

AGENDA



Garden Grove City
Council

Tuesday, January 24,
2023

6:30 PM

AMENDED - Community
Meeting Center 11300
Stanford Avenue Garden
Grove California 92840

Steve Jones

Mayor

George S. Brietigam

Mayor Pro Tem - District 1

John R. O'Neill

Council Member - District 2

Cindy Tran

Council Member - District 3

Joe DoVinh

Council Member - District 4

Stephanie Klopfenstein

Council Member - District 5

Kim B. Nguyen

Council Member - District 6

COVID-19 Information: Members of the public can address the City Council during the public comment portion of the meeting in person or via e-mail. If you plan to attend the meeting in person, masks or face coverings are required to be worn if you are not vaccinated. If you feel ill or are showing symptoms of COVID-19, please consider submitting comments by e-mail. Instructions are available on the City's website at <https://ggcity.org/city-council/meetings-participation>

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 who attend the meeting in-person and would like 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 before the meeting begins. 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

COUNCIL MEMBER O'NEILL, COUNCIL MEMBER TRAN, COUNCIL MEMBER DOVINH, COUNCIL MEMBER KLOPFENSTEIN, COUNCIL MEMBER K. NGUYEN, MAYOR PRO TEM BRIETIGAM, MAYOR JONES

INVOCATION

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

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

RECESS

CONDUCT OTHER LEGISLATIVE BODIES' BUSINESS

RECONVENE

2. CONSENT ITEMS

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

- 2.a. Adoption of a Proclamation recognizing January 22, 2023, as the Lunar New Year in Garden Grove. *(Action Item)*
- 2.b. Receive and file the Garden Grove Housing Authority Annual Report as Housing Authority and as Housing Successor for Fiscal Year 2021-22. *(Joint Action Item with the Housing Authority)*
- 2.c. Rejection of all bids and approval to readvertise an invitation for bids for the Civic Center Bridge and Landscape Renovation Project IFB No. S-1302. *(Action Item)*
- 2.d. Approval of Amendment No. 1 to the agreement with NV5 Corporation to authorize a change order to complete an engineering survey. (Cost: \$16,000) *(Action Item)*
- 2.e. Authorization for the appropriation of Fiscal Year 2022-23 Public Safety Realignment and Postrelease Community Supervision grant

funds. (*Action Item*)

- 2.f. Adoption of the proposed legislative platform for the 2023-24 Legislative Session. (*Action Item*)
- 2.g. Receive and file minutes from the meeting held on November 15, 2022. (*Action Item*)
- 2.h. Receive and file warrants. (*Action Item*)
- 2.i. Approval to waive full reading of ordinances listed. (*Action Item*)

3. PUBLIC HEARINGS

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

- 3.a. Adoption of Resolutions for: A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 for the development of a 13-unit residential small lot subdivision; and the introduction and first reading of an ordinance approving Planned Unit Development No. PUD-018-2022

Entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-018-2022 TO ESTABLISH RESIDENTIAL PLANNED UNIT DEVELOPMENT IMPLEMENTATION PROVISIONS AND STANDARDS OF DEVELOPMENT FOR PROPERTY LOCATED AT 9071, 9081, AND 9091 LAMPSON AVENUE (ASSESSOR'S PARCEL NOS. 133-183-55, 56, 57, AND 58). (*Action Item*)

4. COMMISSION/COMMITTEE MATTERS

- 4.a. Consideration to appoint to the City's Commissions, Committee, and Board. (*Action Item*)

5. ITEMS FOR CONSIDERATION

- 5.a. Award a 60-month lease and maintenance contract to Ricoh, USA for 27 multi-function copiers. (Cost: \$669,292.75) (*Action Item*)
- 5.b. Financial Analysis Summary for a new Public Safety Building, and approval of Amendments to the Professional Services Agreements with PFAL and Placeworks. (Cost: PFAL \$1,100,000; Placeworks \$100,000) (*Action Item*)

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

- 6.a. Update on the Navigation Center as requested by City Manager Stiles.

