ANAHEIM CA 92806

NAME AND
ADDRESS
OF INSURED



Liberty Mutual.
INSURANCE

is, at the issue date of this certificate, insured by the Company under the policy(ies) listed below. The insurance afforded by the listed policy(ies) is subject to all their terms, exclusions and Conditions and is not altered by any requirement, term or condition of any contract or other document with respect to which this certificate may be issued.

TYPE OF POLICY	EXP DATE <input type="checkbox"/> CONTINUOUS <input type="checkbox"/> EXTENDED <input checked="" type="checkbox"/> POLICY TERM	POLICY NUMBER	LIMIT OF LIABILITY	
WORKERS COMPENSATION Statutory Limits	7/1/2020	WA7-66D-039499-079	COVERAGE AFFORDED UNDER WC LAW OF THE FOLLOWING STATES: All States Except: ND, OH, WA, WY	EMPLOYERS LIABILITY Bodily Injury by Accident \$1,000,000 Each Accident Bodily Injury By Disease \$1,000,000 Policy Limit Bodily Injury By Disease \$1,000,000 Each Person
COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> OCCURRENCE <input type="checkbox"/> CLAIMS MADE	7/1/2020 RETRO DATE _____	TB2-661-039499-019	General Aggregate \$2,000,000 Products / Completed Operations Aggregate \$2,000,000 Each Occurrence \$2,000,000 Personal & Advertising Injury \$2,000,000 Per Person / Organization Other Damage to premises rented to you \$300,000	Other
AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> OWNED <input checked="" type="checkbox"/> NON-OWNED <input checked="" type="checkbox"/> HIRED	7/1/2020	AS7-661-039499-039	\$2,000,000 Each Accident—Single Limit B.I. And P.D. Combined Each Person Each Accident or Occurrence Each Accident or Occurrence	
OTHER				
ADDITIONAL COMMENTS				

* If the certificate expiration date is continuous or extended term, you will be notified if coverage is terminated or reduced before the certificate expiration date.

NOTICE OF CANCELLATION: (NOT APPLICABLE UNLESS A NUMBER OF DAYS IS ENTERED BELOW.)
BEFORE THE STATED EXPIRATION DATE THE COMPANY WILL NOT CANCEL OR REDUCE THE INSURANCE AFFORDED UNDER THE ABOVE POLICIES UNTIL AT LEAST **30** DAYS NOTICE OF SUCH CANCELLATION HAS BEEN MAILED TO:

Liberty Mutual Insurance Group

Certificate Holder

Evidence Only
2200 E Via Burton
Anaheim CA 92806

Elaine Ulan

Elaine Ulan

Los Angeles / 0603 AUTHORIZED REPRESENTATIVE
818 W 7th Street, Suite 850
Los Angeles CA 90017 0564408
213-443-0782 6/18/2019
OFFICE PHONE DATE ISSUED

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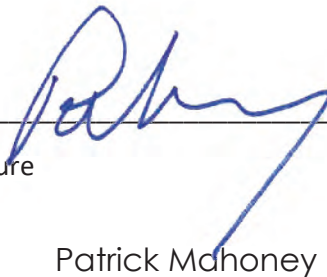
This certificate is executed by LIBERTY MUTUAL INSURANCE GROUP as respects such insurance as is afforded by those Companies NM 772 07-10

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

"EXHIBIT D" ADDENDUM ACKNOWLEDGEMENT

The Vendors hereby acknowledges the following Addenda Number(s) to this RFP have been received, if any. Vendors understands failure to acknowledge any addenda issued may cause the RFP response to be considered non-responsive. It is the Vendors' responsibility to log into the Bid System to identify and download the number of addenda that have been posted.

- Addendum No. 1
- Addendum No. 2
- _____
- _____



Signature

Patrick Mahoney
Printed Name

President
Title

7/23/19
Date

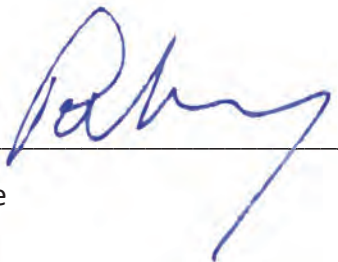
Must be included in final RFP submittal.

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

"EXHIBIT E DEBARMENT and SUSPENSION CERTIFICATION FORM

I certify that neither West Coast Arborists, Inc. (Vendor) nor any of its proposed subcontractors are not currently listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the guidelines under 2 CFR 200 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), and that neither Vendor nor any of its proposed subcontractors are tax delinquent with the State of California.

I acknowledge that if Vendors or any of its subcontractors subsequently are placed under suspension or debarment by a local, state or federal government entity, or if Vendors or any of its subcontractors subsequently become delinquent in California taxes, our Proposal will be disqualified.



Signature

Patrick Mahoney

Printed Name

President

Title

7/23/19

Date

Must be included in final RFP submittal.

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

"EXHIBIT F" PARTICIPATION CLAUSE

It is hereby understood that other government entities, such as cities, counties, and special/school districts may utilize this RFP response at their option for equipment or services at the RFP response price for a period of 730 days. Said entities shall have the option to participate in any award made because of this solicitation. Any such piggy-back awards will be made independently by each agency, and the City of Rancho Cucamonga is not an agent, partner or representative of these agencies and is not obligated or liable for any action of debts that may arise out of such independently negotiated piggy-back procurement. Each public agency shall accept sole responsibility of its own order placement and payments of the Vendors.

Successful Vendors will extend prices as proposed herein to other governmental agencies, please specify.

YES ✓ NO

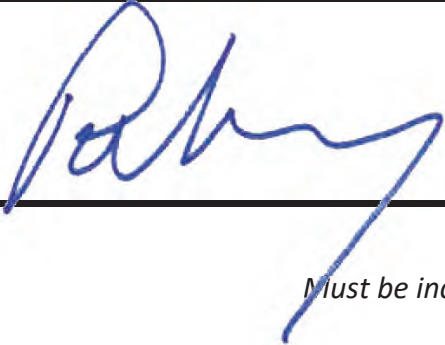
Must be included in final RFP submittal.

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

"EXHIBIT G" SIGNATURE OF AUTHORITY

The undersigned firm declares that he has carefully examined the specifications and read the above terms and conditions, and hereby proposes and agrees, if this RFP response is accepted, to furnish all material in accordance with the specifications and instructions, in the time and manner therein prescribed for the unit cost amounts set forth in the following RFP response.

THE VENDORS IN SUBMITTING THIS RFP RESPONSE MUST FILL IN THE FOLLOWING INFORMATION. FAILURE TO DO SO MAY DEEM YOUR RFP RESPONSE AS NON-RESPONSIVE.

Company Name: West Coast Arborists, Inc.	Address: (Street, Su. # City, State, Zip) 2200 E. Via Burton Anaheim, CA 92806
Telephone #: (714) 991-1900	
Fax #: (714) 956-3745	
E-mail address: Victor Gonzalez, Vice President vgonzalez@wcainc.com	Web Address: www.wcainc.com
Authorized Representative: (print) Patrick Mahoney	Title: President
Signature: 	Date: 7/23/19

Must be included in final RFP submittal.

Bid Results**Bidder Details**

Vendor Name West Coast Arborists, Inc.
Address 21718 Walnut Ave.
 Grand Terrace, CA 92313
 United States

Respondee Victor Gonzalez
Respondee Title Vice President
Phone 714-991-1900 Ext.
Email vgonzalez@wcainc.com
Vendor Type

Bid Detail

Bid Responsive Yes
Ranking 1

Line Items

Discount Terms		no discount					
Num	Item Code	UOM	Qty	Unit Price	Line Total	Discount	Comment
1	Grid Pruning						
	Flat rate price per tree.						
	EA	7500	\$74.0000	\$555,000.0000	\$555,000.0000		
				Subtotal	\$555,000.0000	\$555,000.0000	
	Full Prune per Service Request.						
2	0"-12" Diameter Standard Height						
	EA	500	\$74.0000	\$37,000.0000	\$37,000.0000		
3	13"-18" Diameter Standard Height						
	EA	1000	\$100.0000	\$100,000.0000	\$100,000.0000		
4	19"-24" Diameter Standard Height						
	EA	3500	\$124.0000	\$434,000.0000	\$434,000.0000		
5	25"-30" Diameter Standard Height						
	EA	2500	\$144.0000	\$360,000.0000	\$360,000.0000		
6	31"-36" Diameter Standard Height						
	EA	100	\$294.0000	\$29,400.0000	\$29,400.0000		
7	36"+ Diameter Standard Height						
	EA	50	\$494.0000	\$24,700.0000	\$24,700.0000		
				Subtotal	\$985,100.0000	\$985,100.0000	
	Crown Raise per Service Request - Hardwood tree						
8	0"-12" Diameter Standard Height						
	EA	10	\$40.0000	\$400.0000	\$400.0000		

Bid Results

Num	Item Code	UOM	Qty	Unit Price	Line Total	Discount	Comment
9	13"-18" Diameter Standard Height	EA	10	\$45.0000	\$450.0000	\$450.0000	
10	19"-24" Diameter Standard Height	EA	20	\$75.0000	\$1,500.0000	\$1,500.0000	
11	25"-30" Diameter Standard Height	EA	20	\$95.0000	\$1,900.0000	\$1,900.0000	
12	31"-36" Diameter Standard Height	EA	20	\$144.0000	\$2,880.0000	\$2,880.0000	
13	36"+ Diameter Standard Height	EA	10	\$224.0000	\$2,240.0000	\$2,240.0000	
				Subtotal	\$9,370.0000	\$9,370.0000	
	Crown Cleaning per Service Request - Hardwood tree						
14	0"-12" Diameter Standard Height	EA	10	\$74.0000	\$740.0000	\$740.0000	
15	13"-18" Diameter Standard Height	EA	10	\$100.0000	\$1,000.0000	\$1,000.0000	
16	19"-24" Diameter Standard Height	EA	20	\$124.0000	\$2,480.0000	\$2,480.0000	
17	25"-30" Diameter Standard Height	EA	20	\$194.0000	\$3,880.0000	\$3,880.0000	
18	31"-36" Diameter Standard Height	EA	20	\$224.0000	\$4,480.0000	\$4,480.0000	
19	36"+ Diameter Standard Height	EA	10	\$274.0000	\$2,740.0000	\$2,740.0000	
				Subtotal	\$15,320.0000	\$15,320.0000	
	Crown Reduction per Service Request - Hardwood tree						
20	0"-12" Diameter Standard Height	EA	10	\$204.0000	\$2,040.0000	\$2,040.0000	
21	13"-18" Diameter Standard Height	EA	10	\$294.0000	\$2,940.0000	\$2,940.0000	
22	19"-24" Diameter Standard Height	EA	20	\$344.0000	\$6,880.0000	\$6,880.0000	
23	25"-30" Diameter Standard Height	EA	20	\$394.0000	\$7,880.0000	\$7,880.0000	

Bid Results

Num	Item Code	UOM	Qty	Unit Price	Line Total	Discount	Comment
24	31"-36" Diameter Standard Height	EA	20	\$444.0000	\$8,880.0000	\$8,880.0000	
25	36"+ Diameter Standard Height	EA	10	\$524.0000	\$5,240.0000	\$5,240.0000	
				Subtotal	\$33,860.0000	\$33,860.0000	
	Palm Pruning						
26	Prune Date Palm (Phoenix spp.)	EA	10	\$224.0000	\$2,240.0000	\$2,240.0000	
27	Clean Trunk for Date Palm (Phoenix spp.)	EA	5	\$224.0000	\$1,120.0000	\$1,120.0000	
28	Prune Fan Palm (Washingtonia spp.)	EA	2000	\$64.0000	\$128,000.0000	\$128,000.0000	
29	Clean Trunk for Fan Palm (Washingtonia spp.)	EA	5	\$94.0000	\$470.0000	\$470.0000	
30	Prune all other Palm Species	EA	500	\$64.0000	\$32,000.0000	\$32,000.0000	
				Subtotal	\$163,830.0000	\$163,830.0000	
	Tree and Stump Removal						
31	0"-12" Diameter Standard Height	EA	25	\$224.0000	\$5,600.0000	\$5,600.0000	
32	13"-18" Diameter Standard Height	EA	100	\$324.0000	\$32,400.0000	\$32,400.0000	
33	19"-24" Diameter Standard Height	EA	150	\$500.0000	\$75,000.0000	\$75,000.0000	
34	25"-30" Diameter Standard Height	EA	150	\$750.0000	\$112,500.0000	\$112,500.0000	
35	31"-36" Diameter Standard Height	EA	100	\$850.0000	\$85,000.0000	\$85,000.0000	
36	36"+ Diameter Standard Height	EA	30	\$1,000.0000	\$30,000.0000	\$30,000.0000	
				Subtotal	\$340,500.0000	\$340,500.0000	
	Tree Removal Only. No Stump Removal.						
37	0"-12" Diameter Standard Height	EA	10	\$224.0000	\$2,240.0000	\$2,240.0000	

Bid Results

Num	Item Code	UOM	Qty	Unit Price	Line Total	Discount	Comment
38	13"-18" Diameter Standard Height	EA	10	\$324.0000	\$3,240.0000	\$3,240.0000	
39	19"-24" Diameter Standard Height	EA	10	\$500.0000	\$5,000.0000	\$5,000.0000	
40	25"-30" Diameter Standard Height	EA	10	\$750.0000	\$7,500.0000	\$7,500.0000	
41	31"-36" Diameter Standard Height	EA	10	\$850.0000	\$8,500.0000	\$8,500.0000	
42	36"+ Diameter Standard Height	EA	10	\$1,000.0000	\$10,000.0000	\$10,000.0000	
				Subtotal	\$36,480.0000	\$36,480.0000	
Stump Removal							
43	Stump Removal per Stump Diameter Inch at Grade	DI	300	\$14.0000	\$4,200.0000	\$4,200.0000	
				Subtotal	\$4,200.0000	\$4,200.0000	
Tree Planting and Staking							
44	15 Gallon (double staked per specs) - Labor, Equipment, Tree and Materials	EA	20	\$194.0000	\$3,880.0000	\$3,880.0000	
45	24 inch Box (double staked per specs) - Labor, Equipment, Tree and Materials	EA	10	\$394.0000	\$3,940.0000	\$3,940.0000	
46	36 inch Box (double staked per specs) - Labor, Equipment, Tree and Materials	EA	5	\$954.0000	\$4,770.0000	\$4,770.0000	
				Subtotal	\$12,590.0000	\$12,590.0000	
General Labor Rates							
47	Rate for 1 Ground-person	HR	1	\$89.0000	\$89.0000	\$89.0000	
48	Rate for 1 Equipment Operator	HR	1	\$89.0000	\$89.0000	\$89.0000	
49	Rate for 1 Trimmer	HR	1	\$89.0000	\$89.0000	\$89.0000	
				Subtotal	\$267.0000	\$267.0000	
Day Rate							
50	Day Rate Service Crew	DAY	1	\$2,136.0000	\$2,136.0000	\$2,136.0000	

Bid Results

Num	Item Code	UOM	Qty	Unit Price	Line Total	Discount	Comment
51	Specialty Equipment Day Rate	DAY	1	\$979.0000	\$979.0000	\$979.0000	
				Subtotal	\$3,115.0000	\$3,115.0000	
Emergency Services							
52	During normal business hours	HR	1	\$300.0000	\$300.0000	\$300.0000	
53	After hours, weekends &/or holidays	HR	1	\$450.0000	\$450.0000	\$450.0000	
				Subtotal	\$750.0000	\$750.0000	
General Arborist Services							
54	Arborist Reports	HR	20	\$174.0000	\$3,480.0000	\$3,480.0000	
55	Level 1, 2, and 3 Risk Assessments	HR	20	\$174.0000	\$3,480.0000	\$3,480.0000	
				Subtotal	\$6,960.0000	\$6,960.0000	
Other Charges							
56	Other Charges (please specify)	LOT	1	\$89.0000	\$89.0000	\$89.0000	Traffic Control (Per Hour)
57	Other Charges (please specify)	LOT	1	\$89.0000	\$89.0000	\$89.0000	Plant Health Care (Per Hour)
				Subtotal	\$178.0000	\$178.0000	
				Total	\$2,167,520.0000	\$2,167,520.0000	



REQUEST FOR PROPOSALS ("RFP") #19/20-007

FOR

CITYWIDE TREE MAINTENANCE SERVICES

**City of Rancho Cucamonga
Procurement Division
10500 Civic Center Drive
Rancho Cucamonga, California 91730**

Deadline for Submissions: July 24, 2019 at 3:00 p.m.

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

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City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
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1. OVERVIEW

1.1 GENERAL BACKGROUND

The City of Rancho Cucamonga (hereinafter "City") is inviting qualified Vendors to submit a proposal response for Citywide Tree Maintenance Services in accordance with the minimum Scope of Services indicated herein. Vendors wishing to participate in the RFP solicitation must be registered as a Vendor on the City Vendor List. Vendor registration can be accomplished by visiting the City website at www.Cityofrc.us.

Only those responses received from registered Vendors will be accepted. Responses must be submitted by the named Vendor that has downloaded the RFP; this information is indicated in the bid system and provides the ability to tabulate the responses in accordance to the named Vendors. Submitting a response under a Vendor name that does not appear to be on the Prospective Bidders list will be deemed as non-responsive and disqualify said response from further consideration.

1.2 PROPOSAL DELIVERY AND SCHEDULE OF EVENTS

Complete RFP responses must be received electronically via Planet Bids prior to the due date and time specified in the below Schedule of Events. Please note, there will be no paper responses accepted. The City shall not be responsible for any delays by transmission errors.

Schedule of Events

Event Description	Date & Time
Post RFP	May 29, 2019
Questions Due	June 19, 2019
Addendum Issued	June 27, 2019
RFP Response Due Date	July 24, 2019
RFP Evaluation Period	TBD
Vendor Interviews / Presentation	TBD
Best and Final Offer (BAFO)	TBD
Letter of Intent to Award	TBD
Contract Award Date	TBD

(The City reserves the right to change schedule of events without prior notice or responsibility to Vendor.)

1.3 DISCREPANCIES OR OMISSIONS

Vendors finding discrepancies or omissions in the RFP or having any doubts as to the meaning or intent of any part thereof shall submit such questions or concerns in writing electronically via Planet Bids. No responsibility will be accepted for oral instructions. Addenda issued in correspondence to this RFP shall be considered a part of this RFP and shall become part of any final Contract that may be derived from this RFP.

1.4 CONTINGENCIES

This RFP should not be considered as a Contract to purchase goods or services but is a Request for Proposal in accordance with the Terms and Conditions herein and **will not necessarily give rise to a Contract**. However, RFP responses should be as detailed and complete as possible to facilitate the formation of a Contract based on the RFP response(s) that are pursued should the City decide to do so.

Completion of this RFP form and its associated appendices are a requirement. Failure to do so may disqualify your RFP response submittal. Vendors must submit signed RFP responses by the due date and time as specified herein. Vendors will be considered non-responsive if the above requirements are not submitted as requested. If only one RFP response is received, the City reserves the right to reject the response and re-bid the RFP.