7. ADJOURNMENT

The next Regular City Council Meeting is scheduled for Tuesday, February 14, 2023, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford

Avenue, Garden Grove, California 92840.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy
Dept.: City Manager Dept.: City Clerk
Subject: Adoption of a Proclamation recognizing January 22, 2023, as the Lunar New Year in Garden Grove. (*Action Item*) Date: 1/24/2023

Attached is a Proclamation recognizing January 22, 2023, as Lunar New Year in Garden Grove recommended for adoption.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Proclamation	1/17/2023	Proclamation	1-24-23_Proclamation_-_Lunar_New_Year.pdf

Proclamation
Celebrating January 22, 2023, as Lunar New Year

WHEREAS, Garden Grove enjoys the privilege of a rich diversity that includes the internationally known Little Saigon; and

WHEREAS, Little Saigon is the home of the largest Vietnamese American population and is fortunate to share in its rich and vibrant culture; and

WHEREAS, Tết or the Vietnamese Lunar New Year is one of the most important celebrations in Vietnamese culture; and

WHEREAS, *Tết Nguyên Đán*, which means "Feast of the First Morning of the First Day" that celebrates the arrival of spring based on the Vietnamese calendar; and

WHEREAS, the year 2023 is identified as the year of the Cat, which for those born in the year of the Cat are thought to be happy, sensitive, gentle, gifted, reserved, ambitious, nice to be with, affectionate, and charming; and

WHEREAS, Tết is an occasion to share traditional foods, enjoy family reunions, and to forget about the troubles of the past year and hope for a healthy, happy and prosperous new year.

NOW THEREFORE BE IT PROCLAIMED that January 22, 2023, be recognized in Garden Grove as the Vietnamese Lunar New Year and to hope this Lunar New Year brings good health, happiness, and prosperity.

January 24, 2023

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott Stiles	From:	Lisa L. Kim
Dept.:	City Manager/Director	Dept.:	Community and Economic Development
Subject:	Receive and file the Garden Grove Housing Authority Annual Report as Housing Authority and as Housing Successor for Fiscal Year 2021-22. <i>(Joint Action Item with the Housing Authority)</i>		
		Date:	1/24/2023

OBJECTIVE

For the City Council and Housing Authority to receive and file the the Garden Grove Housing Authority Annual Report as Housing Authority and as Housing Successor for Fiscal Year 2021-22.

BACKGROUND

In 2012, upon the dissolution of redevelopment agencies, the Garden Grove Housing Authority assumed the housing assets and functions of the former Garden Grove Agency for Community Development ("Former Agency"). As a result, the Housing Authority as Housing Successor ("Housing Successor") is responsible for housing monitoring, administration, and certain housing production requirements.

In 2014, the Governor signed into law SB 341 requiring Housing Successors to conduct an annual report of their housing activities associated with their assumed assets and functions of the Former Agency.

DISCUSSION

The attached report includes all of the sections required by the statute. Additionally, the report was provided via email on December 21, 2022 thereby satisfying the requirement that the information be provided to the City Council and Housing Authority as Housing Successor prior to December 31, 2022.

A detailed description of the Housing Successor activities undertaken during FY 21-22, as well as the state of the Low and Moderate Income Housing Asset Fund (LMIHAF) are detailed in the attached report, with a brief summary provided below:

- Receipt of \$1,000,000.00 into the LMIHAF in repayment of Former Agency loans.
- Total deposits into the LMIHAF of \$1,236,118.02, which includes \$1,000,000.00 in Educational Revenue Augmentation Fund (ERAF) and Supplemental Educational Revenue Augmentation Fund (SERAF) repayments, \$83,036.62 in accrued interest, and \$153,081.40 in miscellaneous revenue, bringing the total ending balance of the LMIHAF to \$8,061,941.95.
- Total expenditures from the LMIHAF of \$299,435.86, which includes \$99,467.26 for monitoring and administration, as well as \$199,968.00 to provide rapid rehousing and homelessness prevention services.
- Total statutory value of housing assets owned by the Housing Successor of \$13,872,696.65, which includes \$2,066,624.53 in real property and \$11,806,072.12 in loans and grants receivable.

As part of the annual reporting process, the Housing Successor must perform three tests to ensure compliance with the statute. These tests include the Extremely Low Income Test, the Senior Housing Test, and the Excess Surplus Test.

Extremely Low Income Test

The Housing Successor is required to expend at least 30% of funds in the LMIHAF on the development of rental housing affordable to and occupied by households earning 30% or less of the Area Median Income (AMI). The Extremely Low Income Test calculates all expenditures on the development of housing over a five (5) year period (2020-2025) to ensure at least 30% of said funds were expended on units for households at or below 30% AMI. The Housing Successor did not expend funds on the development of rental housing, thus the test is not applicable to this report.

Senior Housing Test

The Housing Successor is limited in the number of rental units it develops for occupancy by senior citizens. This test requires the Housing Successor to compare the total number of housing units assisted by the City, Housing Successor, and/or Former Agency to the number of housing units assisted by the same entities for occupancy by senior citizens over the prior 10-year period. The percentage of housing units for senior may not exceed 50% of the total number of assisted units.

Between July 1, 2011 and June 30, 2022, the City, Housing Successor, and Former Agency assisted a total of 124 housing units, with 16 of those developed for occupancy by senior citizens. The Housing Successor's percentage of senior housing over the past 10 years is 13%, which falls below the 50% threshold.

Excess Surplus Test

An "excess surplus" is defined as an unencumbered amount of funds in the LMIHAF that exceeds \$1,000,000 or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years (\$7,800,304.00), whichever is greater. The ending balance of the LMIHAF is \$8,334,904 which exceeds the aggregate amount of funds deposited into the account during the preceding four fiscal years, therefore, the Housing Successor has an excess surplus of funds that are required to be expended within the next three fiscal years.

The Housing Authority is collaborating with the City for acquisition and development

of an affordable housing project that would encumber a significant portion of the LMIHAF and remedy the excess surplus.

- The Housing Authority entered into an agreement with the American Family Housing, a non-profit housing developer, to operate a 10-unit permanent supportive housing (PSH) project with eight extremely low units, one very low unit, and one manager's unit covenanted for a 55-year affordability period. The Housing Authority awarded eight mainstream project-based vouchers for tenants that are aged 18 to 62 and disabled.
- The City (with cooperation of the Housing Authority) is undertaking the development and operation of the Central Cities Navigation Center (CCNC) to address homelessness. This is a year-round facility that will provide up to 100 beds for temporary housing to individuals, adults ages 18 and older experiencing homelessness. The CCNC is located in the City and funded by and among cities of Garden Grove, Fountain Valley and Westminster for operation of not less than ten years.

Inventory of Homeownership Units

The Former Agency assisted 55 Garden Grove homeowners with down payment assistance loans. Of the 55 original loans, the Former Agency has lost a total of 32 housing units due to loans being repaid and affordability covenants expiring. The Housing Successor has received a total of \$224,487.05 in loan repayments since February 1, 2012, with \$97,331.92 being repaid during FY 21-22.

Housing Choice Voucher Program

The Garden Grove Housing Authority provides rental assistance to up to 2529 families per month, with 2337 Section 8 Housing Choice Vouchers (aka Section 8), 117 Emergency Vouchers and 75 Mainstream Vouchers. The lease-up rate by month for FY 2021-22 was as follows:

	# OF UNIT LEASED		
MONTH	HCV	EHV	MAINSTREAM
Jul-21	2228	0	3
Aug-21	2231	0	10
Sep-21	2236	0	16
Oct-21	2239	0	23
Nov-21	2237	0	26
Dec-21	2240	5	29
Jan-22	2235	18	32
Feb-22	2243	26	36
Mar-22	2246	30	37
Apr-22	2234	39	39
May-22	2239	54	44
Jun-22	2236	61	46

FINANCIAL IMPACT

None

RECOMMENDATION

It is recommended that the City Council and Housing Authority Commissioners:

- Receive and file the Housing Authority Annual Report as Housing Authority and Housing Successor for Fiscal Year 2021-2022

By: Monica Covarrubias, Sr. Project Manager

ATTACHMENTS:

Description	Upload Date	Type	File Name
FY 2021-22 Housing Successor and Housing Authority Annual Report	1/11/2023	Backup Material	FINAL_GG_Housing_Successor_Agency_Report____Exhibit_A.pdf