Any Scope of Services, Contingencies, Special Instruction and/or Terms and Conditions applicable to this RFP and any Purchase Order derived thereafter shall be effective as of the issue date of Purchase Order (the "Effective Date"), and shall remain in full force and effect until sixty (60) days after the City has accepted the work in writing and has made final payment, unless sooner terminated by written agreement signed by both parties.

1.5 QUESTIONS AND CLARIFICATIONS

All questions or clarification requests must be submitted directly through the City's bid system on or before XXXXX, 201X by XXXXXXXX. Answers and/or clarifications will be provided in the form of an Addendum and will be posted for download from the City's bid system in accordance with the above "Schedule of Events".

From the issuance date of this RFP until a Vendor is awarded, Vendors are not permitted to communicate with any City staff or officials regarding this procurement, other than during interviews, demonstrations, and/or site visits, except at the direction of Ruth Cain, CPPB, Procurement Manager, the designated representative of the City of Rancho Cucamonga.

1.6 DISPOSITION OF MATERIAL AND CONFIDENTIAL OR PROPRIETARY INFORMATION

All materials submitted in response to the RFP solicitation will become the property of the City and will be returned only at the City's option and at the expense of the Vendor submitting the RFP response. A copy of the RFP response will be retained for official files and become a public record. Any material that a Vendor considers

as confidential but does not meet the disclosure exemption requirements of the California Public Records Act should not be included in the Vendor's RFP response as it may be made available to the public.

If a Vendor's RFP response contains material noted or marked as confidential and/or proprietary that, in the City's sole opinion, meets the disclosure exemption requirements, then that information will not be disclosed pursuant to a written request for public documents. If the City does not consider such material to be exempt from disclosure, the material may be made available to the public, regardless of the notation or markings. If a Vendor is unsure if its confidential and/or proprietary material meets disclosure exemption requirements, then it should not include such information in its RFP response because such information may be disclosed to the public.

1.7 KNOWLEDGE OF REQUIREMENTS

The Vendor shall carefully review all documents referenced and made a part of the solicitation document to ensure that all information required to properly respond has been submitted or made available and all requirements are priced in the RFP response. Failure to examine any documents, drawings, specifications, or instructions will be at the Vendor's sole risk.

Vendors shall be responsible for knowledge of all items and conditions contained in their RFP responses and in this RFP, including any City issued clarifications, modifications, amendments, or addenda. The City will provide notice of any changes and clarifications to perspective Vendors by way of addenda to the City's website; however, it is the Vendor's responsibility to ascertain that the RFP response includes all addenda issued prior to the RFP due date.

1.8 RESERVATION OF RIGHTS

The issuance of this RFP does not constitute an agreement by the City that any contract will be entered by the City. The City expressly reserves the right at any time to:

- Waive or correct any defect or informality in any response, RFP, or RFP procedure.
- Reject any or all RFPs.
- Reissue a Request for RFPs.
- Prior to submission deadline for RFPs, modify all or any portion of the selection procedures, including deadlines for accepting responses, the specifications or requirements for any materials, equipment or services to be provided under this RFP, or the requirements for contents or format of the RFPs.
- The City recognizes that price is only one of several criteria to be used in judging a product or service, and the City is not legally bound to accept the lowest RFP response.

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- The City reserves the right to conduct pre-award discussions and/or pre-Contract negotiations with any or all responsive and responsible Vendors who submit RFP responses.
- Procure any materials, equipment or services specified in this RFP by any other means.
- Determine that no project will be pursued.
- The City reserves the right to inspect the Vendor's place of business prior to award or at any time during the contract term or any extension thereof, to determine the Vendor's capabilities and qualifications.

1.9 CALIFORNIA'S PUBLIC RECORDS ACT

The City of Rancho Cucamonga complies with the California Public Records Act, Government Code Section 6253. (a) Public records are open to inspection always during the office hours of the state or local agency and every person has a right to inspect any public record, except as hereafter provided. Any reasonably segregable portion of a record shall be available for inspection by any person requesting the record after deletion of the portions that are exempted by law.

Neither an RFP in its entirety, nor proposed prices shall be considered confidential and proprietary. Notwithstanding the foregoing, companies are hereby notified that all materials submitted in response to this RFP are subject to California's Public Records Act. The City's receipt, review, evaluation or any other act or omission concerning any such information shall not create an acceptance by the City or any obligation or duty to prevent the disclosure of any such information except as required by Government Code Section 6253. Companies who submit information they believe should be exempt from disclosure under the Public Records Act shall clearly mark each document as confidential, proprietary or exempt, and state the legal basis for the exemption with supporting citations to the California Code. Pursuant to California Law, if the information is requested under the Public Records Act, the City shall make a final determination if any exemption exists for the City to deny the request and prevent disclosure. The City will withhold such information from public disclosure under the Public Records Act only if the City determines, in its sole discretion, that there is a legal basis to do so.

2. MINIMUM REQUIREMENTS

2.1 BUSINESS LICENSE

The selected Vendor awarded a Contract shall be required to obtain a Rancho Cucamonga Business License no later than five (5) business days from notification of award prior to being issued a Purchase Order. Awarded Vendor must possess and maintain all appropriate licenses/certifications necessary in the performance of duties required under this RFP and will provide copies of licenses/certifications immediately upon request throughout the term of the Contract.

2.2 PREVAILING WAGES

Where labor is required for public work as a part of any requirement covered by this RFP, pursuant to the provisions of the Labor Code of the State of California, Vendor(s) shall pay no less than those minimum wages.

2.3 REPRESENTATIVES

Should the awarded Vendor require the services of a third-party to complete the Scope of Services indicated in this RFP, the awarded Vendor will not assign, transfer, convey or otherwise dispose of the contract or its right, title or interest in or to the same, or any part thereof. Any attempt by the awarded Vendor to so assign, transfer, or subcontract any rights, duties, or obligations arising hereunder shall be null, void and of no effect.

The awarded Vendor shall be solely responsible for the satisfactory work performance of all personnel engaged in performing the Services including Vendors subcontractor. All Services shall be performed by the awarded Vendor or under the awarded Vendor's direct supervision, and all personnel shall possess the qualifications, permits, and licenses required by state and local law to perform such services.

The awarded Vendor shall be responsible for payment of all employees' and subcontractors' wages and benefits and shall comply with all requirements pertaining to employer's liability, workers' compensation, unemployment insurance, and Social Security. By its execution of this Agreement, Vendor certifies that it is aware of the provisions of Section 3700 of the California Labor Code that require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code and agrees to comply with such provisions before commencing the performance of the services.

In case of default by the Vendor, the City may take the following actions which shall include but not be limited to; cancellation of any purchase order, procurement of the articles or service from other sources and may deduct from unpaid balance due to the Vendor, or may bill for excess costs so paid, and the prices paid by the City shall be considered the prevailing market prices paid at the time such purchase is made, withholding of payment until final resolution. Cost of transportation, handling, and/or inspection on deliveries, or Vendors for delivery, which do not meet specifications, will be for the account of the Vendor.

City Representative:

For the purposes of this Agreement, the contract administrator and City's representative shall be _____, or such other person as designated in writing by City ("City's Representative"). It shall be the Vendor's responsibility to assure that City's Representative is kept informed of the progress of the performance of the services, and the Vendor shall refer any decisions that must be made by City to City Representative. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the City Representative.

Vendor Representative:

For the purposes of this Agreement, _____ is hereby designated as the representative of the successful Vendor authorized to act in its behalf with respect to the services specified herein and make all decisions in connection therewith ("Vendor's Representative"). It is expressly understood that the experience, knowledge, capability and reputation of the Vendor's Representative were a substantial inducement for City to enter into this Agreement. Therefore, the Vendor's Representative shall be responsible during the term of this Agreement for directing all activities of Vendor and devoting enough time to personally supervise the services hereunder. The successful Vendor may not change the Vendor's Representative without the prior written approval of City's Representative.

2.4 EMPLOYEE CONDUCT

All Vendor personnel must observe all City regulations in effect at the location where the Services are being conducted. While on City property, the Vendor's personnel shall be subject to oversight by City staff. Under no circumstances shall the Vendor's or Vendor's sub-contractor personnel be deemed as employees of the City. Vendor or Vendor's subcontractor personnel shall not represent themselves to be employees of the City.

Vendor's personnel will always make their best efforts to be responsive, polite, and cooperative when interacting with representatives of the City, or any other City employees. The Vendor's personnel shall be required to work in a pleasant and professional manner with City employees, outside Vendors and the public. Nothing contained in this RFP shall be construed as granting the Vendor the sole right to supply personal or contractual services required by the City or without the proper City approval and the issuance of a Purchase Order.

3. RFP RESPONSE FORMAT AND SUBMISSION REQUIREMENTS

Completion of this RFP form and its associated Exhibits are a requirement. To be considered responsive and evaluate RFP responses fairly and completely Vendors must comply with the format and submission requirements set out in this RFP, and provide all information requested. Failure to comply with this instruction will deem said RFP response as non-responsive and will not receive further consideration in the evaluation process.

If only one RFP response is received, the City reserves the right to discard the response, re-bid or proceed with an RFP review and negotiations.

RFP submittals are due on the due date and time indicated in the above schedule of events. Submittals shall be submitted electronically via Planet Bids; no paper RFPs will be accepted. RFP responses must include the following information and in the exact order and format as shown.

3.1 COVER LETTER / INTRODUCTION

RFP responses must include the complete name and address of Vendor and the name, mailing address, and telephone number of the contact person regarding the RFP response. A signature by an authorized representative must be included on each RFP response. Said signature will be considered confirmation of the Vendors ability and willingness to comply with all provisions stated herein.

3.2 TABLE OF CONTENTS

The Table of Contents must be a comprehensive listing of the contents included in your RFP response. This section must include a clear definition of the material, exhibits and supplemental information identified by sequential page numbers and by section reference numbers. Each section of the RFP response will be separated by a title page at the beginning of each section.

3.3 EXECUTIVE SUMMARY

The Executive Summary shall condense and highlight the contents of the Vendor's RFP response to provide the Evaluation Committee with a broad understanding of the Vendor's approach, Proposal, experience and staffing.

3.4 EXPERIENCE

The Vendor shall provide a concise statement demonstrating the Vendor's Proposal, experience, expertise and capability to perform the requirements of this RFP. Provide a brief history of your company, including;

- The number of years in business,
- The firms service commitment to customers,
- If the firm is involved in any pending litigation that may affect its ability to provide its proposed solution or ongoing maintenance or support of its products and services.
- State whether your firm is an individual proprietorship, partnership, corporation, or private nonprofit firm, and the date your company was formed or incorporated.

3.5 THIRD-PARTY / SUBCONTRACTORS

If the Vendor intends to subcontract, a detailed list of any sub-contractors, partners, or third-party Vendors who will be involved in the implementation of the proposed services including but not limited to:

- Description of the Vendor's experience with each of the proposed subcontractors,
- Three (3) customer references for each subcontractor to include references names, addresses, and telephone numbers, for products and services like those described in this RFP,
- Describe the specific role of each.

3.6 STAFF BIOGRAPHIES

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Submit the resumes of the individuals who will be performing the services for the City. Resumes shall be formatted in the following order:

- Position with the Company,
- Length of time with the Company,
- Licenses, registrations and certifications as required by law to perform the Scope of Work described herein,
- Educational background,
- Role in the Project,
- Experience with the minimum requirements stated herein,
- Work history on similar or like projects with the other municipalities.

3.7 PROPOSAL RESPONSE

Under this section Vendors shall provide a full, detailed response to the City's Scope of Services listed herein. Vendors should be as thorough as possible in their response as it may be the only opportunity to convey information regarding your business, ability and qualifications to complete the services needed.

3.8 NON-DISCLOSURE CONFLICT OF INTEREST

Specify any possible conflicts of interest with your current clients or staff members and the City. A signed **"Exhibit A, Conflict of Interest and Non-Disclosure Agreement"** included herein must be submitted under this section.

3.9 PROFESSIONAL SERVICE AGREEMENT

In addition to the acceptance of the City's Terms and Conditions, the successful Vendor will be required to enter into a Professional Services Agreement ("PSA") with the City of Rancho Cucamonga, a "Sample" of which is attached in the City's bid system for review. All requirements of said PSA must be completed by the successful Vendor and signed by both applicable parties prior to any services being rendered. This RFP sets forth some of the general provisions which may be included in the final PSA. In submitting a response to this RFP, Vendor will be deemed to have agreed to each clause unless otherwise indicated in **"Exhibit B, Professional Services Agreement Exceptions Summary"** and the City agrees to either accept the objection or deviation or change the PSA language in writing. Failure to raise any objections at the time of this RFP response submittal will result in a waiver of objection to any of the contractual language in the PSA at any other time. The signed Exception Summary shall be included under this section of the RFP response.

3.10 ACKNOWLEDGEMENT OF INSURANCE

Vendors must meet all insurance requirements as outlined in the Professional Services Agreement. Ability to comply with said requirements must be indicated with signature of **"Exhibit C, Acknowledgement of Insurance Requirements and Certification of Ability to Provide and Maintain Coverages Specified"**, which must be

submitted with the Bid under the Insurance tab. The awarded Vendor will be responsible for providing the required Certificates of Insurance and must be the Named Insured on the Certificates. Certificates of Insurance from any other entity other than the awarded Vendor, will not be accepted.

3.11 ADDENDUM ACKNOWLEDGEMENT

The Vendor shall hereby acknowledge they have received all posted Addendums, if any. It is the Vendor's responsibility to log into the Bid System to identify and download the number of addenda that have been posted. Addenda issued in correspondence to this RFP shall be considered a part of this RFP and shall become part of any final Contract that may be derived from this RFP. Vendors must indicate their acknowledgement of any Addendums by way of signature on **"Exhibit D, Addendum Acknowledgement"** and must be included under this section of the RFP response.

3.12 DEBARMENT AND SUSPENSION

Vendors must verify by way of signature to **"Exhibit E, Vendor Certification Form"** that bidding Vendors must not be listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the guidelines under [2 CFR 200](#) that implement Executive Orders 12549 ([3 CFR part 1986](#) Comp., p. 189) and 12689 ([3 CFR part 1989](#) Comp., p. 235), and that neither Vendor nor any of its proposed subcontractors are tax delinquent with the State of California. The signed exhibit must be included under this section of the RFP response.

3.13 PARTICIPATION CLAUSE

Vendors shall provide a completed **"Exhibit F, Participation Clause"**, must be included with the Vendors RFP response. This will indicate a Vendors agreement to or not to allow other entities to utilize the RFP response and awarded contract as a piggyback option.

3.14 SIGNATURE OF AUTHORITY

"Exhibit G", Signature of Authority must be included with the Vendor RFP response. Unsigned RFP responses will not be accepted. The Signature of Authority declares that the Vendor has carefully examined the instruction indicated herein including all terms and condition and specifications, and hereby proposes and agrees, if the Vendors RFP response is accepted, Vendor agrees to furnish all material in accordance with the instruction and specifications in the time and manner prescribed for the unit cost amounts set forth in the Vendors RFP response.

3.15 COMPANY REFERENCES

Provide a minimum of four (4) references, preferably with other municipalities in which similar services are being performed. References must be for work performed or completed within the past three (3) years.

"Exhibit H, Reference Worksheet", must be complete and uploaded into the Planet Bid system under the "Response Type" section identified as **"Exhibit H"**. While the Reference Worksheet accompanies your RFP response it is not to be discussed in any other area of the RFP response other than the "Response Type" section in Planet Bids.

3.16 LINE ITEM PRICING

Line item pricing for this RFP must be provided directly in the Planet Bids system under the "Line Items" tab. This pricing is not an estimate and is firm fixed price for each item listed. Vendors pricing quotes outside of the pricing listed in Planet Bids under the "Line Items" tab will not be accepted or considered for award. Any additional cost required should be noted in the additional cost line item and a summary of the cost provided in the notes section of the line item. While Line item pricing accompanies your RFP response it is not to be discussed in any other area of the RFP response other than the "Line Item" tab in Planet Bids. The City will not be obligated to any estimated pricing or pricing not identified in the "Line Item" tab in Planet Bids. Failure to provide the required Line Item pricing in the required format will cause Vendors RFP response to be considered as non-responsive and be eliminated from proceeding any further in the process. Any questions or clarifications regarding how to correctly submit Line Item pricing should be submitted by the "Questions Due" date and time indicated in the schedule of events.

4. SCOPE OF WORK

4.1 GENERAL SCOPE OF WORK

The scope of work is complete, continuous, consistent and safe tree maintenance of a variety of species throughout the City. Tree maintenance may consist of pruning, removals, stump grinding, planting, staking, pest control, fertilizing, watering, emergency response, arborist services, inventory and banner hanging work.

The contractor shall provide all equipment, labor and materials necessary for performing tree maintenance according to the specifications in this agreement. The equipment shall be clean and well-maintained, of the latest and most efficient design. Maintenance personnel shall be uniformed professional and well trained.

Selective pruning shall be employed always based solely on the standards prescribed by the International Society of Arboriculture and according to the ANSI A300 pruning standards.

The intent and purpose of this agreement is to provide a level of tree maintenance to the areas such that each will present a safe, pleasing, and desirable appearance always within the limitations of the contracted service requirements. The contractor agrees to maintain all the designated areas covered by this Agreement at such levels. The Public Works Services Director, or his designated representative, shall be the sole judge as to the adequacy and quality of the tree maintenance.

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The work shall be done in accordance with "The 'Green Book' Standard Specifications for Public Works Construction" 2018 edition including subsequent amendments, supplements and/or additions. Copies are available from the publisher, Building News, Incorporated, 1612 So. Clementine Street, Anaheim, California, 92802, telephone (714) 517-0970.

Where the Public Works Services Director is mentioned in these Special Provisions, it shall be noted that his designated representative may act in his behalf regarding administration of this agreement.

The City currently has several existing Landscape contracts which include some level of tree services which, will continue under those contracts. This RFP is for scope of services outside of those contracts that the City already has in place.

The term "tree" is used about both woody trees and palms in the language of this agreement, unless otherwise specified.

4.2 CERTIFICATION & CONTRACTOR'S LICENSE

The Contractor must hold a valid Arborist Certificate issued by the International Society of Arboriculture (ISA) and shall be available for consultation. The on-site working supervisor must hold, at minimum, a valid Tree Worker Certificate issued by the ISA. In the absence of the on-site working supervisor, there shall be a minimum of one (1) Certified Tree Worker on the job always. A photocopy of all certifications must be provided to the Public Works Services Director or designated representative.

Contractor shall possess all contractor's licenses, in form and class as required by all applicable laws with respect to all of the work to be performed under this contract; including, but not limited to, a Class C-27 (Landscape Contractor), or Class C-61/D-49 (Tree Service Contractor) and Class C-31 (Construction Zone Traffic Control Contractor) in accordance with the provisions of the Contractor's License Law (California Business and Professions Code, Section 7000, et. seq.) and rules and regulations adopted pursuant thereto at the time this contract is awarded.

Contractor shall possess a Wildlife Awareness Certification and provide documents to the Public Works Services Director confirming certification and yearly training.