**GARDEN GROVE HOUSING AUTHORITY ANNUAL REPORT
AS HOUSING AUTHORITY AND AS HOUSING SUCCESSOR
FOR FISCAL YEAR 2021-2022 UNDER CALIFORNIA
HEALTH AND SAFETY CODE SECTIONS 34176.1 AND 34328**

This Annual Report of the Garden Grove Housing Authority (Housing Authority) is prepared under the California Health and Safety Code (HSC)¹, Division 24, Parts 1.8 and 1.85 (Dissolution Law), in particular Section 34176.1 as the housing successor, and under the California Housing Authorities Law, HSC Section 34200, *et seq.* (HAL), in particular Section 34328 as a housing authority (together, Report). The Dissolution Law and HAL respectively require preparation of an annual report on the housing successor and the housing authority's activities for the prior fiscal year. This Report details the Housing Authority's activities during Fiscal Year (FY) 2021-2022 and is intended to satisfy the requirements under both HSC Sections 34176.1 and 34328. More specifically, this Report details the Housing Authority's activities for FY 2021-2022, including the information required about the Low and Moderate Income Housing Asset Fund (LMIHAF) and other information under Section 34176.1(f). A copy of the Report, in this draft form, has been provided to the City Council, as governing body, and to the Housing Authority by December 31, 2022 under Section 34176.1(f), and upon their joint review and action to file the Report after the CAFR (defined below) is anticipated to be completed at the open meeting January 2023, this Report will be posted on the City's website at <https://ggcity.org/> and thereafter appended to the City's annual update report prepared under Section 65400 of the Government Code.

This Report includes information prepared by City staff on behalf of the Housing Authority and data from the independent financial audit of the LMIHAF Financial Report for FY 2021-2022 that is a part of the City of Garden Grove's (City) Comprehensive Annual Financial Report (CAFR) prepared by Davis Farr LLP, which audit is separate from this Report and attached as Exhibit B hereto; further, this Report conforms with and is organized into sections I. through XIV., inclusive, under HSC Section 34176.1(f) of the Dissolution Law and Section 34328 of the HAL.

- I. Amounts Received and Deposited Under 34191.4(b)(3)(A).** This section provides the total amount of funds paid to the City and the amount deposited into the LMIHAF allocable to 20% of the repayments on the reinstated City/Agency loan(s), if any, per Section 34191.4.
- II. Amount Deposited into LMIHAF.** This section provides the total amount of funds deposited into the LMIHAF in FY 21-22 and itemized by amounts deposited in FY 21-22 for items listed on Recognized Obligation Payment Schedule (ROPS), amounts allocable to Section 34191.4 deposits, and other amounts deposited into the LMIHAF.
- III. Ending Balance of LMIHAF.** This section provides a statement of the balance in the LMIHAF as of the close of FY 21-22. Any amounts deposited for items listed on the ROPS, and amounts allocable to Section 34191.4 deposits, must be distinguished from the other amounts deposited.
- IV. Description of Expenditures from LMIHAF.** This section provides a description of expenditures made from the LMIHAF during FY 21-22. The expenditures are to be categorized among (A) administration for monitoring, preserving covenanted housing units, (B) homeless prevention and rapid rehousing services and (C) development of housing.

¹ In this Report, all statutory references are to the Health and Safety Code unless otherwise stated.

- V. Statutory Value of Assets Owned by Housing Successor.** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- VI. Description of Transfers.** This section describes transfers, if any, to another housing successor made in previous fiscal year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VII. Project Descriptions.** This section describes any project for which the Housing Successor receives or holds property tax revenue under the ROPS and the status of that project.
- VIII. Status of Compliance with Section 33334.16.** As and if applicable, this section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- IX. Description of Outstanding Obligations under Section 33413.** This section describes outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- X. Income Test.** This section presents the information required by subparagraph (B) of paragraph (3) of subdivision (a) of Section 34176.1. In clarification, Section 34176.1(a)(3)(A)(B) and (D) describe and define certain thresholds by income category as to expenditures for development sourced from the LMIHAF. This section of the Report describes expenditures by the Housing Authority, as housing successor, for development that were sourced from the LMIHAF during FY 2021-2022 and in the context of the second five-year reporting period.
- XI. Senior Housing Test.** This section provides the percentage of deed-restricted rental housing units restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former redevelopment agency and its host jurisdiction within the same 10-year time period.
- XII. Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.
- XIII. Inventory of Homeownership Units:** This section provides a summary of covenanted homeownership units assisted by the former redevelopment agency or the housing successor that include equity sharing and repayment provisions, including: (A) number of units; (B) number of units lost to the portfolio in the last fiscal year and the reason for those losses, and (C) any funds returned to the housing successor due to losses or repayments.

XIV. Additional Information: Housing Authority's Activities for the Preceding Year FY 21-22 under HSC Section 34328.

This Report and the former Garden Grove Agency for Community Development's (Former Agency) pre-dissolution Implementation Plans are to be made available to the public on the City's website: <https://ggcity.org/econdev/redevelopment-agency-dissolution>.

I. AMOUNT RECEIVED BY THE CITY PER HSC SECTION 34191.4

No funds (\$0) were as received during FY 21-22 by the City in repayment of reinstated City/Agency loans per Section 34191.4 in accordance with the ROPS process.

II. AMOUNT DEPOSITED INTO LMIHAF

A total of **\$1,236,118.02** was deposited into the LMIHAF during FY 21-22. This amount includes **\$1,000,000** in ERAF/SERAF repayments, **\$83,036.62** in interest, and **\$153,081.40** in miscellaneous revenue.

(A total of \$50,000 was funded through the ROPS 21-22 process and held and expended for items listed on ROPS 21-22 that was attributable to professional services, including legal services, provided during the fiscal period of July 1, 2021 to June 30, 2022. Line Item 55 on ROPS 21-22 was funded and then expended related to continued implementation of the Limon Judgments [term defined below in Section IX].)

III. ENDING BALANCE OF LMIHAF

At the close of FY 21-22, the ending balance in the LMIHAF was **\$8,061,941.95** as reported in the LMIHAF audit that is part of the 2021-22 CAFR. It is noted that for ROPS 21-22, as amended, Line item 55, includes funds held for items listed and approved by DOF for ROPS 21-22, related to implementation of the *Limon* Judgments (See Section IX herein.)

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

Below is a table describing expenditures from the LMIHAF:

Description	Fiscal Year 21-22
A. Monitoring & Administration Expenditures (2021-22 CAFR)	\$99,467.26
B. Homeless Prevention and Rapid Rehousing Services Expenditures	\$199,968.00
C. Housing Development Expenditures	
➤ Expenditures on Low Income Units	
➤ Expenditures on Very-Low Income Units	\$0
➤ Expenditures on Extremely-Low Income Units	
➤ Total Housing Development Expenditures	
Total LMIHAF Expenditures in Fiscal Year	\$299,435.86

The monitoring and administrative expenses incurred pursuant to Section 34176.1(a)(i) total less than five percent (<5%) of the statutory value of real property owned by the Housing Successor and of loans and grants receivable held by the Housing Successor.

V. STATUTORY VALUE OF HOUSING ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule (HAT) approved by the Department of Finance (DOF) as listed in HAT under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor (2021-22 CAFR).

Description	Ending Balance
Statutory Value of Real Property Owned by Housing Authority	\$2,066,624.53
Value of Loans and Grants Receivable*	\$11,806,072.12
Total Value of Housing Successor Assets	\$13,872,696.65

**This balance includes SERAF and ERAF loans totaling \$6,054,260.00 (which changed in prior fiscal years, based on the State of California, Department of Finance’s (DOF) determination of allowable notes receivable balances.) The total value of loans and grants receivable is gross of any allowance.*

VI. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other housing successor(s) under Section 34176.1(c)(2) during FY 21-22.

VII. PROJECT DESCRIPTIONS

Except as to the \$50,000 funded via ROPS 21-22, Line Item 55, related to continued implementation of the DOF-approved enforceable obligations referred to as the *Limon* Judgments (see Sections II and IX), the Housing Successor did not receive or hold property tax revenue pursuant to the ROPS process.

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; nevertheless, this Report presents a status update on the status of real property, if and as applicable.

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset on the HAT.