4.3 BONDS

If a contract is awarded, the Contractor shall furnish a good and sufficient surety bond issued by a surety company authorized to do business in the State of California in the sum equal to 100% of the total award, conditioned for the Faithful Performance by the Contractor of all covenants, stipulations any agreements

contained in said contract; in addition, the Contractor shall furnish a Labor and Materials Bond in a sum equal to 100% of the contract price, as required by the provisions of Section 9554 of the California Civil Code.

4.4 SUPERVISION & STAFF

The contractor shall assign a supervisor to be on site each working day, working regular working hours, for the duration of this contract. The contractor and his staff shall have skills, expertise, and experience in arboriculture; including pest control, soils, fertilizers and plant identification. The supervisor must be fluent in the English language. The supervisor shall be thoroughly knowledgeable of the General and Special Provisions of this contract.

The contractor shall have on staff a full-time Arborist certified by the International Society of Arboriculture available to perform tree evaluations and risk assessment reports as directed by the Public Works Services Director. (See 4.2 for an expanded description of responsibilities.)

4.5 PREVAILING WAGE

Notice is hereby given that in accordance with the provisions of California Labor Code, Division 2, Part 7, Chapter 1, Articles 1 and 2, the Contractor is required to pay not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the public work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work. In that regard, the Director of the Department of Industrial Relations of the State of California is required to and has determined such general prevailing rates of per diem wages. Copies of such prevailing rates of per diem wages are on file in the office of the City Clerk of the City of Rancho Cucamonga, 10500 Civic Center Drive, Rancho Cucamonga, California, and are available to any interested party on request. The Contractor shall post a copy of said determinations at the jobsite.

Pursuant to provisions of Labor Code Section 1775, the Contractor shall forfeit, as penalty to City, not more than two hundred dollars (\$200.00) for each laborer, workman, or mechanic employed for each calendar day or portion thereof if such laborer, workman, or mechanic is paid less than the general prevailing rate of wages hereinbefore stipulated for any work done under the attached contract, by him or by any subcontractor under him, in violation of the provisions of said Labor Code.

This contract is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

For all new contracts awarded on or after April 1, 2015, the contractors and subcontractors shall furnish electronic certified payroll records to the Labor Commissioner.

Each Contractor or Subcontractor shall preserve his weekly payroll records for a period of three (3) years. The payroll records shall set out accurately and completely the name, address, social security number, occupational

classification, and hourly wage rate of each employee, hours worked by him during the payroll period, and full weekly wages earned by him, any deductions made from such weekly wages, and the actual weekly wages paid to him.

Such payroll records shall be made available always for inspection by the City or its authorized representatives.

4.6 APPRENTICESHIP EMPLOYMENT

In accordance with the provisions of Section 1777.5 of the Labor Code as amended by Chapter 971, Statutes of 1939, and in accordance with the regulations of the California Apprenticeship Council, properly indentured apprentices may be employed in the prosecution of the work.

Attention is directed to the provisions in Section 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under him.

Section 1777.5, as amended, requires the Contractor or subcontractor employing tradesmen in any apprenticeship occupation to apply to the joint apprenticeship committee nearest the site of the public works project and which administers the apprenticeship program in that trade for a certificate of approval. The certificate will also fix the ratio of apprentices to journeymen that will be used in the performance of the contract. The ratio of apprentices to journeymen in such cases shall not be less than one to five except:

- (a) When unemployment around coverage by the joint apprenticeship committee has exceeded an average of 15 percent in the 90 days prior to the request for certificate, or
- (b) When the number of apprentices in training in the area exceeds a ratio of one to five, or
- (c) When the trade can show that it is replacing at least 1/30 of its membership through apprenticeship training on an annual basis statewide or locally, or
- (d) When the Contractor provides evidence that he employs registered apprentices on all his contracts on an annual average of not less than one apprentice to eight journeymen.

The Contractor is required to make contributions to funds established for the administration of apprenticeship programs if he employs registered apprentices or journeymen in any apprenticeship trade on such contracts and if other contractors on the public works site are making such contributions.

The Contractor and subcontractor under him shall comply with the requirements of Sections 1777.5 and 1777.6 in the employment of apprentices.

4.7 COMMUNICATIONS

The Contractor shall provide a cellular telephone to each supervisor. Each supervisor shall carry the telephone on his/her person always during the workday for communication with the City representative. Each supervisor shall be on call 24 hours per day for emergencies within the contract areas.

4.8 PARKING OF CONTRACTOR'S VEHICLES

No overnight parking of vehicles will be permitted on City streets or at City facilities. The contractor may park his vehicle legally on his owned property within the City. The contractor may also park his vehicles legally on leased or rented property. All City of Rancho Cucamonga Municipal Code requirements shall be adhered to when parking and storing vehicles on owned, leased or rented property within the City.

4.9 NON-RESPONSIVENESS OF CONTRACTOR

Failure of the Contractor or the supervisors to respond immediately (within 1 hour) to the telephone notification by the Public Works Services Director of an emergency condition, or failure of the Contractor to respond within two days of written notification by the Public Works Services Director or his representative, shall give the Public Works Services Director the right to cause necessary work to be performed by City crews, or other contractors and any costs incurred in so doing shall be deducted from the payment for the month in which the work was performed.

4.10 SCHEDULING OF WORK

The Contractor shall accomplish all normal work required under this contract between the hours of 7:00 a.m. and 4:00 p.m., Monday through Friday. The Public Works Services Director may grant, on an individual basis, permission to perform contract maintenance at other hours. No maintenance functions that generate excess noise, which would cause annoyance to residents of the area, shall be commenced before 8:00 a.m.

While working for the City of Rancho Cucamonga, during normal business hours, the Contractor's work force shall not be impeded for performing work in another City, or for private venture, without permission from the Public Works Services Director. It is also unacceptable for the Contractor to carry out inspections, bid proposals and work estimates that are not associated with the City of Rancho Cucamonga, without permission from the Public Works Services Director.

4.11 UNDERGROUND SERVICE ALERT

The Contractor shall comply with the requirements of Assembly Bill 73. The law states that, "...every person planning to conduct any excavation is required to contract a regional notification center at least 2 working days prior to excavation..." Assembly Bill 73 defines excavation as, "any operation in which earth, rock, or other material in the ground is moved, removed, or otherwise displaced by means of tools, equipment, or explosives in any of the following ways: grading, trenching, digging, ditching, drilling, auguring, tunneling, scraping, cable

or pipe lowering and driving, or any other way." The Contractor shall assume all liability incurred from any type of excavation performed at the worksite.

4.12 MEASUREMENT AND PAYMENT

- (a) The Contractor will be paid within thirty days of invoice submittal based upon the schedule of unit cost and lump sum amounts. The invoice shall include the appropriate fund number and purchase order number for this contract.
- (b) The quantity invoiced and paid shall be reflective of the total tree count, unit costs, and lump sum amounts shown on the work list.
- (c) The price for Grid Pruning shall be based on the number of trees pruned and the flat rate unit price listed on the cost proposal.
- (d) Unit costs for work performed by service request during regular working hours shall be based on the unit prices listed in the cost proposal.
- (e) Work performed by service request outside regular working hours or work for which no unit cost is given shall be paid at the hourly rate(s) listed on the cost proposal. Payment will be made only for productive time on the jobsite. No allowance will be made for mobilization of crews, materials and equipment to the jobsite.
- (f) The size of all woody trees shall be determined by measuring the DBH. This is the diameter of the trunk at breast height, located four and one-half (4.5) feet above the base of the trunk. For multi-trunk trees. Or trees that branch below four and one-half feet, the diameter of the largest trunk at four and one-half feet above base shall be used to determine the size.
- (g) Height shall be used to determine the size of the palms; and is measures from the base of the trunk to the bud initiation zone.

4.13 ESTIMATED QUANTITIES

The quantities listed on the "Line Items" tab in Planet Bids are approximate, being given as a basis for the comparison of bids only, and the City does not, expressly or by implication, agree that the actual amount of work will correspond therewith, but reserves the right to increase or decrease the amount of any class or portion of the work, or to omit any portion of the work, as may be deemed advisable or necessary by the City.

4.14 WORK LISTS

- (a) **Grid Pruning** - The Public Works Services Director will identify pruning locations by highlighting the corresponding streets on the map, which will be provided to the Contractor, along with a specific pruning assignment such as full trim, clean, raise, or palm trimming. The Contractor shall document all work onto a City Contractor Work List (Appendix B); and record the location, species, size, work type, quantity, unit costs and lump sum amounts for each tree trimmed. The price paid for grid pruning shall be as specified in Section 4.12(C).

- (b) **Removals and Plantings** - The Public Works Services Director will provide a work list consisting of location, tree species, size, work type, quantity, unit costs and lump sum amounts.
- (c) **Inspection** - The Contractor shall notify the Public Works Services Director upon completion of each work list and shall not process any work list for invoicing until all sites on the list have been inspected by the Public Works Services Director. Also, daily, or as required. The Contractor or his supervisor may walk the project with the Public Works Services Director for determining compliance with the specifications or to discuss required work. Any tree(s), which in the opinion of the Public Works Services Director have not been pruned, removed or planted according to the conditions of the specifications set forth herein shall be brought to the attention of the Contractor and, if not corrected, payment to the Contractor will not be made until the condition is corrected.
- (d) **Service Requests and Location Lists** - The Contractor could be given additional service requests and location lists each day, in addition to the weekly or grid schedule list. This work will be considered as normal work and not subject to emergency work cost or crew rental costs.

4.15 ELECTRONIC TREE INVENTORY AND WORK SHEETS

All trees that are in the tract, in which the Contractor is working, shall be recorded onto a City Tree Inventory Sheet (Appendix C) and entered into the City's Electronic Tree Inventory System; and upon completion, given to the Public Works Services Director along with the work list. Each field on the inventory sheet should be filled in as follows:

- (a) **Right of Way** – This is the public right of way (and/or tree maintenance easement) as recorded in the development plans. The measurement will be the width of the parkway, or in areas in which there is no parkway, the designated footage beginning from the curb face.
- (b) **Address** – Consists of the house number and complete street name. If the tree is on the side of a corner house, the name of the intersecting street shall be included.
- (c) **Site** – Counted sequentially from north to south and from west to east. Trees in front of the residence have an "F" designation; corner houses with trees on the side have a "S" designation.
- (d) **Species** – Including hybrids, varieties and cultivars.
- (e) **Diameter at Breast Height (DBH)** – The measurement of the trunk diameter at 4.5 feet from the base, as described in section 4.12(f). Multi-trunk trees shall be recorded by using the DBH of the largest trunk followed by the letter M and the total amount of the trunks. For example, a multi-

trunk tree having three trunks, with the largest trunk measuring twenty-four inches, would be written as... 24M3.

- (f) **Height** – In trees, measured from base to uppermost branches. Height in palms shall be measured from base to lower portion of bud.
- (g) **Spread** – The horizontal measurement of the canopy, from end to end.
- (h) **Condition** – The contractor shall describe the tree's general condition by placing an X in either the good, fair, or poor column. The description should be based primarily on the level of decay that is present, important limbs that may be missing, the quality of branch attachments, any root issues that are detected. Overall balance should be observed also. Major concerns should be noted in the remark's column.
- (i) **GPS (Global Positioning System)**- The Contractor must be able to provide inventory information using the City's Electronic Tree Inventory Program. The Contractor must be able to input all services and details related to each tree, along with an accurate and current GPS point update.

4.16 EXAMINATION OF PLANS, SPECIFICATION, AND SITE OF WORK

Bidders must satisfy themselves by personal examination of the work site, plans, specifications, and other contract documents, and by any other means as they may believe necessary, as to the actual physical conditions, requirements and difficulties under which the work must be performed. No bidder shall at any time after submission of a proposal make any claim or assertion that there was any misunderstanding or lack of information regarding the nature or amount of work necessary for the satisfactory completion of the job. Any errors, omissions, or discrepancies found in the specifications, or other contract documents shall be called to the attention of the City and clarified prior to the submission of proposals.

4.17 WORK SITES

Worksites include, but are not limited to, parkways, medians, greenbelts, tree easements, parks and other City facilities.

4.18 DELETIONS

At the Public Works Services Director's option, any contract areas, work list or pruning map, or portion thereof, may be deleted or adjusted by notifying the Contractor in writing before work begins.

4.19 CREW RENTAL

The standard crew is three (3) men, one (1) chipper truck, one (1) chipper, one (1) aerial tower and all necessary hand tools. The crew equipment can be modified to complete any type of misc. tasks including special projects that may consist of extraordinary work.

4.20 EMERGENCY RESPONSE WORK SCHEDULE

Emergency response work may be required to mitigate safety hazards outside of normal working hours.

- (a) Emergency response work will not be performed without prior approval by the Public Work Services Director unless a condition exists wherein it appears there is a danger of injury to persons or property.
- (b) Payment of emergency response work shall be in accordance with the hourly rates and unit prices in the Emergency Response Work Schedule.
- (c) The City reserves the right to cause any emergency response work deemed necessary by the Public Works Services Director to be performed by the City crews, other contractors, or day labor, at no cost to the Contractor.
- (d) Emergency response work is work performed after normal working hours or anytime during a 24-hour period that the Public Works Services Director deems an emergency. Emergency response work does not include service requests and location lists assigned during normal working hours (7 a.m. to 4 p.m. Monday through Friday, not including Holidays)
- (e) Emergency Response and Crew Rental rates begin when the crew arrives on site and begins work, and end at the completion of the work requested by the City. Portal to Portal pay is not allowed.

4.21 SAFETY MEASURES

- (a) The Contractor shall obey and adhere to Cal OSHA requirements for worker safety, and ANSI Z133.1 Safety Requirements.
- (b) Any person working in proximity to electrical conductors shall be properly trained in electrical hazard recognition and avoidance, and possess the appropriate qualifications required by the State of California.
- (c) Any dead tree, tree with excessive decay, or tree with a substantial defect such as a split, crack, or unstable root system, shall be reported immediately to the Public Works Services Director.
- (d) The Contractor shall postpone any tree maintenance activity wherein a vehicle is in proximity and such activity has the likelihood of causing damage to vehicle. In such instances, it is the responsibility of the Contractor to immediately notify the vehicle owner and request to have the vehicle moved to a safe location. Any abandoned vehicle shall be reported to the Rancho Cucamonga Police Dept.

4.22 PRESERVATION OF PROPERTY

- (a) The Contractor shall carefully protect from damage all trees, shrubs, ground covers, turf irrigation, water service, fences, sidewalk, buildings, automobiles, street lights, street signs, or any other facilities located on or adjacent to the job site.
- (b) Should any direct or indirect damage or injury result to any public or private property by or because of any act, omission, neglect or misconduct in the execution of work, on the part of the Contractor or the Contractor's employees, such property shall be restored by the Contractor, to a condition equivalent to that existing before damage occurred.
- (c) The Contractor shall be responsible for the complete removal and replacement of trees lost due to the Contractor's faulty maintenance or negligence, as determined by the Public Works Services Director. Replacement shall be made by the Contractor in the kind and size of trees as determined by the Public Works Services Director. Where there is a difference in value between the trees lost and the replacement of trees, this difference will be deducted from the contract payment. In all cases, the value of the trees lost will be determined by the Public Works Services Director, using the latest Council of Tree and Landscape Appraisers – Guide for Plant Appraisal.

4.23 PRESERVATION OF WILDLIFE

Reasonable efforts shall be taken to protect and preserve the nests, or nesting cavities, of beneficial birds and other beneficial animals, unless in-so doing would create a hazardous condition.

4.24 QUALITY OF WORK

The Contractor shall be committed to retaining the value of all trees in his care, and at no time under this contract agreement shall the Contractor decrease the value of any tree without written authorization from the Public Works Services Director.

The Contractor shall be skilled in arboriculture and have the expertise necessary to perform all duties to the highest standard, as required in this agreement.

The Public Works Services Director shall be the sole judge as to the adequacy and quality of maintenance.

4.25 DISEASE CONTROL

Any monocot or dicot species that is known to transmit an infectious disease prevalent in the landscape shall be pruned with handsaws, pole saws or reciprocating saws only. Prior to pruning, all saw blades must be sterilized by a ten (10) minute immersion in a bucket of water containing twenty-five (25) percent chlorine bleach. A fresh solution shall be mixed daily. Each tree shall be pruned utilizing a blade that has been sterilized in this fashion, thereby preventing tree-to-tree disease transmission via the saw blade. After a tree has been pruned, the saw blade shall not be utilized again until it has been sterilized by the ten (10) minute immersion method described above.

4.26 REPLACEMENT OF LANDSCAPE MATERIALS & CITY PROPERTY

The Contractor shall be responsible for replacement of City property, private property and any other items deemed necessary due to contractor negligence.

4.27 CONFORMING TO STATE AND FEDERAL GUIDELINES FOR STORM WATER POLLUTION PREVENTION

State and Federal guidelines for storm water pollution prevention are known as Best Management Practices (BMP's). These practices will help reduce groundwater contamination and pollution to our wetlands, beaches, and coastlines. Since Landscaping can and does contribute to storm water pollution, BMP guidelines taken from the California Storm Water Quality Association's Handbook are provided for the Contractor's reference. In addition, these BMP's shall be reviewed with any new employee before he begins work in the field, and with all crews on at least an annual basis. (See Appendix D)

4.28 PERMITS

Prior to the start of any work, the Contractor shall obtain the applicable City permits and plan for City inspections. The City will issue the permits at no charge to the Contractor. The Contractor and all subcontractors shall each obtain a City business license and shall be licensed in accordance with State Business and Professions Code. The Contractor shall also obtain all other permits, licenses, inspections, certificates, or authorizations required by any governing body or entity.

4.29 WORK AREA TRAFFIC CONTROL

4.29.1 TRAFFIC CONTROL PERMIT

The Contractor shall prepare a permit application for street closure and shall attach two copies of the proposed traffic control signing, barricading and/or detour routing. The permit application and accompanying attachments shall be reviewed by the City Traffic Engineer. Upon the Traffic Engineer's approval, a no-fee Street Closure Permit shall be issued. No Street Closure, Lane Closure, Detour or other work requiring traffic control shall commence prior to issuance of said permit.

4.29.2 SIGNS, BARRICADES, AND DELINEATORS

The Contractor shall provide and install barricades, delineators, warning devices and construction signs in accordance with the current California Joint Utility Traffic Control Manual (CJUTCM) published by the California Inter-Utility Coordinating Committee, the Work Area Traffic Control Handbook (WATCH) and the current Caltrans Manual of Traffic Controls for Construction and Maintenance Work Zones unless otherwise approved by the Engineer. During adverse weather or unusual traffic or working conditions additional traffic devices shall be placed as directed by the Engineer.

4.29.3 TRAINING

Upon award of the contract and before work can begin within the public right-of-way, the contractor shall provide written proof of work zone safety training of all supervisory staff. The contractor will be responsible for all work zone safety inspections and regular training of all staff setting up any traffic control.

4.30 PRUNING – GENERAL REQUIREMENTS

- (a) Pruning shall be in strict accordance with all standards and methods as prescribed by the International Society of Arboriculture (Appendix A).
- (b) The Contractor shall prune to retain the natural structure of each tree species, unless otherwise directed by the Public Works Services Director, and have the knowledge and ability to determine each tree species response to pruning. Pruning patterns shall be consistent so that visual continuity is maintained, and the value of all City trees pruned is increased.
- (c) The use of chain saws shall be restricted to those cuts that cannot be made with hydraulic, pneumatic, or manually operated lopping shears. All blades, chains and other cutting devices shall be kept sharpened, to make a clean final cut, with the bark intact and free from stripping or shredding. Wound dressings are not permitted.
- (d) Pruning cuts shall be made carefully and at the proper location; this will be back to the parent branch or trunk, just to the outside of the branch collar and branch bark ridge.
- (e) Branch cuts shall be kept as small as possible to prevent excessive decay. No live branch greater than eight (8) inches in diameter (measured at the base of the branch) shall be removed without authorization from the Public Works Services Director, unless said branch is weakly attached or has other significant defect.
- (f) Limbs, measuring two (2) inches or greater in diameter, shall be removed using the three-cut method (Appendix A).
- (g) When pruning mature trees, no more than twenty-five (25) percent of the leaf-bearing canopy should be removed. Live Oaks are limited to ten (10) percent.
- (h) When reducing the length of a limb back to a lateral branch, the lateral should be at least one-third the diameter of the portion removed.
- (i) Young trees shall be pruned primarily to improve structure (Appendix A).
- (j) Private trees encroaching upon a City sidewalk or street, and are not providing proper height clearance requirements, shall be raised on the street-side only to mitigate nuisance or hazard. The cost shall be adjusted to one half that for complete raise.
- (k) The use of climbing spurs, gaffs, or any other climbing devise that causes puncture wounds is

prohibited, except for aerial rescue efforts, or during removals.

- (l) The Contractor shall not prune any tree(s), which have been pruned by a resident or homeowner and have been trained, cut, or sheared in such a way to form a hedge, espalier, or picturesque shape, and have not been trained in the normal landscape shade tree standard of pruning. Such trees shall not be recorded on the work list. These trees are to be noted, and the Contractor shall inform the Public Works Services Director of them by address.
- (m) Any inappropriate piece of metal, wire, rubber, wood, or other material that is damaging the growing tissue of a tree or predisposes the tree to irreparable damage in the future, shall be removed. If it is determined that the material cannot be removed without further damage to the growing tissue of the tree, it shall not be removed, but necessary actions shall be taken to reduce the impact of this material to the tree by cutting out as much of the exposed surface of it as possible.
- (n) Vines that are entwined on the trunk or throughout the limb structure shall be removed with caution, avoiding injury to tree.

4.31 PRUNING – WORK TYPE DESCRIPTIONS

The following four work type descriptions may be assigned to the Contractor. All general requirements for pruning, as described in section 514, shall be followed.

- (a) **Grid Pruning** – Grid pruning means routine tree pruning per pre-designated districts/grids on a scheduled cycle or any grouping of seven (7) or more trees near one another, within an approximate 200-yard radius, and shall be paid as grid pruning even when off the regularly scheduled district/grid plan. The price paid for grid pruning shall be as specified in Section 4.12(C).
- (b) **Full Pruning** - The objective is to improve tree structure, reduce wind sail effect, allow for improved light penetration, provide proper clearances, and to remove dead or other undesirable limbs.

Selective pruning shall be implemented; any or all pruning techniques shall be applied depending on the requirements of each tree. These include, structural pruning, crown cleaning, crown thinning, crown reduction, crown raise and crown restoration.

- (c) **Crown Raise** - In areas where raises are specified, no other type of pruning shall be done. A crown raise is removal of lower branches only, to provide proper height clearance. Fourteen and one-half (14.5) feet clearance is required over streets, where applicable. Nine (9) feet clearance is required over parkways and sidewalks. Eleven (11) feet clearance is required over equestrian trails. To avoid destroying the natural structure of small trees, they shall not be raised to the afore-

mentioned specifications. Instead, such trees shall be pruned to reduce the length of the obstructing limbs.

- (d) **Crown Cleaning** - In areas where cleaning is specified, no other type of pruning shall be done. Crown cleaning is the removal of dead, dying, diseased, broken and weakly attached branches.

Crown cleaning shall also include crown raise, when needed to provide proper clearance.

- (e) **Crown Reduction** - In areas where height issues are specified, no other type of pruning shall be done. Crown reduction is used to reduce the height and/or spread of a tree. Thinning cuts are most effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut should be at least one-half the diameter of the cut to be made.

- (f) **Palm Pruning** – Palm fronds are to be removed so that a 90-degree angle is achieved. The angle shall be measured from the horizontal axis of the growing point base.

All dead fronds, flower stalks and fruit stalks shall be removed and cut as close to their base as possible without damaging adjacent fronds or trunk tissue. Loose petioles from previous pruning operations shall be removed carefully.

When pruning palms in the Phoenix genus it is imperative to sterilize all pruning equipment (as described in section 4.25 to avoid possible tree-to-tree transmission of the disease *Fusarium oxysporum*.

4.32 SELECTIVE PRUNING

When performing any of the four pruning work types, mentioned in section 4.31, it is imperative to employ selective pruning to prevent over pruning. If any tree in an assigned area requires a lesser amount of pruning than what has been assigned, only that which is necessary will be performed.

4.33 TREE REMOVALS

- (a) All tree removal operations shall be in strict accordance with the methods prescribed by the International Society of Arboriculture.
- (b) Trees designated for removal by the Public Works Services Director will be marked with a DOT, using white paint, on the trunk, just above the root collar of the tree. If for any reason there is doubt

regarding the trees(s) to be removed, the Public Works Services Director will be contacted before work commences.

- (c) Felling is permitted providing it can be safely achieved without endangering surrounding property and will not interfere with vehicular traffic. A tag line(s) shall be used to direct fall always. All bystanders shall be kept at a safe distance from the work site.
- (d) Trees too large to fell shall be removed in sections. Each section shall be cut into a size that can be handled easily and safely by one tree worker. If section is too heavy for one worker, it shall be rigged and lowered to the ground. The means of lowering shall be acceptable to the Public Works Services Director.
- (e) Stump grinding shall be incorporated with the removal of the tree and performed on the same day. The underground service alert regional notification center (Dig Alert) must be called prior to the start of the removal list, to allow enough time for each site to be marked before work begins.
- (f) The depth of stump grind shall be no less than eighteen (18) inches below lowest surface grade. The grind shall comprise the entire stump below soil surface and any uplifted portion of the soil caused by the root flare. Exposed roots, whether in the public right of way or private property, shall be traced and ground or chopped out to a depth of no less than eight (8) inches below the lowest surface grade. If irrigation is damaged it shall be repaired immediately. The site shall be backfilled with a mix of 60% soil and 40% of the remaining wood chips; then firmly tamped down to allow for as little settling as possible. All excess wood chips and soil shall be hauled away. When complete, the work site shall be level and at the original soil grade of the surrounding area.

4.34 TREE PLANTING AND STAKING

- (a) Trees purchased by the Contractor shall comply with the specifications set forth in the Standards for Purchasing Container-Grown Landscape Trees (Appendix E).
- (b) All trees shall be planted according to the Standards prescribed by the International Society of Arboriculture. The City standard drawing for tree planting shall be followed (Appendix F).
- (c) The Contractor shall follow the requirements in section 4.11, UNDERGROUND ALERT of this contract before the excavation of any tree-planting site.
- (d) Prior to planting, the natural root flare must be identified. Any soil that may be covering the root flare must be removed. The planting hole shall be dug to a size of two times the width of the root ball, leaving the bottom firm, to prevent the tree from settling. The container shall be removed carefully to prevent root or stem damage; the tree shall not be pulled by the stem. If the container does not come off easily, it shall be cut on one or more sides, from top to bottom, to allow its removal. Circling roots shall be separated and spread outward. Densely matted roots that cannot be teased apart shall be cut cleanly in two places.

- (e) The tree shall be lifted by the root ball only and carefully placed in the planting hole. The root ball shall be oriented so that the tree stands vertical, with the top of the root ball approximately one to two inches higher than the soil grade. Backfill shall be native soil only with no rocks greater than three inches diameter. Soil shall not be placed on top of the root ball. Displace air pockets in the backfill by moderately tamping with shovel handle and watering in. Check for settling and add backfill if necessary. To avoid compaction of the soil, do not tamp the backfill with excessive pressure or use broad, heavy objects.
- (f) Any tree that can stand upright without support and would be able to withstand prevailing winds along with yearly Santa Ana wind occurrences shall not be staked.
- (g) If upon determining a tree cannot support itself, two stakes of good quality treated lodge pole pine not exceeding eight feet in length and no more than two and one-half inches in diameter, shall be used. The stakes shall be placed in a northwest / southeast configuration to give maximum support during heavy wind conditions and placed outside the root ball, avoiding any damage to roots. Stakes shall be pounded down until sufficiently stable. The top of the stakes interfering with branch structure shall be cut off below the lowest branch where the tree's growth habit permits.
- (h) Trees shall be tied to stakes using rubber cinch ties, thirty-two inches in length, attached by a method of a figure eight loop between the tree trunk and each stake. Ties shall be attached to stakes with galvanized nails driven into the stakes. A minimum of two ties shall be used, placed high enough on the trunk to support the crown. Additional ties shall be placed lower on the trunk if needed to straighten. Ties shall be taught enough to prevent trunk from rubbing against the stakes, but with a modest amount of slack to allow movement of the tree. Ties shall not be placed in branch crotches.
- (i) A plastic guard shall be placed loosely around the base of the trunk.
- (j) A watering basin shall be placed around the outer edge of the root ball in areas where run-off will occur. The basin shall be in the form of a tightly compacted soil berm, three inches in height. A watering basin is not required on turf or dense groundcover.

4.35 STAKING ONLY

The Contractor shall stake any tree that is unable to stand upright on its own, whether the existing stakes have become loosened, damaged, incorrectly installed, or where the stakes are absent. This work shall be performed in any area where the contractor is pruning or where otherwise directed by the Public Works Services Director. All the standards shall be followed.

4.36 STAKE REMOVAL

The Contractor shall remove stakes from trees that have achieved enough stability and grown to at least three (3) inches diameter at breast height (DBH). The stakes should be pulled completely out of the ground when possible; otherwise, the stakes shall be cut down below grade and backfilled with soil.

All undamaged tree stakes that are suitable for re-use shall be returned to the City. The Contractor shall dispose of all damaged tree stakes.

Stake removal shall be performed in any area where the contractor is pruning, and there shall be no extra charge incurred.

4.37 REMOVAL OF BRUSH AND DEBRIS

The Contractor shall be responsible for the removal and disposal of all debris, i.e. wood, branches, brush, chippings, and any other material resulting from tree maintenance operations.

- (a) Contractor must comply with all state, county and local laws and ordinances applicable to and governing such disposal.
- (b) Disposal of all Eucalyptus wood infested with the larvae of the Eucalyptus Long Horned Borer shall follow the State of California Public Resources Code, Article 5, Section 4714.5.

4.38 TREE WATERING

Watering is to be performed by a one-man crew with a water truck. Contractor shall include the pricing to water newly planted trees for the first year after initial planting. Watering will occur along various routes including landscape medians, parkways, parks, and City facilities. At the discretion of the Public Works Services Director, older trees will be included on a watering schedule.

4.39 ARBORIST SERVICES

On occasion, the City requires tree evaluations including written reports. The Contractor shall provide an hourly rate for an Arborist that can respond to the City's request(s) for the preparation of detailed arborist reports, tree risk assessment reports, tree evaluations and site inspections. Reporting can be generated on as little as one tree to an entire urban forest population and is handled on a case-by-case basis.

4.40 MILLING

On occasion, the City may request for some of the removed Urban Forest material be milled down for special projects. The Contractor shall provide a per foot milling cost of this material. Milling can be performed on or off site.

5. EVALUATION AND VENDOR SELECTION PROCESS

5.1 INITIAL SCREENING

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All RFP responses will undergo an initial review to determine responsiveness to the instructions herein. Those RFP responses initially determined to be compliant by meeting the RFP requirement as indicated herein will proceed to the next phase of the evaluation process.

5.2 EVALUATION ACTIVITIES

Compliant RFP responses proceeding to the next phase of the evaluation process are then evaluated by an Evaluation Committee. The RFP submittals are scored and assigned a ranking of one (1) through ten (10), ten being the highest possible score. The following criteria have been assigned percentages that the criteria will be scored against, based upon but not limited to the following evaluation criteria factors:

Criteria

Criteria Description	Assigned Percentage
Vendor Experience	15%
Quality of proposed services or goods	15%
Extent to which the Vendor's services or goods meet the City's needs	20%
Cost	25%
Employee Training <ul style="list-style-type: none">• Safety Training• Customer Service Training	5%
Corporate Capability: <ul style="list-style-type: none">• Qualifications of staff• Licensing required to perform various tree maintenance services	5%
Services Offered to the City: <ul style="list-style-type: none">• Proposed program• Detailed list of services• Ability to provide services	5%
Equipment Evaluation <ul style="list-style-type: none">• List of Equipment• Aerial device certification	5%

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Information Management <ul style="list-style-type: none">• Method for completing and updating the City's tree inventory program• Backup inventory software provided to the City• Technical support for all software and data management	5%
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5.3 COST EVALUATION

Cost Proposals are evaluated and scored based on the following calculations;

Score = Lowest Proposal Cost / Cost of Proposal being scored X Maximum Points Available (10)

The score is then added to the spreadsheet criteria scores.

5.4 REFERENCE CHECKS

If determined to be required reference checks are conducted by the Procurement Division and the requesting department may or may not be present during the process. The reference checks may be conducted by phone with the information being scribed or conducted by a written form, submitted to the Vendor's reference contact. Reference contacts will be asked several predetermined questions for response and to provide a score from one (1) to ten (10), ten being the highest. Scores are then tabulated and added to the spreadsheet with the criteria scores. It is imperative that Vendors provide up to date and accurate information regarding contact information for reference checks. All scores are then tabulated into the final Vendor ranking.

Evaluators do not see the Vendor References or pricing line items. The proposed pricing is evaluated by the Procurement Division during the initial review of the RFP response, only to ensure that the proposed cost is not over the City's budgeted amount or Not-to-Exceed amount for the project.

5.5 DEMONSTRATIONS/ INTERVIEWS

Upon completion of the RFP evaluations and data analysis, and only if necessary, selected top ranked Vendors will be provided an opportunity to interview and conduct a demonstration or presentation to further expand on their RFP response. Vendor interviews/demonstrations are scored and assigned a ranking of one (1) through ten (10), ten being the highest possible score, based upon but not limited to the evaluation criteria factors as stated within the RFP.

5.6 FINANCIAL DOCUMENTATION

Vendors that proceed to the short-list may be required to submit financial documentation as proof of its firm's financial stability and strength. A financial review will be conducted by the City Finance Department. Should a Vendor wish for its financial documentation to be treated as proprietary or be returned upon completion of

the review, the documentation must clearly be marked as such. The following documentation will be required of each Vendor on the short-list:

- A copy of the Vendor's most recent annual report.
- Audited (by a third party), balance sheets and income statements for the past three (3) years.
- If audited data is not available, Vendor shall submit copies of complete tax returns for the past three (3) years.
- Describe any regulatory censure and past or pending litigation related to services provided by the Vendor.
- Indicate all applicable information regarding Vendor ownership changes in the last three (3) years.

5.7 BEST AND FINAL OFFER

Upon completion of Vendor presentations, the City reserves the right to conduct pre-award discussions and/or pre-contract negotiations with all or only top ranked Vendors. At which time the City may request a Best and Final Offer to be submitted from one or all finalists.

5.8 VENDOR SELECTION

The final Vendor selection is based on which Vendor is the most responsive, meeting the City's requirements, offering the best value at the most competitive price. The City is not obligated to award to the lowest price proposal.

The City may conduct negotiations with several Vendors simultaneously. The City may also negotiate contract terms with the selected Vendors prior to award. The City, at its sole discretion, reserves the right, unless otherwise stated, to accept or reject all or any RFP responses, or any part thereof, either separately or to waive any informality and to split or make the award in any manner determined to be in the best interest of the City.

5.9 LETTER OF INTENT TO AWARD

After a final Vendor selection is determined, a Letter of Intent to Award (LOI) will be posted for review by all participating, responsive Vendors. Negotiations shall be confidential and not subject to disclosure to competing Vendors unless an agreement is reached. If contract negotiations cannot be concluded successfully, City may negotiate a contract with the next highest scoring Vendor or withdraw the RFP entirely.

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"EXHIBIT A" CITY OF RANCHO CUCAMONGA CONFLICT OF INTEREST/NON-DISCLOSURE STATEMENT

It is the policy of the City of Rancho Cucamonga to prevent personal or organizational conflict of interest, or the appearance of such conflict of interest, in the award and administration of City Contracts, including, but not limited to Contracts for Professional Services Agreements ("PSA") with potential Vendors.

I do not have specific knowledge of confidential information regarding RFP responses received in response to the **Request for Proposal ("RFP") #19/20-007 for Citywide Tree Maintenance Services**.

I agree not to disclose or otherwise divulge any information pertaining to the contents, status, or ranking of any RFP response to anyone. I understand the terms and "disclose or otherwise divulge" to include, but are not limited to, verbal conversations, written correspondence, reproduction of any part or any portion of any RFP response, or removal of same from designated areas.

I, the undersigned, hereby certify that the following statements are true and correct and that I understand and agree to be bound by commitments contained herein.

(Print Name)

(Relationship to the City)

(Relationship to the Vendors)

(Signature)

(Date)

Must be included in final RFP submittal.

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"EXHIBIT B" PROFESSIONAL SERVICES AGREEMENT EXCEPTIONS SUMMARY

Mark the appropriate choice, below:

_____ Vendors accepts the PSA without exception.

OR

_____ Vendors proposes exceptions to the PSA.

Summarize all exceptions on a separate document. Enclose a written summary of each change and title as "Exception Summary", which shall include the Vendors' rationale for proposing each such exception. Each exception must be labeled with the Section number in the PSA. Failure to properly reference exceptions in the submitted summary may deem the response as non-responsive.

Signature

Printed Name

Title

Date

Must be included in final RFP submittal.

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**"EXHIBIT C" ACKNOWLEDGMENT OF INSURANCE REQUIREMENTS AND CERTIFICATION OF ABILITY TO
PROVIDE AND MAINTAIN COVERAGES SPECIFIED**

I, _____ the _____
(President, Secretary, Manager, Owner or Representative)

of _____, certify that the
(Name of Company, Corporation or Owner)

Specifications and General Provisions regarding insurance requirements as stated within the Professional Services Agreement (PSA), for the Purchase Contract designated **Request for Proposal ("RFP") for #19/20-007 for Citywide Tree Maintenance Services** have been read and understood and that our Vendors is able to provide and maintain the coverage as specified in the PSA. Failure to provide said coverage, upon request to finalize the PSA prior to award shall be sufficient cause for immediate disqualification of award. Failure to maintain said coverage shall result in termination of the contract.

Signature

Printed Name

Title

Date

Must be included in final RFP submittal.

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

"EXHIBIT D" ADDENDUM ACKNOWLEDGEMENT

The Vendors hereby acknowledges the following Addenda Number(s) to this RFP have been received, if any. Vendors understands failure to acknowledge any addenda issued may cause the RFP response to be considered non-responsive. It is the Vendors' responsibility to log into the Bid System to identify and download the number of addenda that have been posted.

- _____
- _____
- _____
- _____

Signature

Printed Name

Title

Date

Must be included in final RFP submittal.

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

"EXHIBIT E DEBARMENT and SUSPENSION CERTIFICATION FORM

I certify that neither _____ (Vendor) nor any of its proposed subcontractors are not currently listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the guidelines under 2 CFR 200 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), and that neither Vendor nor any of its proposed subcontractors are tax delinquent with the State of California.

I acknowledge that if Vendors or any of its subcontractors subsequently are placed under suspension or debarment by a local, state or federal government entity, or if Vendors or any of its subcontractors subsequently become delinquent in California taxes, our Proposal will be disqualified.

Signature

Printed Name

Title

Date

Must be included in final RFP submittal.

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

"EXHIBIT F" PARTICIPATION CLAUSE

It is hereby understood that other government entities, such as cities, counties, and special/school districts may utilize this RFP response at their option for equipment or services at the RFP response price for a period of _____ days. Said entities shall have the option to participate in any award made because of this solicitation. Any such piggy-back awards will be made independently by each agency, and the City of Rancho Cucamonga is not an agent, partner or representative of these agencies and is not obligated or liable for any action of debts that may arise out of such independently negotiated piggy-back procurement. Each public agency shall accept sole responsibility of its own order placement and payments of the Vendors.

Successful Vendors will extend prices as proposed herein to other governmental agencies, please specify.

YES _____ NO _____

Must be included in final RFP submittal.

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

"EXHIBIT G" SIGNATURE OF AUTHORITY

The undersigned firm declares that he has carefully examined the specifications and read the above terms and conditions, and hereby proposes and agrees, if this RFP response is accepted, to furnish all material in accordance with the specifications and instructions, in the time and manner therein prescribed for the unit cost amounts set forth in the following RFP response.

THE VENDORS IN SUBMITTING THIS RFP RESPONSE MUST FILL IN THE FOLLOWING INFORMATION. FAILURE TO DO SO MAY DEEM YOUR RFP RESPONSE AS NON-RESPONSIVE.

Company Name:	<u>Address:</u> (Street, Su. # City, State, Zip)
Telephone #:	
Fax #:	
E-mail address:	Web Address:
Authorized Representative: (print)	Title:
Signature:	Date:

Must be included in final RFP submittal.

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
for
Citywide Tree Maintenance Services

"EXHIBIT H" REFERENCES WORKSHEET

The following References Worksheet must be complete, please do not mark "See Attached". This Exhibit must be complete and uploaded into the Planet Bid system under the applicable "Response Type" section. Provide a minimum of four (4) clients that are similar in size to the City of Rancho Cucamonga that your company has conducted comparable or like services. Preferred references should be government agencies and be a current customer within the past three (3) years. Please verify accuracy of contact information.

To be submitted as an attachment in the Planet Bid system under the "Response Type" section identified as "Exhibit H".

Reference 1	
Company Name	
Contact Name and Title	
Company Address	
Contact Telephone Number	
Contact Email	
Description of Comparative Services and Project Cost (please be specific)	
Reference 2	
Company Name	
Contact Name and Title	
Company Address	
Contact Telephone Number	
Contact Email	
Description of Comparative Services and Project Cost (please be specific)	

City of Rancho Cucamonga
Request for Proposals ("RFP") #19/20-007
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Reference 3	
Company Name	
Contact Name and Title	
Company Address	
Contact Telephone Number	
Contact Email	
Description of Comparative Services and Project Cost (please be specific)	

Reference 4	
Company Name	
Contact Name and Title	
Company Address	
Contact Telephone Number	
Contact Email	
Description of Comparative Services and Project Cost (please be specific)	



Addendum No. 001
Request for Proposal ("RFP") #19/20-007
For
Citywide Tree Maintenance Services

June 27, 2019

Re: Questions/Answers/Clarifications

Ladies and Gentlemen:

This is Addendum No. 001 to Request for Proposal (RFP) #19/20-007 for Citywide Tree Maintenance Services. This Addendum will address questions and clarification requests as submitted by Vendors. Only those questions submitted in writing are being addressed and can be found in the below table.

The due date for RFP #19/20-007 is July 24, 2019 by 3:00 p.m.

If there are any questions regarding this Addendum, please contact me at (909) 774-2500.

Sincerely,

Ruth Cain, CPPB, Procurement Manager
City of Rancho Cucamonga
Procurement Division

City of Rancho Cucamonga
Request for Proposal (RFP) # 19/20-007
For
Citywide Tree Maintenance Services

	Question(s) / Clarification(s)	Answer(s) / Comment(s)
1	To what extent would a licensed C-31 contractor be needed for this contract? Can this service be subcontracted?	The C-31 is the minimum license required to be able to award this contract, along with all the other insurance and liability requirements outlined in the RFP. The C-27 would be the preferable license. The C-31 can't be a subcontractor.
2	What tree inventory system does the City currently utilize?	It is the City developed Inventory that uses Arc/GIS.
3	Is the contractor require to collect the inventory of the entire urban forest prior to starting tree maintenance? Or collect as the work is completed?	No. Collect only the work that is completed by the contractor.
4	Will the City mark the trees and/or sites prior tree removal or tree planting?	Yes
5	How much time is provided to the contractor to complete service requests provided each day?"	Service Requests will be scheduled with the Urban Forest Supervisor.
6	Will the contractor be required to incorporate any tree inventory data into the new inventory?	Yes
7	Will palm skinning be required as part of palm trimming? If so, how much is required?	No
8	For additional palm skinning, how will this be charged?	N/A
9	What size trees are typically planted in the City? What is the warranty required for tree planting?	15 gallon/1 year
10	If special equipment is required such as a crane or loader, how will this be charged?	These costs should be itemized in the RFP but should be included in your equipment rate.
11	Will there be a need for pesticide or fertilized treatment of trees?	There could be if the need arises.
12	Will Park trees be included in this contract?	Yes

City of Rancho Cucamonga
Request for Proposal (RFP) # 19/20-007
For
Citywide Tree Maintenance Services

13	What are the annual averages for trees pruned, removed, planted and emergency responses over the last 3 years?	Sorry, this information isn't available at this time.
14	To the best of your knowledge, please list the total quantity of trees for each size category within the City's urban forest?	Sorry, this information isn't available at this time.
15	On the Grid Pruning, 4.14 (a) Can you provide us with the estimated percentage" breakdown for the following categories: A: % Full Trim B: % Raising C: % Cleaning D: % Palms"	Can't because this will be a new trimming program for us.
16	4.14 (d) Can you provide us with an estimated" number of Service Request calls for a Full Trim that will be done during the first year of the contract?"	Sorry, this information isn't available at this time.
17	How many Service Request calls for a Full Trim, did the city have last fiscal year from July 1, 2018 to June 30, 2019?	Sorry, this information isn't available at this time.
18	Will the contractor be paid the Service Request prices for doing a Full Trim in the Grid areas that were already completed under the Grid prices during the fiscal year?	No, because if you must go back and perform a full trim after performing the grid trimming then it's obvious the proper trim was not performed during the grid trimming process.
19	Which area(s) will the Service Request for a Full Trim be done outside the Grid areas to be trimmed?	Anywhere within the city that was not assigned to the grid trimming schedule.
20	Will the city give the contractor a list of Service Request calls for a Full Trim at the end of each month?	Yes, but it could be sooner such as weekly or bi-weekly.
21	Can you give us the estimated quantity of trees to be done under the Service Request calls for a Full Trim each month?	No
22	How much time does the contractor have to complete the list of Service Request calls for a Full Trim each month?	Depends on the arrangements made with the Urban Forest Supervisor.
23	Can you please clarify what is expected in the Grid Pruning" price? This nomenclature has different meanings across various municipalities and organizations and can	What each tree needs to maintain good health, proper structure, proper clearance and minimizing wind loads in accordance with

City of Rancho Cucamonga
Request for Proposal (RFP) # 19/20-007
For
Citywide Tree Maintenance Services

	mean everything from a glorified "Crown Raising" to a "full Prune of the Canopy". What does the City of Rancho Cucamonga expect for their "Grid Pruning"? And also - are there any recent examples of this type of pruning done to City satisfaction for viewing?"	ISA Standards and Ansi 133 approved trimming standards. Examples will be provided once the contract is awarded
24	For the record keeping portion, it says that contractor is to keep records and input into the City's Electronic inventory system. Can you explain further how that works? Does the contractor need to purchase additional software or items to be able to do this? Are we given City access to be able to input records? Or does the City handle this from written forms?	The contractor will record all the activity each day and input it to the city's inventory through an iPad or computer through city accessed website. City will provide access codes. City does not input the data from the contractor's daily worksheets or logs. This is the contractor's responsibility. Avoid production trimming at all times.
25	What is the projected term of the contract in years? Are prices expected to remain for a certain period or are CPI increases available yearly due to unknown potential increases in prevailing wages?	Initial 1 year with 6 additional renewal years for a total of 7 years.



Addendum No. 002
Request for Proposal ("RFP") #19/20-007
For
Citywide Tree Maintenance Services

July 15, 2019

Re: Questions/Answers/Clarifications

Ladies and Gentlemen:

This is Addendum No. 002 to Request for Proposal (RFP) #19/20-007 for Citywide Tree Maintenance Services.

This Addendum is to make a correction to Addendum No. 001. The answer to Question #1 was partially incorrect.

Please correct to state the information in bold font,

1	To what extent would a licensed C-31 contractor be needed for this contract? Can this service be subcontracted?	<p>The C-31 is the minimum license required to be able to award this contract, along with all other insurance and liability requirement outlined in the RFP. The C-27 would be the preferable license.</p> <p>The C-31 can be a subcontractor.</p>
---	---	---

The due date for RFP #19/20-007 is July 24, 2019 by 3:00 p.m.

Please do not hesitate to contact me should you have any questions regarding this Addendum, 909-774-2500.

Sincerely,

Ruth Cain, CPPB, Procurement Manager
City of Rancho Cucamonga
Procurement Division



**REQUEST FOR PROPOSALS ("RFP")
#19/20-007 FOR
CITYWIDE TREE MAINTENANCE SERVICES**

APPENDICES A - H

APPENDIX A - FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENT: THAT _____ as Principal, and _____, as Surety, are held and firmly bound unto the City of Rancho Cucamonga, hereinafter called City, in the just and full amount of _____ (Written) \$ _____ (Figures) payment whereof we hereby bind ourselves, our heirs, executor's administrators, successors and assigns, jointly and severally, firmly by these presents. Given under our hands and sealed with our seal this ____ day of _____, 20__.

The condition of the foregoing obligation is such that,

WHEREAS, the above-named principal is about to enter into a contract with the City, whereby said principal agrees to construct "CITYWIDE TREE MAINTENANCE SERVICES" in accordance with the AGREEMENT dated _____, which said contract is hereby referred to and made a part hereof to the same extent as if the same were herein specifically set forth;

NOW, THEREFORE, if the said principal shall well and truly do and perform all things agreed by the principal in said contract to be done and performed, then this obligation is to be void; otherwise it will remain in full force and effect;

PROVIDED, that for value received the undersigned stipulate and agree that no amendment, change, extension of time, alteration or addition to said contract, or agreement, or of any feature or item or items of performance required therein or thereunder shall in any manner affect the obligations of the undersigned under this bond; and the surety does hereby waive notice of such amendment, limitation of time for bringing action on this bond by the City, change, extension of time, alteration or addition to said contract or agreement and of any feature or time of performance required therein or thereunder.

WITNESS our hands this ____ day of _____, 20__.

By: _____ Title: _____

Surety: _____ By: _____

____ Individual ____ Partnership ____ Corporation

____ Other, explain _____

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC. PLEASE ATTACH APPROPRIATE ACKNOWLEDGMENT FORMS (INDIVIDUAL, PARTNERSHIP, CORPORATION, ETC.).

**APPENDIX B – PAYMENT BOND
(LABOR and MATERIALS)**

KNOW ALL PERSONS BY THESE PRESENTS that: WHEREAS the CITY OF RANCHO CUCAMONGA ("City") has awarded to _____ (*Name and address of Contractor*) _____ ("Principal"), a contract (the "Contract") for the work described as follows: "CITYWIDE TREE MAINTENANCE SERVICES".

WHEREAS, Principal is required under the terms of the Contract and the California Civil Code to secure the payment of claims of laborers, mechanics, materialmen, and other persons as provided by law.

NOW THEREFORE, we, the undersigned Principal, and _____ (*Name and address of Surety*) _____ ("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto City in the penal sum of (\$ _____), this amount being not less than one hundred percent (100%) of the total contract price, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, or subcontractors shall fail to pay any of the persons named in Section 9100 of the California Civil Code, or any amounts due under the Unemployment Insurance Code with respect to work or labor performed under the Contract, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the Principal and subcontractors pursuant to Section 13020 of the Unemployment Insurance Code, with respect to work or labor performed under the Contract, the Surety will pay for the same in an amount not exceeding the penal sum specified in this bond; otherwise, this obligation shall become null and void.

This bond shall insure to the benefit of any of the persons named in Section 9100 of the California Civil Code to give a right of action to such persons or their assigns in any suit brought upon the bond. In case the suit is brought upon this bond, Surety further agrees to pay all court costs and reasonable attorneys' fees in an amount fixed by the court.

FURTHER, the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, addition or modification to the terms of the Contract, or of the work to be performed thereunder, or the specifications for the same, shall in any way affect its obligations under this bond, and it does hereby waive notice of any such change, extension of time, alteration, addition, or modification to the terms of the Contract or to the work or to the specifications thereunder. Surety hereby waives the provisions of California Civil Code Sections 2845 and 2849.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date

City of Rancho Cucamonga and RCFPD
Request for Proposals ("RFP") #19/20-007 for Citywide Tree Maintenance Services
Appendices A - H

set forth below, the name of each corporate party being hereto affixed, and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Date: _____

"Principal Signature"

"Surety Signature"

"Principal Signature"

"Surety Signature"

By: _____

By: _____

By: _____

By: _____

(Seal)

(Seal)

Note: This bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached.

APPENDIX C – TREE PRUNING METHODS

REASONS FOR PRUNING

The goals set forth in pruning are to improve tree structure, reduce hazards; provide clearances, and increase light and air penetration.

PRUNING CUTS

- (a) Each cut should be made carefully, at the correct location, leaving a smooth surface with no jagged edges or torn bark.
- (b) When pruning lateral branches, the final cut should be made back to the parent branch or trunk, just to the outside of the branch collar and branch bark ridge. When removing a dead branch, the final cut should be made just outside the collar of living tissue. If the collar has grown along a branch stub, only the dead stub should be removed (Figure A1).
- (c) To prevent bark tearing, large limbs should be removed using the three-cut method. The first cut undercuts the limb one or two feet out from the parent branch or trunk. The second cut, made on the top, is positioned slightly farther out than the undercut. The third cut is to remove the stub (Figure A2).
- (d) When it is necessary to reduce the length of the parent branch or leader, it should be cut back to a lateral branch that is large enough to sustain itself and to assume apical dominance. The cut should bisect the angle between the branch bark ridge and an imaginary line perpendicular to the branch or stem being removed (Figure A3).

Figure A1 – Pruning lateral branches

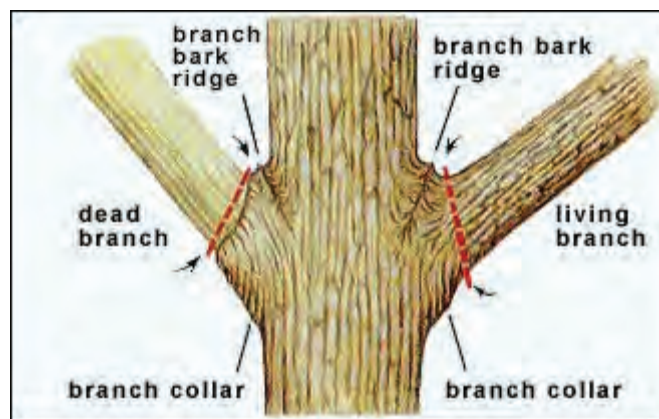


Figure A2 – The three-cut method

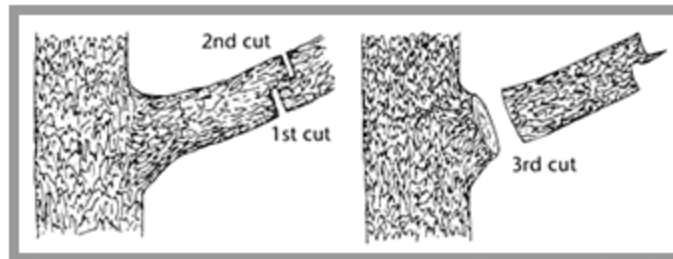
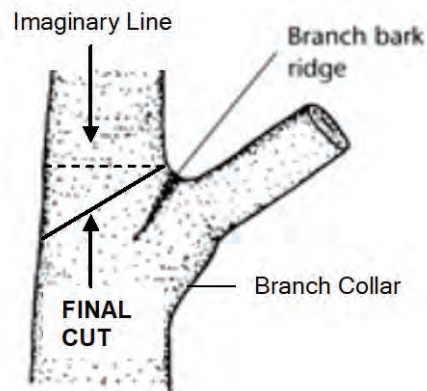


Figure A3 – Limb reduction



STRUCTURAL PRUNING OF YOUNG TREES

No more than 25 percent of the canopy should be removed in any one year.

- (a) Remove any broken, dead, dying, or damaged branches.
- (b) Select and establish a dominant leader. This should be the strongest vertical stem. Co-dominant stems should be subordinated (cut back) or removed (Figure A4).
- (c) Select and establish the lowest permanent branch.
- (d) Select and establish scaffold branches. These branches should be well attached, appropriate in size, and have proper vertical and radial spacing. The vertical spacing should be at least 18 inches for larger tree species and 12 inches for smaller species.
- (e) Select and subordinate temporary branches below the lowest permanent branch and among the scaffold branches. These branches should be maintained while the tree is young.

(f) Figure A4 – Removal of a co-dominant stem



CO-DOMINANT STEMS

If two branches develop from apical buds at the tip of the stem, they will form co-dominant stems. This type of branch structure produces narrow angles at the point of attachment that leads to the formation of *included bark*. This is bark that becomes enclosed inside the crotch as the two branches grow and develop. Included bark weakens the branch attachment, making the tree more prone to failure. It is best if one co-dominant stem is removed when the tree is young. When faced with large co-dominant branches in older trees, these should be suppressed by reducing the length of the least vigorous limb, thus slowing its growth. The relative size of a branch in relation to the trunk is more important for strength of branch attachment than is the angle of attachment.

PRUNING MATURE TREES

No more than 25 percent of the canopy should be removed in any one year. Pruning cuts should be kept as small as possible. The various pruning techniques are as follows.

- (a) Crown Cleaning: Selective removal of dead, dying, diseased, broken, or weakly attached branches.
- (b) Crown Thinning: Includes crown cleaning as well as selective removal of branches to increase light and air penetration, reduce weight, and reduce wind-sail effect. The natural structure and shape of the tree should be preserved, and an even distribution of inner lateral branches should be maintained throughout the canopy. Care must be taken to avoid "lion tailing", which is created when excessive laterals are removed from a limb, leaving most of foliage at the end, thus causing a weight imbalance.
- (c) Crown Raise: The removal of lower branches to provide proper height clearances. It is imperative that the crown is not raised excessively. A properly raised tree should have a well-formed, tapered structure, which will be able to uniformly distribute stress; approximately one-half of the foliage should originate from branches on the lower two-thirds of the tree.

- (d) Crown Reduction: Used to reduce the size of a tree. Limbs are cut back to their point of origin or to a lateral capable of sustaining the remaining limb and assuming apical dominance. When a branch is cut back to a lateral, no more than one-fourth of its foliage should be removed. The remaining lateral branch must be at least one-third the diameter of the branch removed, but this rule may vary with species, age, climate, and the condition of the tree. Consideration must also be given to the ability of the species to sustain this type of pruning.
- (e) Crown Restoration: Is the selective removal of water sprouts, and the removal of all stubs and dead limbs to improve a trees structure and form. This method of pruning is usually done because of storm damage or a previous topping. One to three vigorous sprouts on main branch stubs are selected to become permanent branches and to re-form a more natural-appearing crown. These sprouts may need to be subordinated to control apical growth and ensure adequate attachment for their size. Restoration usually requires several pruning jobs over several years.

APPENDIX D – CITY CONTRACTOR WORK LIST

	City of Rancho Cucamonga	PRUNING - VARIOUS LOCATIONS	JOB #		"contractor name"	
			SIZE	WORK TYPE	QUANTITY	NOTES
LOCATION		SPECIES				
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

[illegible]

APPENDIX F – SPECIFICATIONS FOR PROCURING CONTAINER GROWN LANDSCAPE TREES

PROPER IDENTIFICATION

All trees shall be true to name as ordered or shown on the planting plans and shall be labeled individually or in groups by species and cultivar (where appropriate).

COMPLIANCE

All trees shall comply with federal and state laws and regulations requiring inspection for plant disease, pests and weeds.

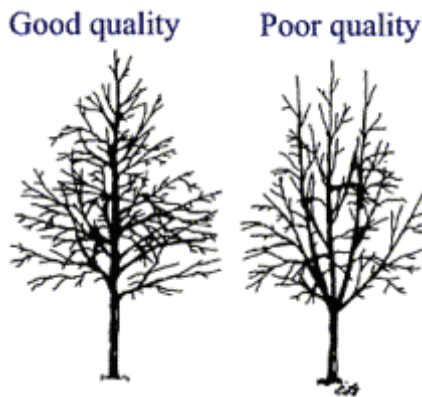
TREE CHARACTERISTICS AT THE TIME OF SALE OR DELIVERY

A. TREE HEALTH

1. Trees shall be healthy and vigorous; free of injury from biotic (insects, pathogens, nematodes, etc.) and abiotic agents (herbicide toxicity, salt injury, improper irrigation, etc.).
2. The size, color and appearance of the leaves shall be typical for the time of year and stage of growth of the species/cultivar; and shall not be stunted, misshapen, tattered, discolored (chlorotic or necrotic) or otherwise atypical.
3. The length and diameter of shoot growth throughout the crown shall be typical for the age and size of the species/cultivar.
4. Overall height and trunk diameter shall be typical for the age, species/cultivar and container size.

B. CROWN

Central Leader: The best quality shade trees, and most evergreen trees, have a dominant or central leader or trunk that extends up to the top of the canopy. Shade trees of lesser quality have two or more leaders or trunks, which compete against each other. Branches that have narrow angles of attachment and co-dominant stems tend to break at the point of attachment, especially when associated with included bark. Trees purchased from the nursery should have a single, relatively straight central leader and tapered trunk, free of co-dominant stems that compete with the central leader. The central leader should not have been headed. However, in cases where the original leader has been removed, an upright branch at least ½ (one-half) the diameter of the original leader just below the pruning point shall be present.



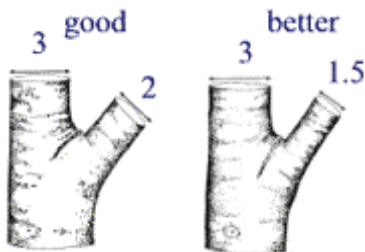
Co-dominant stems with Included Bark

Form: The form or shape of the crown shall be symmetrical, and typical for the species/cultivar. The crown shall not be significantly deformed by wind, pruning practices, pests or other factors.

Branch Spacing:

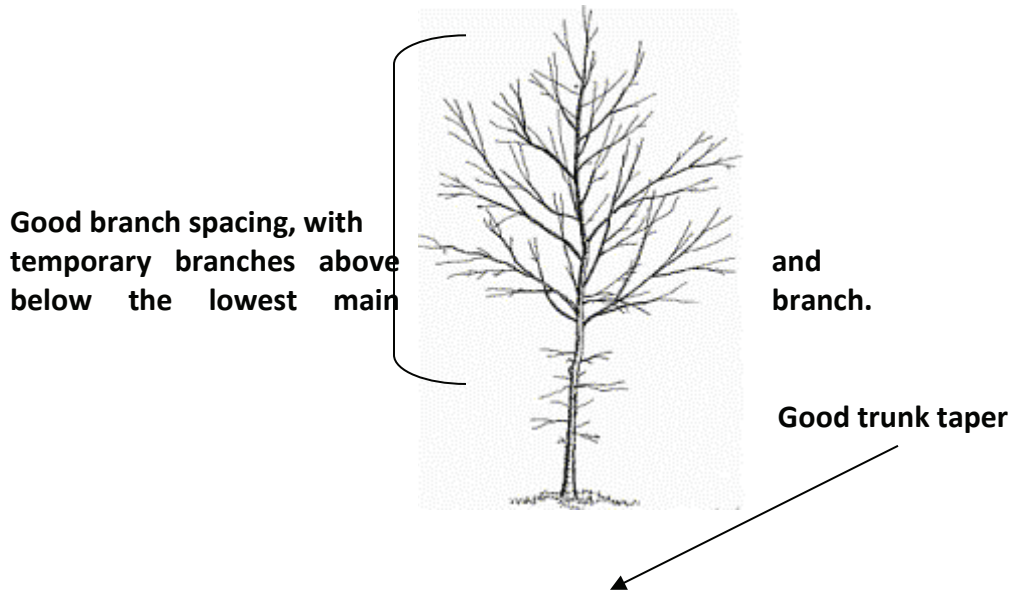
1. Branches shall be distributed radially around and vertically along the trunk, forming a generally symmetrical crown typical for the species/cultivar.
2. Branches shall be no larger than $\frac{2}{3}$ (two thirds) the diameter of the trunk, measured 1" (one inch) above the branch.
3. The attachment of scaffold branches shall be free of included bark.

Branch Diameter: shall be no larger than $\frac{2}{3}$ (two thirds) the diameter of the trunk, measured 1" (one inch) above the branch.



Temporary branches: Unless otherwise specified, small "temporary" branches should be present along the trunk below and above the lowest main (scaffold) branch, particularly for trees less than 1-1/2" (one and one-half inches) in trunk diameter. Temporary branches should be distributed around and vertically

along the trunk and should be no greater than 3/8" (three-eighths inch) in diameter and no greater than ½ (one-half) the diameter of the trunk at the point of attachment. Heading of temporary branches is usually necessary to limit their growth.



C. TRUNK

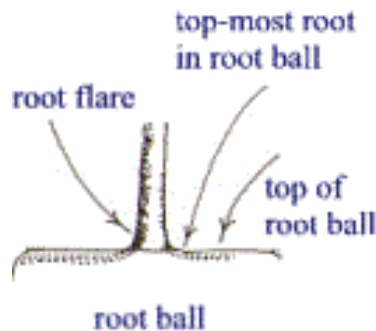
1. Trunk diameter and taper shall be sufficient so that the tree will remain vertical without the support of a nursery stake.
2. The trunk shall be free of wounds (except properly-made pruning cuts), sunburned areas, conks (fungal fruiting-bodies), wood cracks, bleeding areas, signs of boring insects, galls, cankers and/or lesions.
3. Trunk diameter shall be within the range shown in the table below and shall be taken 6" (inches) above soil surface.

<i>Container Size</i>	<i>Trunk Diameter (inches)</i>
5 gallons	0.5 to 0.75
15 gallons	0.75 to 1.5
24-inch box	1.5 to 2.5

D. ROOTS

1. The trunk, root collar (root crown) and large roots shall be free of circling and/or kinked roots. Soil removal near the root collar may be necessary to verify that circling and/or kinked roots are not present.

2. The tree shall be well rooted in the container. When the container is removed, the root ball shall remain intact, and when the tree is lifted, the trunk and the root system shall move as one.
3. The upper-most roots or root collar shall be within 1" (one inch) above or below the soil surface. The soil level should be within 2' (two inches) of the top of the container (see table below).



Container Size	Soil Level from Top of Container (inches)
5 gallons	1.25 to 2
15 gallons	1.75 to 2.75
24-inch box	2.25 to 3

4. The root ball periphery should be free of large circling and bottom-matted roots. The acceptable diameter of circling peripheral roots depends on species and size of root ball.
5. On grafted or budded trees, there shall be no suckers from the root stock.

E. MOISTURE STATUS

At time of inspection and delivery, the root ball shall be moist throughout, and the tree crown shall show no signs of moisture stress, as indicated by wilt. Roots shall show no signs of being subjected to excess soil moisture conditions, as indicated by root discoloration, distortion, death, or foul odor.

INSPECTION

The City of Rancho Cucamonga reserves the right to reject trees that do not meet specifications as set forth in these guidelines.

DELIVERY

Delivery shall be made at the agreed-upon date and time. The vendor shall notify the City, as soon as possible, of any delivery which becomes delayed due to extenuating circumstances.

GLOSSARY

Co-dominant - Two or more vigorous and upright branches of relatively equal size that originate from a common point, usually where the leader has been lost or removed.

Crown - The aboveground part of the tree including the trunk.

Cultivar - A named plant selection from which identical or nearly identical plants can be produced, usually by vegetative propagation or cloning.

Girdling root - A root that partially or entirely encircles the trunk and/or buttress roots, which could restrict growth and downward movement of photosynthate and/or water and nutrients up.

Included bark - Bark embedded within the crotch between a branch and the trunk or between two or more stems that prevents the formation of a normal branch bark ridge. This often occurs in branches with narrow-angled attachments or branches resulting from the loss of the leader. Such attachments are weak and subject to splitting.

Kinked root – Is a primary root, which is sharply bent, causing a restriction to water, nutrient, and photosynthate movement. Kinked roots may compromise the structural stability of roots systems.

Leader - The dominant stem which usually develops into the main trunk.

Photosynthate - Pertains to sugar and other carbohydrates that are produced by the foliage during photosynthesis, an energy trapping process.

Root collar - The flared area at the base of a tree where the roots and trunk merge; also referred to as the "root crown" or "root flare".

Shall - Used to denote a practice that is mandatory.

Should - Used to denote a practice that is recommended.

Scaffold branches - Large, main branches that form the main structure of the tree.

Temporary branch - A small branch that is retained temporarily along the trunk of young trees. Temporary branches provide photosynthate to increase trunk caliper and taper and help protect it from sunburn damage and mechanical injury. Such branches should be kept small and gradually removed as the trunk develops.

Trunk - The main stem or axis of a tree that is supported and nourished by the roots and to which branches are attached.

APPENDIX G – STORMWATER BEST MANAGEMENT PRACTICES



Description

Landscape maintenance activities include vegetation removal; herbicide and insecticide application; fertilizer application; watering; and other gardening and lawn care practices. Vegetation control typically involves a combination of chemical (herbicide) application and mechanical methods. All of these maintenance practices have the potential to contribute pollutants to the storm drain system. The major objectives of this BMP are to minimize the discharge of pesticides, herbicides and fertilizers to the storm drain system and receiving waters; prevent the disposal of landscape waste into the storm drain system by collecting and properly disposing of clippings and cuttings, and educating employees and the public.

Approach

Pollution Prevention

- Implement an integrated pest management (IPM) program. IPM is a sustainable approach to managing pests by combining biological, cultural, physical, and chemical tools.
- Choose low water using flowers, trees, shrubs, and groundcover.
- Consider alternative landscaping techniques such as naturescaping and xeriscaping.
- Conduct appropriate maintenance (i.e. properly timed fertilizing, weeding, pest control, and pruning) to help preserve the landscapes water efficiency.

Objectives

- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	
Oil and Grease	
Organics	
Oxygen Demanding	<input checked="" type="checkbox"/>



- Consider grass cycling (grass cycling is the natural recycling of grass by leaving the clippings on the lawn when mowing. Grass clippings decompose quickly and release valuable nutrients back into the lawn).

Suggested Protocols***Mowing, Trimming, and Weeding***

- Whenever possible use mechanical methods of vegetation removal (e.g. mowing with tractor-type or push mowers, hand cutting with gas or electric powered weed trimmers) rather than applying herbicides. Use hand weeding where practical.
- Avoid loosening the soil when conducting mechanical or manual weed control, this could lead to erosion. Use mulch or other erosion control measures when soils are exposed.
- Performing mowing at optimal times. Mowing should not be performed if significant rain events are predicted.
- Mulching mowers may be recommended for certain flat areas. Other techniques may be employed to minimize mowing such as selective vegetative planting using low maintenance grasses and shrubs.
- Collect lawn and garden clippings, pruning waste, tree trimmings, and weeds. Chip if necessary, and compost or dispose of at a landfill (see waste management section of this fact sheet).
- Place temporarily stockpiled material away from watercourses, and berm or cover stockpiles to prevent material releases to storm drains.

Planting

- Determine existing native vegetation features (location, species, size, function, importance) and consider the feasibility of protecting them. Consider elements such as their effect on drainage and erosion, hardiness, maintenance requirements, and possible conflicts between preserving vegetation and the resulting maintenance needs.
- Retain and/or plant selected native vegetation whose features are determined to be beneficial, where feasible. Native vegetation usually requires less maintenance (e.g., irrigation, fertilizer) than planting new vegetation.
- Consider using low water use groundcovers when planting or replanting.

Waste Management

- Compost leaves, sticks, or other collected vegetation or dispose of at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Place temporarily stockpiled material away from watercourses and storm drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.
- Reduce the use of high nitrogen fertilizers that produce excess growth requiring more frequent mowing or trimming.

- Avoid landscape wastes in and around storm drain inlets by either using bagging equipment or by manually picking up the material.

Irrigation

- Where practical, use automatic timers to minimize runoff.
- Use popup sprinkler heads in areas with a lot of activity or where there is a chance the pipes may be broken. Consider the use of mechanisms that reduce water flow to sprinkler heads if broken.
- Ensure that there is no runoff from the landscaped area(s) if re-claimed water is used for irrigation.
- If bailing of muddy water is required (e.g. when repairing a water line leak), do not put it in the storm drain; pour over landscaped areas.
- Irrigate slowly or pulse irrigate to prevent runoff and then only irrigate as much as is needed.
- Apply water at rates that do not exceed the infiltration rate of the soil.

Fertilizer and Pesticide Management

- Utilize a comprehensive management system that incorporates integrated pest management (IPM) techniques. There are many methods and types of IPM, including the following:
 - Mulching can be used to prevent weeds where turf is absent, fencing installed to keep rodents out, and netting used to keep birds and insects away from leaves and fruit.
 - Visible insects can be removed by hand (with gloves or tweezers) and placed in soapy water or vegetable oil. Alternatively, insects can be sprayed off the plant with water or in some cases vacuumed off of larger plants.
 - Store-bought traps, such as species-specific, pheromone-based traps or colored sticky cards, can be used.
 - Slugs can be trapped in small cups filled with beer that are set in the ground so the slugs can get in easily.
 - In cases where microscopic parasites, such as bacteria and fungi, are causing damage to plants, the affected plant material can be removed and disposed of (pruning equipment should be disinfected with bleach to prevent spreading the disease organism).
 - Small mammals and birds can be excluded using fences, netting, tree trunk guards.
 - Beneficial organisms, such as bats, birds, green lacewings, ladybugs, praying mantis, ground beetles, parasitic nematodes, trichogramma wasps, seed head weevils, and spiders that prey on detrimental pest species can be promoted.
- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.

- Use pesticides only if there is an actual pest problem (not on a regular preventative schedule).
- Do not use pesticides if rain is expected. Apply pesticides only when wind speeds are low (less than 5 mph).
- Do not mix or prepare pesticides for application near storm drains.
- Prepare the minimum amount of pesticide needed for the job and use the lowest rate that will effectively control the pest.
- Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.
- Fertilizers should be worked into the soil rather than dumped or broadcast onto the surface.
- Calibrate fertilizer and pesticide application equipment to avoid excessive application.
- Periodically test soils for determining proper fertilizer use.
- Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- Purchase only the amount of pesticide that you can reasonably use in a given time period (month or year depending on the product).
- Triple rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Dispose of empty pesticide containers according to the instructions on the container label.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering, and repair leaks in the irrigation system as soon as they are observed.
- Inspect pesticide/fertilizer equipment and transportation vehicles daily.

Training

- Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution. Pesticide application must be under the supervision of a California qualified pesticide applicator.
- Train/encourage municipal maintenance crews to use IPM techniques for managing public green areas.
- Annually train employees within departments responsible for pesticide application on the appropriate portions of the agency's IPM Policy, SOPs, and BMPs, and the latest IPM techniques.

- Employees who are not authorized and trained to apply pesticides should be periodically (at least annually) informed that they cannot use over-the-counter pesticides in or around the workplace.
- Use a training log or similar method to document training.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup
- Have spill cleanup materials readily available and in a known location
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- The Federal Pesticide, Fungicide, and Rodenticide Act and California Title 3, Division 6, Pesticides and Pest Control Operations place strict controls over pesticide application and handling and specify training, annual refresher, and testing requirements. The regulations generally cover: a list of approved pesticides and selected uses, updated regularly; general application information; equipment use and maintenance procedures; and record keeping. The California Department of Pesticide Regulations and the County Agricultural Commission coordinate and maintain the licensing and certification programs. All public agency employees who apply pesticides and herbicides in “agricultural use” areas such as parks, golf courses, rights-of-way and recreation areas should be properly certified in accordance with state regulations. Contracts for landscape maintenance should include similar requirements.
- All employees who handle pesticides should be familiar with the most recent material safety data sheet (MSDS) files.
- Municipalities do not have the authority to regulate the use of pesticides by school districts, however the California Healthy Schools Act of 2000 (AB 2260) has imposed requirements on California school districts regarding pesticide use in schools. Posting of notification prior to the application of pesticides is now required, and IPM is stated as the preferred approach to pest management in schools.

Requirements

Costs

Additional training of municipal employees will be required to address IPM techniques and BMPs. IPM methods will likely increase labor cost for pest control which may be offset by lower chemical costs.

Maintenance

Not applicable

Supplemental Information***Further Detail of the BMP******Waste Management***

Composting is one of the better disposal alternatives if locally available. Most municipalities either have or are planning yard waste composting facilities as a means of reducing the amount of waste going to the landfill. Lawn clippings from municipal maintenance programs as well as private sources would probably be compatible with most composting facilities

Contractors and Other Pesticide Users

Municipal agencies should develop and implement a process to ensure that any contractor employed to conduct pest control and pesticide application on municipal property engages in pest control methods consistent with the IPM Policy adopted by the agency. Specifically, municipalities should require contractors to follow the agency's IPM policy, SOPs, and BMPs; provide evidence to the agency of having received training on current IPM techniques when feasible; provide documentation of pesticide use on agency property to the agency in a timely manner.

References and Resources

King County Stormwater Pollution Control Manual. Best Management Practices for Businesses. 1995. King County Surface Water Management. July. On-line: <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Los Angeles County Stormwater Quality Model Programs. Public Agency Activities http://ladpw.org/wmd/npdes/model_links.cfm

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July. 1998.

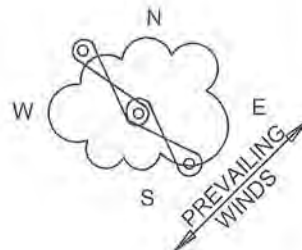
Orange County Stormwater Program http://www.ocwatersheds.com/StormWater/swp_introduction.asp

Santa Clara Valley Urban Runoff Pollution Prevention Program. 1997 Urban Runoff Management Plan. September 1997, updated October 2000.

United States Environmental Protection Agency (USEPA). 2002. Pollution Prevention/Good Housekeeping for Municipal Operations Landscaping and Lawn Care. Office of Water. Office of Wastewater Management. On-line: http://www.epa.gov/npdes/menuofbmps/poll_8.htm

NOTES:

1. REMOVE NURSERY STAKES AND FILL CAVITY WITHIN ROOTBALL.
2. STAKES TO BE PLUMB AND PARALLEL.
3. STAKE TREE PERPENDICULAR TO PREVAILING WIND.



TOP TIE TO BE PLACED AS LOW AS POSSIBLE ON THE TRUNK TO ALLOW FOR WIND FLEXING OF THE TREE. BUT NOT SO LOW AS TO LOSE SUPPORT OR ALLOW THE HEAD TO DROP.

VARIABLES

12" MAX.

TOP OF STAKES BELOW HEAD OF TREE WHERE SPECIES GROWTH HABIT PERMITS.

MAIN TRUNK

(2) SETS OF CINCH TIES SPACED 24" APART, CONVEX SIDE AGAINST TREE TRUNK. ATTACH WITH GALVANIZED SCREWS TO 8" LODGE POLES.

2" DIA. LODGE POLE PINE STAKES WITH WOOD PRESERVATIVE STAIN, DRIVE A MINIMUM OF 6" INTO UNDISTURBED SOIL AND POSITION STAKES OUTSIDE ROOT BALL.

TIGHTLY COMPACTED 3" BERM TO FORM WATERING BASIN FOR RESIDENTIAL AND GROUND COVER INSTALLATIONS. LOCATE OUTSIDE OF PLANT PIT. BERMS IN TURF AREAS TO BE REMOVED PRIOR TO CITY ACCEPTANCE.

TOP OF ROOTBALL TO EXTEND 2" ABOVE FINISH GRADE.

PLANT PIT TO BE (2) TIMES THE WIDTH OF THE ROOT BALL. NO WOOD CHIP MULCH SHOULD BE PLACED OR ALLOWED TO REMAIN OVER THE ROOT BALL.

ARBOR GUARD IN TURF AREAS AND FRONT YARDS.

NATIVE BACKFILL WITH NO ROCKS GREATER THAN 3" DIA.

NATIVE SOIL UNDISTURBED

ROOT BALL

CITY OF RANCHO CUCAMONGA, CALIFORNIA

APPROVED BY:

DOUBLE STAKED TREE 5 GAL - 24" BOX

STANDARD PLAN

502

CITY ENGINEER
R.C.E. 24953

DATE

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

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2-10-06

6-20-95

REVISED



CITY OF RANCHO CUCAMONGA
PUBLIC WORKS SERVICES DEPARTMENT

City of Rancho Cucamonga
CONTRACT NUMBER
19-187

CONTRACT

CITYWIDE TREE MAINTENANCE

AWARD DATE:

Wednesday, December 4, 2019

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is made and entered into this 4th day of December 2019, by and between the City of Rancho Cucamonga, a municipal corporation ("City") and West Coast Arborists, Inc., a Tree Service Contractor ("Contractor").

RECITALS

- A. City has heretofore issued its request for proposals to perform the following services: Citywide Tree Maintenance Services (RFP 19/20-007) ("the Project").
- B. Contractor has submitted a proposal to perform the services described in Recital "A", above, necessary to complete the Project.
- C. City desires to engage Contractor to complete the Project in the manner set forth and more fully described herein.
- D. Contractor represents that it is fully qualified and licensed under the laws of the State of California to perform the services contemplated by this Agreement in a good and professional manner.

AGREEMENT

NOW, THEREFORE, in consideration of performance by the parties of the mutual promises, covenants, and conditions herein contained, the parties hereto agree as follows:

1. Contractor's Services.

1.1 Scope and Level of Services. Subject to the terms and conditions set forth in this Agreement, City hereby engages Contractor to perform all services described in Recitals "A" and "B" above, including, but not limited to pruning, removals, stump grinding, planting, staking, pest control, fertilizing, watering, emergency response, arborist services, inventory and banner hanging work; all as more fully set forth in RFP 19/20-007, attached hereto as Exhibit A Contractor's proposal, dated July 23, 2019, attached hereto as Exhibit B, and Unit Costs attached hereto as Exhibit C, hereinafter entitled "Scope of Work", and incorporated by reference herein. The nature, scope, and level of the services required to be performed by Contractor are set forth in the Scope of Work and are referred to herein as "the Services." In the event of any inconsistencies between the Scope of Work and this Agreement, the terms and provisions of this Agreement shall control.

1.2 Revisions to Scope of Work. Upon request of the City the Contractor will promptly meet with City staff to discuss any revisions to the Project desired by the City. Contractor agrees that the Scope of Work may be amended based upon said meetings, and, by


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amendment to this Agreement, the parties may agree on a revision or revisions to Contractor's compensation based thereon. A revision pursuant to this Section that does not increase the total cost payable to Contractor by more than ten percent (10%) of the total compensation specified in Section 3, may be approved in writing by City's Manager without amendment.

1.3 Time for Performance. Contractor shall perform all services under this Agreement in a timely, regular basis consistent with industry standards for professional skill and care, and in accordance with any schedule of performance set forth in the Scope of Work, or as set forth in a "Schedule of Performance", if such Schedule is attached hereto as Exhibit "N/A".

1.4 Standard of Care. As a material inducement to City to enter into this Agreement, Contractor hereby represents that it has the experience necessary to undertake the services to be provided. In light of such status and experience, Contractor hereby covenants that it shall follow the customary professional standards in performing the Services.

1.5 Familiarity with Services. By executing this Agreement, Contractor represents that, to the extent required by the standard of practice, Contractor (a) has investigated and considered the scope of services to be performed, (b) has carefully considered how the services should be performed, and (c) understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. Contractor represents that Contractor, to the extent required by the standard of practice, has investigated any areas of work, as applicable, and is reasonably acquainted with the conditions therein. Should Contractor discover any latent or unknown conditions, which will materially affect the performance of services, Contractor shall immediately inform City of such fact and shall not proceed except at Contractor's risk until written instructions are received from the City Representative.

2. Term of Agreement. The term of this Agreement shall become effective as of the date of the mutual execution by way of both party's signature (the "Effective Date") through June 30, 2021. No work shall be conducted; service or goods will not be provided until this Agreement has been executed and requirements have been fulfilled.

Parties to this Agreement shall have the option to renew in one (1) year increments to a total of six (6) additional years, unless sooner terminated as provided in Section 14 herein. Prior to entering into an agreement for an annual extension the Contractor may request a Cost of living Increase in an amount not to exceed the increase in the December index of the Consumer Price Index All Urban Consumers for the Riverside-San Bernardino-Ontario, California area published by the U.S. Department of Labor, Bureau of Labor Statistics. Options to renew are contingent upon the City Manager's approval, subject to pricing review, and in accordance to all Terms and Conditions stated herein unless otherwise provided in writing by the City.

3. Compensation.

3.1 Compensation. City shall compensate Contractor as set forth in Exhibit C, provided, however, that full, total and complete amount payable to Contractor shall not


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exceed \$600,000 (Six Hundred Thousand Dollars) for services January 1, 2020 through June 30, 2020 and \$1,200,000 (One Million, Two Hundred Thousand Dollars) for services July 1, 2020 through June 30, 2021, including all out of pocket expenses, unless additional compensation is approved by the City Manager or City Council. City shall not withhold any federal, state or other taxes, or other deductions. However, City shall withhold not more than ten percent (10%) of any invoice amount pending receipt of any deliverables reflected in such invoice. Under no circumstance shall Contractor be entitled to compensation for services not yet satisfactorily performed.

The parties further agree that compensation may be adjusted in accordance with Section 1.2 to reflect subsequent changes to the Scope of Services. City shall compensate Contractor for any authorized extra services as set forth in Exhibit C.

4. Method of Payment.

4.1 Invoices. Contractor shall submit to City monthly invoices for the Services performed pursuant to this Agreement. The invoices shall describe in detail the Services rendered during the period and shall separately describe any authorized extra services. Any invoice claiming compensation for extra services shall include appropriate documentation of prior authorization of such services. All invoices shall be remitted to the City of Rancho Cucamonga, California.

4.2 City shall review such invoices and notify Contractor in writing within ten (10) business days of any disputed amounts.

4.3 City shall pay all undisputed portions of the invoice within thirty (30) calendar days after receipt of the invoice up to the not-to-exceed amounts set forth in Section 3.

4.4 All records, invoices, time cards, cost control sheets and other records maintained by Contractor relating to services hereunder shall be available for review and audit by the City.

5. Representatives.

5.1 City Representative. For the purposes of this Agreement, the contract administrator and City representative shall be Lucas Mitchell, Maintenance Supervisor, or such other person as designated in writing by the City ("City Representative"). It shall be Contractor's responsibility to assure that the City Representative is kept informed of the progress of the performance of the services, and Contractor shall refer any decisions that must be made by City to the City Representative. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the City Representative.

5.2 Contractor Representative. For the purposes of this Agreement, Patrick Mahoney, President, is hereby designated as the principal and representative of Contractor


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authorized to act in its behalf with respect to the services specified herein and make all decisions in connection therewith ("Contractor's Representative"). It is expressly understood that the experience, knowledge, capability and reputation of the Contractor's Representative were a substantial inducement for City to enter into this Agreement. Therefore, the Contractor's Representative shall be responsible during the term of this Agreement for directing all activities of Contractor and devoting sufficient time to personally supervise the services hereunder. Contractor may not change the Responsible Principal without the prior written approval of City.

6. Contractor's Personnel.

6.1 All Services shall be performed by Contractor or under Contractor's direct supervision, and all personnel shall possess the qualifications, permits, and licenses required by State and local law to perform such Services, including, without limitation, a City business license as required by the City's Municipal Code.

6.2 Contractor shall be solely responsible for the satisfactory work performance of all personnel engaged in performing the Services and compliance with the standard of care set forth in Section 1.4.

6.3 Contractor shall be responsible for payment of all employees' and subcontractors' wages and benefits, and shall comply with all requirements pertaining to employer's liability, workers' compensation, unemployment insurance, and Social Security. By its execution of this Agreement, Contractor certifies that it is aware of the provisions of Section 3700 of the California Labor Code that require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

6.4 Contractor shall indemnify, defend and hold harmless City and its elected officials, officers and employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from any and all liability, damages, claims, costs and expenses of any nature to the extent arising from Contractor's violations of personnel practices and/or any violation of the California Labor Code. City shall have the right to offset against the amount of any fees due to Contractor under this Agreement any amount due to City from Contractor as a result of Contractor's failure to promptly pay to City any reimbursement or indemnification arising under this Section 6.

7. Ownership of Work Product.

7.1 Ownership. All documents, ideas, concepts, electronic files, drawings, photographs and any and all other writings, including drafts thereof, prepared, created or provided by Contractor in the course of performing the Services, including any and all intellectual and proprietary rights arising from the creation of the same (collectively, "Work Product"), are considered to be "works made for hire" for the benefit of the City. Upon payment being made, and provided Contractor is not in breach of this Agreement, all Work Product shall


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be and remain the property of City without restriction or limitation upon its use or dissemination by City. Basic survey notes, sketches, charts, computations and similar data prepared or obtained by Contractor under this Agreement shall, upon request, be made available to City. None of the Work Product shall be the subject of any common law or statutory copyright or copyright application by Contractor. In the event of the return of any of the Work Product to Contractor or its representative, Contractor shall be responsible for its safe return to City. Under no circumstances shall Contractor fail to deliver any draft or final designs, plans, drawings, reports or specifications to City upon written demand by City for their delivery, notwithstanding any disputes between Contractor and City concerning payment, performance of the contract, or otherwise. This covenant shall survive the termination of this Agreement. City's reuse of the Work Product for any purpose other than the Project, shall be at City's sole risk.

7.2. Assignment of Intellectual Property Interests: Upon execution of this Agreement and to the extent not otherwise conveyed to City by Section 7.1, above, the Contractor shall be deemed to grant and assign to City, and shall require all of its subcontractors to assign to City, all ownership rights, and all common law and statutory copyrights, trademarks, and other intellectual and proprietary property rights relating to the Work Product and the Project itself, and Contractor shall disclaim and retain no rights whatsoever as to any of the Work Product, to the maximum extent permitted by law. City shall be entitled to utilize the Work Product for any and all purposes, including but not limited to constructing, using, maintaining, altering, adding to, restoring, rebuilding and publicizing the Project or any aspect of the Project.

7.3 Title to Intellectual Property. Contractor warrants and represents that it has secured all necessary licenses, consents or approvals to use any instrumentality, thing or component as to which any intellectual property right exists, including computer software, used in the rendering of the Services and the production of the Work Product and/or materials produced under this Agreement, and that City has full legal title to and the right to reproduce any of the Work Product. Contractor shall defend, indemnify and hold City, and its elected officials, officers, employees, servants, attorneys, designated volunteers, and agents serving as independent contractors in the role of City officials, harmless from any loss, claim or liability in any way related to a claim that City's use is violating federal, state or local laws, or any contractual provisions, relating to trade names, licenses, franchises, patents or other means of protecting intellectual property rights and/or interests in products or inventions. Contractor shall bear all costs arising from the use of patented, copyrighted, trade secret or trademarked documents, materials, software, equipment, devices or processes used or incorporated in the Services and materials produced under this Agreement. In the event City's use of any of the Work Product is held to constitute an infringement and any use thereof is enjoined, Contractor, at its expense, shall: (a) secure for City the right to continue using the Work Product by suspension of any injunction or by procuring a license or licenses for City; or (b) modify the Work Product so that it becomes non-infringing. This covenant shall survive the termination of this Agreement.

8. Status as Independent Contractor. Contractor is, and shall at all times remain as to City, a wholly independent contractor. Contractor shall have no power to incur any debt,


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obligation, or liability on behalf of City or otherwise act as an agent of City. Neither City nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees, except as set forth in this Agreement. Contractor shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City. Contractor shall pay all required taxes on amounts paid to Contractor under this Agreement, and to defend, indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Contractor shall fully comply with the workers' compensation law regarding Contractor and Contractor's employees

9. Confidentiality. Contractor may have access to financial, accounting, statistical, and personnel data of individuals and City employees. Contractor covenants that all data, documents, discussion, or other information developed or received by Contractor or provided for performance of this Agreement are confidential and shall not be disclosed by Contractor without prior written authorization by City. City shall grant such authorization if applicable law requires disclosure. All City data shall be returned to City upon the termination of this Agreement. Contractor's covenant under this Section shall survive the termination of this Agreement. This provision shall not apply to information in whatever form that is in the public domain, nor shall it restrict the Contractor from giving notices required by law or complying with an order to provide information or data when such an order is issued by a court, administrative agency or other legitimate authority, or if disclosure is otherwise permitted by law and reasonably necessary for the Contractor to defend itself from any legal action or claim.

10. Conflict of Interest.

10.1 Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the Services, or which would conflict in any manner with the performance of the Services. Contractor further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, Contractor shall avoid the appearance of having any interest, which would conflict in any manner with the performance of the Services. Contractor shall not accept any employment or representation during the term of this Agreement which is or may likely make Contractor "financially interested" (as provided in California Government Code §§1090 and 87100) in any decision made by City on any matter in connection with which Contractor has been retained.

10.2 Contractor further represents that it has not employed or retained any person or entity, other than a *bona fide* employee working exclusively for Contractor, to solicit or obtain this Agreement. Contractor has not paid or agreed to pay any person or entity, other than a *bona fide* employee working exclusively for Contractor, any fee, commission, gift, percentage, or any other consideration contingent upon the execution of this Agreement. Upon any breach or violation of this warranty, City shall have the right, at its sole and absolute discretion, to terminate this Agreement without further liability, or to deduct from any sums payable to Contractor hereunder the full amount or value of any such fee, commission, percentage or gift.


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10.3 Contractor has no knowledge that any officer or employee of City has any interest, whether contractual, noncontractual, financial, proprietary, or otherwise, in this transaction or in the business of Contractor, and that if any such interest comes to the knowledge of Contractor at any time during the term of this Agreement, Contractor shall immediately make a complete, written disclosure of such interest to City, even if such interest would not be deemed a prohibited "conflict of interest" under applicable laws as described in subsection 10.1.

11. Indemnification.

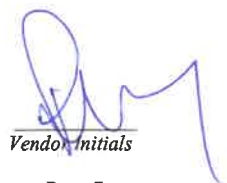
11.1 To the maximum extent permitted by law, the Contractor shall defend, indemnify and hold the City, and its elected officials, officers, employees, servants, volunteers, and agents serving as independent contractors in the role of City officials, (collectively, "Indemnitees"), free and harmless with respect to any and all damages, liabilities, losses, reasonable defense costs or expenses (collectively, "Claims"), including but not limited to Claims relating to death or injury to any person and injury to any property, which arise out of, pertain to, or relate to the acts, omissions, activities or operations of Contractor or any of its officers, employees, subcontractors, Contractors, or agents in the performance of this Agreement. Contractor shall defend Indemnitees in any action or actions filed in connection with any such Claims with counsel of City's choice, and shall pay all costs and expenses, including actual attorney's fees and experts' costs incurred in connection with such defense. The indemnification obligation herein shall not in any way be limited by the insurance obligations contained in this Agreement provided, however, that the Contractor shall have no obligation to indemnify for Claims arising out of the sole negligence or willful misconduct of any of the Indemnitees.

11.2 Nonwaiver of Rights. Indemnitees do not, and shall not, waive any rights that they may possess against Contractor because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement.

11.3 Waiver of Right of Subrogation. Except as otherwise expressly provided in this Agreement, Contractor, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation against the Indemnitees, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to activities or operations performed by or on behalf of the Contractor.

11.4 Survival. The provisions of this Section 11 shall survive the termination of the Agreement and are in addition to any other rights or remedies which Indemnitees may have under the law. Payment is not required as a condition precedent to an Indemnitee's right to recover under this indemnity provision, and an entry of judgment against Contractor shall be conclusive in favor of the Indemnitee's right to recover under this indemnity provision.

12. Insurance.



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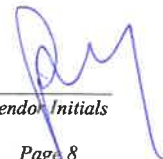
12.1 Liability Insurance. Contractor shall procure and maintain in full force and effect for the duration of this Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the services hereunder by Contractor, and/or its agents, representatives, employees or subcontractors.

12.2 Minimum Scope of Insurance. Unless otherwise approved by City, coverage shall be at least as broad as:

- (1) Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).
- (2) Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).
- (3) Worker's Compensation insurance as required by the State of California, and Employer's Liability Insurance.

12.3 Minimum Limits of Insurance. Contractor shall maintain limits no less than:

- (1) Commercial General Liability: \$2,000,000 per occurrence for bodily injury, personal injury and property damage. Commercial General Liability Insurance or other form with a general aggregate limit shall apply separately to this Agreement or the general limit shall be twice the required occurrence limit.
- (2) Automobile Liability: \$2,000,000 per accident for bodily injury and property damage.
- (3) Employer's Liability: \$1,000,000 per accident and in the aggregate for bodily injury or disease and Workers' Compensation Insurance in the amount required by law.
- (4) The Insurance obligations under this Agreement shall be the greater of (i) the Insurance coverages and limits carried by the Contractor; or (ii) the minimum Insurance coverages and limits shown in this Agreement. Any insurance proceeds in excess of the specified limits and coverage required which are applicable to a given loss, shall be available to the City. No representation is made that the minimum Insurance requirements of this Agreement are sufficient to cover the obligations of the Contractor under this agreement.


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12.4 Deductibles and Self-Insured Retentions. Any deductibles or self- insured retentions must be declared to and approved by the City and shall not reduce the limits of coverage. City reserves the right to obtain a full certified copy of any required insurance policy and endorsements.

12.5 Other Insurance Provisions.

- (1) The commercial general liability and automobile liability policies are to contain the following provisions on a separate additionally insured endorsement naming the City, its officers, officials, employees, designated volunteers and agents serving as independent contractors in the role of City officials, as additional insureds as respects: liability arising out of activities performed by or on behalf of Contractor; products and completed operations of Contractor; premises owned, occupied or used by Contractor; and/or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no limitations on the scope of protection afforded to City, its officers, officials, employees, designated volunteers or agents serving as independent contractors in the role of City officials which are not also limitations applicable to the named insured.
- (2) For any claims related to this Agreement, Contractor's insurance coverage shall be primary insurance as respects City, its officers, officials, employees, designated volunteers and agents serving as independent contractors in the role of City officials. Any insurance or self-insurance maintained by City, its officers, officials, employees, designated volunteers or agents serving as independent contractors in the role of City officials shall be in excess of Contractor's insurance and shall not contribute with it.
- (3) Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- (4) Contractor shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Contractor shall forthwith obtain and submit proof of substitute insurance. Should Contractor fail to immediately procure other insurance, as specified, to substitute for any canceled policy, the City may procure such insurance at Contractor's sole cost and expense.

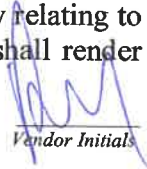

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- (5) Each insurance policy required by this clause shall expressly waive the insurer's right of subrogation against City, its elected officials, officers, employees, servants, attorneys, designated volunteers, and agents serving as independent contractors in the role of City officials.
- (6) Each policy shall be issued by an insurance company approved in writing by City, which is admitted and licensed to do business in the State of California and which is rated A:VII or better according to the most recent A.M. Best Co. Rating Guide.
- (7) Each policy shall specify that any failure to comply with reporting or other provisions of the required policy, including breaches of warranty, shall not affect the coverage required to be provided.
- (8) Each policy shall specify that any and all costs of adjusting and/or defending any claim against any insured, including court costs and attorneys' fees, shall be paid in addition to and shall not deplete any policy limits.
- (9) Contractor shall provide any and all other insurance, endorsements, or exclusions as required by the City in any request for proposals applicable to this Agreement.

12.6 Evidence of coverage. Prior to commencing performance under this Agreement, the Contractor shall furnish the City with certificates and original endorsements, or copies of each required policy, effecting and evidencing the insurance coverage required by this Agreement including (1) Additional Insured Endorsement(s), (2) Worker's Compensation waiver of subrogation endorsement, and (3) General liability declarations or endorsement page listing all policy endorsements. The endorsements shall be signed by a person authorized by the insurer(s) to bind coverage on its behalf. All endorsements or policies shall be received and approved by the City before Contractor commences performance. If performance of this Agreement shall extend beyond one year, Contractor shall provide City with the required policies or endorsements evidencing renewal of the required policies of insurance prior to the expiration of any required policies of insurance.

12.7 Contractor agrees to include in all contracts with all subcontractors performing work pursuant to this Agreement, the same requirements and provisions of this Agreement including the indemnity and insurance requirements to the extent they apply to the scope of any such subcontractor's work. Contractor shall require its subcontractors to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City pursuant to this Agreement, and to require each of its subcontractors to include these same provisions in its contract with any sub-subcontractor.

13. Cooperation. In the event any claim or action is brought against City relating to Contractor's performance or services rendered under this Agreement, Contractor shall render


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any reasonable assistance and cooperation that City might require. City shall compensate Contractor for any litigation support services in an amount to be agreed upon by the parties.

14. Termination. City shall have the right to terminate this Agreement at any time for any or no reason on not less than ten (10) days prior written notice to Contractor. In the event City exercises its right to terminate this Agreement, City shall pay Contractor for any services satisfactorily rendered prior to the effective date of the termination, provided Contractor is not then in breach of this Agreement. Contractor shall have no other claim against City by reason of such termination, including any claim for compensation. City may terminate for cause following a default remaining uncured more than five (5) business days after service of a notice to cure on the breaching party.

Contractor may terminate this Agreement for cause upon giving the City D ten (10) business days prior written notice for any of the following: (1) uncured breach by the City of any material term of this Agreement, including but not limited to Payment Terms; (2) material changes in the conditions under which this Agreement was entered into, coupled with the failure of the parties to reach accord on the fees and charges for any Additional Services required because of such changes.

15. Notices. Any notices, bills, invoices, or reports authorized or required by this Agreement shall be in writing and shall be deemed received on (a) the day of delivery if delivered by hand or overnight courier service during Contractor's and City's regular business hours; or (b) on the third business day following deposit in the United States mail, postage prepaid, to the addresses set forth in this Section, or to such other addresses as the parties may, from time to time, designate in writing pursuant to the provisions of this Section.

All notices shall be addressed as follows:

If to City:	William Wittkopf City of Rancho Cucamonga Public Works Services Department 8794 Lion Street Rancho Cucamonga, CA 91730
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If to Contractor:	Patrick Mahoney, President West Coast Arborists, Inc. 2200 East Via Burton Street Anaheim, CA 92806
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16. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Contractor shall not discriminate against any employee, subcontractor, or applicant for employment because of race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation. Contractor will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race,


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color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation.

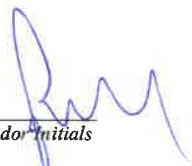
17. Assignment and Subcontracting. Contractor shall not assign or transfer any interest in this Agreement or subcontract the performance of any of Contractor's obligations hereunder without City's prior written consent. Except as provided herein, any attempt by Contractor to so assign, transfer, or subcontract any rights, duties, or obligations arising hereunder shall be null, void and of no effect.

18. Compliance with Laws. Contractor shall comply with all applicable federal, state and local laws, ordinances, codes and regulations in force at the time Contractor performs the Services. Contractor is aware of the requirements of California Labor Code Section 1720, *et seq.*, and 1770, *et seq.*, as well as California Code of Regulations, Title 8, Section 16000, *et seq.*, ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and compliance with other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. The applicable prevailing wage rate determinations can be found at <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services, available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the Project site. Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

19. Non-Waiver of Terms, Rights and Remedies. Waiver by either party of any one or more of the conditions of performance under this Agreement shall not be a waiver of any other condition of performance under this Agreement. In no event shall the making by City of any payment to Contractor constitute or be construed as a waiver by City of any breach of covenant, or any default which may then exist on the part of Contractor, and the making of any such payment by City shall in no way impair or prejudice any right or remedy available to City with regard to such breach or default.

20. Attorney's Fees. In the event that either party to this Agreement shall commence any legal action or proceeding to enforce or interpret the provisions of this Agreement, the prevailing party in such action or proceeding shall be entitled to recover its costs of suit, including reasonable attorney's fees and costs of experts.

21. Exhibits; Precedence. All documents referenced as exhibits in this Agreement are hereby incorporated in this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail.


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22. Applicable Law and Venue. The validity, interpretation, and performance of this Agreement shall be controlled by and construed under the laws of the State of California. Venue for any action relating to this Agreement shall be in the San Bernardino County Superior Court.

23. Construction. In the event of any asserted ambiguity in, or dispute regarding the interpretation of any matter herein, the interpretation of this Agreement shall not be resolved by any rules of interpretation providing for interpretation against the party who causes the uncertainty to exist or against the party who drafted the Agreement or who drafted that portion of the Agreement.

24. Entire Agreement. This Agreement consists of this document, and any other documents, attachments and/or exhibits referenced herein and attached hereto, each of which is incorporated herein by such reference, and the same represents the entire and integrated agreement between Contractor and City. This Agreement supersedes all prior oral or written negotiations, representations or agreements. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by the parties which expressly refers to this Agreement.

IN WITNESS WHEREOF, the parties, through their respective authorized representatives, have executed this Agreement as of the date first written above.

Contractor Name:

West Coast Arborists, Inc.

By: _____

Name

Date

Patrick Mahoney, President

Title

City of Rancho Cucamonga

By: _____

Name

Date

Title

By: _____

Name

Date

Richard Mahoney, Secretary

Title

(two signatures required if corporation)


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ATTACHMENTS

- **Attachment A – Sample Additional Insured Endorsement, Ongoing Operations**
- **Attachment B – Sample Additional Insured Endorsement, Completed Operations**
- **Attachment C – Sample Waiver of Subrogation**



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Attachment A – Sample Additional Insured Endorsement, Ongoing Operations

POLICY NUMBER: [REDACTED]

COMMERCIAL GENERAL LIABILITY
CG 20 10 10 01

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization: The City of Rancho Cucamonga, it's Officers, Officials, Employees, designated Volunteers and agents serving as independent contractors in the role of City Officials.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. Section II – Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of your ongoing operations performed for that insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

2. Exclusions

This insurance does not apply to "bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

CG 20 10 10 01

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Attachment B – Sample Additional Insured Endorsement, Completed Operations

POLICY NUMBER [REDACTED]

COMMERCIAL GENERAL LIABILITY
CG 20 37 10 01

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization: The City of Rancho Cucamonga, it's Officers, Officials, Employees, designated Volunteers and agents serving as independent contractors in the role of City officials.

Attn: Public Works

10500 Civic Center Dr.

Rancho Cucamonga, CA 91730

Location And Description of Completed Operations: [REDACTED]

Additional Premium: Included

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

Section II – Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" at the location designated and described in the schedule of this endorsement performed for that insured and included in the "products-completed operations hazard".

CG 20 37 10 01

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Attachment C – Sample Waiver of Subrogation

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 24 04 10 93

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

City of Rancho Cucamonga and its elected officials, officers, employees, servants, attorneys,
designated volunteers, and agents serving as independent contractors in the role of City officials.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US Condition (Section IV – COMMERCIAL GENERAL LIABILITY CONDITIONS) is amended by the addition of the following:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

CG 24 04 10 93

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SCOPE OF WORK

Scope of Work Contents:

- **Exhibit A – RFP 19/20-007**
- **Exhibit B – Contractor's proposal, dated July 23, 2019**
- **Exhibit C – Unit Costs**


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City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	City Manager	Dept.:	Community and Economic Development
Subject:	Status Report of the Housing Element Update including Focused General Plan Updates and Zoning Amendments as requested by City Manager Stiles.		
Date:	4/13/2021		

OBJECTIVE

Present an update on the status of the Housing Element, the focused updates to the Land Use Element and Safety Element, creation of an Environmental Justice Element, and focused zoning amendments, as requested by City Manager Stiles.

DISCUSSION

HOUSING ELEMENT UPDATE:

Housing Element Update

The City's Consultant (MIG), along with Staff, is in the process of updating its Housing Element for the 2021-2029 planning period, to identify goals and strategies to meet the housing needs of existing and future residents for the production of safe, decent, and affordable housing for all persons in the community. This plan is required by State Housing Law and must be updated every eight years. The Housing Element must be certified by the Department of Housing and Community Development (HCD) by October 15, 2021.

RHNA and Appeal

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local Housing Elements of General Plans. The RHNA quantifies the housing need, for all income levels, within each jurisdiction. Garden Grove's RHNA allocation for the 2021-2029 planning period is 19,168 units. The State of California requires the City of Garden Grove to plan for 19,168 future homes to accommodate growth in the region. The City officially submitted two (2) applications to SCAG (Southern California Association of Governments) to appeal its RHNA allocation. Both appeals were subsequently

denied by SCAG. As part of updating the Housing Element, the Land Use Element and Zoning Code and Map will also be updated, to accommodate the City's RHNA allocation.

Draft Housing Element and Draft Environmental Impact Report (EIR)

The Draft of the Environmental Impact Report (EIR) is currently being prepared, and all associated analyses being conducted to evaluate all relevant environmental factors and potential impacts as a result of the projected increase in residential housing in the city for the 6th RHNA Cycle (between 2021-2029). It is anticipated that finalized Drafts of the EIR and the Housing Element will be ready for public review and comment in late May 2021.

Upcoming Study Sessions

Upcoming study sessions, which are open to the public, will take place with Planning Commission (tentatively May 20, 2021) and City Council (tentatively May 25, 2021) to present the Draft EIR findings, proposed focused General Plan and zoning amendments, and the Draft Housing Element proposed goals, programs, and policies.

Future Hearings and Final Approval of the Housing Element

The final Housing Element, along with associated focused General Plan and Zoning Amendments, will be brought to the City Council at a future public hearing for final approval and adoption by July/August 2021. The Draft Housing Element will be submitted to HCD for initial review by June 2021, keeping the City on track for final HCD certification of the Housing Element by the deadline of October 15, 2021.

2nd Community Online Survey (related to the Housing Element) Raffle Winners

The 2nd Community Online Survey raffle winners were chosen live by Mayor Steve Jones. Video of the live raffle is available on Garden Grove social media. Prizes were delivered to the raffle winners (all Garden Grove residents), including the grand prize winner, Thoa Nguyen, of the \$100 Home Depot Gift Card and City of Garden Grove Gift Basket (four other Garden Grove residents each won a \$25 Home Depot Gift Card).

Community Outreach

Staff is maintaining continued coordination efforts with Community Relations to promote and inform the public regarding the latest news on the Housing Element Update, through social media platforms, flyers, mailers, and through the City's Housing Element webpage: ggcity.org/housing-element.

LAND USE ELEMENT UPDATE AND ZONING AMENDMENTS:

In order to achieve the State's required RHNA allocation for the City, of 19,168 future residential units, associated focused amendments to the Land Use Element

and focused zoning amendments are necessary to accommodate the increase in residential densities in the city, and to maintain consistency with the goals, policies, and programs of the Housing Element Update.

Focused General Plan and Zoning Amendments

Staff, in coordination with consultant for the project, MIG, is currently finalizing the proposed focused General Plan and Zoning Amendments, as part of the Housing Element Site Inventory Analysis to demonstrate to HCD the City's feasible capacity for 19,168 future residential units, as required by the State's RHNA allocation for the City.

Upcoming Study Sessions

Upcoming study sessions, which are open to the public, will take place with Planning Commission (tentatively May 20, 2021) and City Council (tentatively May 25, 2021) to present the Draft EIR findings, proposed focused General Plan and zoning amendments, and Draft Housing Element proposed goals, programs, and policies.

SAFETY ELEMENT UPDATE:

The Safety Element is a required element of the General Plan by the State of California. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. State law requires jurisdictions to update the Safety Element upon the next revision of the Housing Element.

The City's consultant (MIG), along with Staff, is currently in the process of updating the Safety Element concurrently with the Housing Element. The Safety Element update will meet the requirements of California Government Code Section 65302(g), and will address potential and existing hazards in the city relating to flood hazards, fire hazards, and climate adaptation and resilience strategies.

The Draft Safety Element is currently being prepared and finalized, and will be ready for Staff review and public review and comment in May 2021. It is anticipated that the final Safety Element will be ready for City Council consideration and adoption by June 2021.

ENVIRONMENTAL JUSTICE ELEMENT:

In September 2016, Senate Bill 1000 (SB 1000) was adopted requiring jurisdictions with disadvantaged communities to incorporate environmental justice policies into their general plans. State law requires environmental justice policies to be incorporated into the General Plan upon the adoption or the next revision of two or more general elements. The City of Garden Grove is in the process of updating both the Housing Element and the Safety Element, which also requires the City to include the environmental justice policies in the General Plan.

Garden Grove has nine (9) census tracts identified as disadvantaged communities. These communities are disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation. These communities also have concentrations of people that experience low income, high unemployment, low levels of homeownership, high-rent burden and/or low levels of educational attainment.

The City's consultant (MIG), along with Staff, is in the process of preparing a new Environmental Justice Element that will address the following environmental justice goals, policies, and objectives as required by State law:

- Reduction of pollution exposure and improving air quality
- Promoting access to public facilities
- Promoting access to healthy foods
- Promoting safe and sanitary homes
- Promoting physical activity
- Promoting civic engagement

Community Online Survey

An interactive online survey, on Environmental Justice, will go live the week of April 12, 2021. The survey will be available to the public until June 8, 2021. The survey will be available in English, Spanish, Vietnamese, and Korean. Participants who partake in the survey will find opportunities to provide valuable input on environmental justice challenges, solutions, and needs of the community.

To boost participation, the online survey will include an incentive program where participants (must be a Garden Grove resident to be eligible) can enter into a raffle to win prizes. Four lucky winners will each receive a \$25 Target gift card.

Community Online Forum

The City will hold a virtual community forum (via Zoom), on Wednesday, April 21, 2021 from 6:00 p.m. to 7:00 p.m., to present information and receive community input on the environmental justice issues experienced in Garden Grove. The community forum will identify the disadvantaged communities in the City, and will focus on ways to reduce pollution burdens, while promoting access to parks and physical activity, social services, healthy foods, and creating safer streets for walking and biking. Pre-registration is required. Participants can register at ggcity.org/housing-element.

Community Outreach

Staff is maintaining continued coordination efforts with Community Relations to promote and inform the public regarding the latest news on the Environmental Justice Element, through social media platforms, flyers, mailers, and through the City's Housing Element webpage: ggcity.org/housing-element.

RECOMMENDATION

This report is for informational purposes to receive and file. No action of the City Council is required at this time.