The following table provides a status update on the real property or properties housing asset(s) that were acquired prior to February 1, 2012 and compliance with five-year period that commenced on August 30, 2012, the date of the letter issued by DOF approving these properties as housing assets on the HAT:

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
12291 Thackery Dr. (site B 2)	01/10/2008	04/29/2017	<p>The property located at 12291 Thackery Drive is part of the development site that is currently under a contract with the Developer, Kam Sang Company (New Age Garden Grove LLC). New Age has an Amended and Restated Exclusive Negotiation Agreement (ENA) between the City and Developer for an economic development project. This property is part of the larger development site under the ENA negotiations for potential conveyance to New Age Garden Grove LLC.</p> <p>Due to the COVID-19 worldwide pandemic, the project was significantly delayed. However, the economic development project has been reinitiated and the parties re-engaged under the ENA. The Housing Authority sold this property to the City in September 2022 at appraised value and for economic development purposes. The proceeds were deposited into the LMIHAF and will be reported in the FY 22-23 annual report.</p>
12602 Keel Ave.	04/25/1989	N/A	<p>This property is subject to an Affordable Housing Agreement (AHA) dated 6/25/1990 between the Orange County Community Housing Corporation (OCCHC) and the Former Agency (now Housing Successor). The AHA included a long-term ground lease of the property to OCCHC. The Housing Successor is the successor ground lessor and Orange County Community Housing Corporation is the ground lessee, and the property is subject to recorded affordable housing covenants.</p>

The following table provides a status update on the project(s) for property(ies), if any, that have been acquired by the Housing Successor using LMIHAF since dissolution on or after February 1, 2012:

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
11391 Acacia Pkwy	12/17/19	N/A	Property acquired for affordable housing purposes via an exchange between the City and Housing successor. This property is currently occupied By Acacia Adult day Services pursuant to lease.

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO HSC SECTION 33413

Replacement Housing: Whatever unmet obligation that existed according to the 2010-2014 Implementation Plan for Former Agency, if any, this obligation has been superseded and is being met pursuant to that certain *Stipulation to Substitute Party and for Entry of Interlocutory Judgment* approved by the Superior Court, County of Orange, State of California in the action *Marina Limon, et. al., v. Garden Grove Agency for Community Development*, Orange County Superior Court Case No. 30-2009-00291597 (Original *Limon* Judgment), attached as Exhibit A. There were two lawsuits related to this matter, which resulted in judgments that are both enforceable obligations under the Dissolution Law: (i) a lawsuit filed against the former redevelopment agency pre-dissolution that resulted in the Original *Limon* Judgment), and (2) a second lawsuit filed post-dissolution by the Plaintiffs in the original *Limon* action entitled *Marina Limon, et al v. State of California, et al.*, Sacramento Superior Court Case Number: 34-2014-80001994 (Writ Order to DOF), which together are referred to as the “*Limon* Judgments”. In implementation of the *Limon* Judgments, the Successor Agency to the Garden Grove Agency for Community Development (Successor Agency) in cooperation with the Housing Authority and the City have entered into, caused construction through completion, and continue to implement the 38 units of replacement housing required under the *Limon* Judgment through a series of subsidies, contracts and implementing instruments for: (i) Wesley Village a 47-unit, new construction senior and family affordable housing project and (ii) Sycamore Court, a 78-unit substantial rehabilitation multi-family project, both of which have recorded regulatory agreements with 55-year affordability covenants for tenancy and occupancy by qualified very low and low income households. During FYs 17-18, 18-19, 19-20, 20-21, and 21-22 the Successor Agency, as well as the City and Housing Authority, have provided documentation and supplemental documentation to the plaintiffs’ counsels in the *Limon* Judgments, but to date plaintiffs’ counsel for unstated reasons still have refused to cause the filing in the Superior Court of a full satisfaction of judgment affirming complete satisfaction of the Original *Limon* Judgment. Further, in compliance with the *Limon* Judgments, the plaintiffs and all former residents/tenants at the RV Park were part of the outreach about the availability of the *Limon* Replacement Units for tenancy at the time of initial occupancy of both projects upon completion and issuance of certificates of occupancy. Presently, financial issues exist related to the Wesley Village project that have necessitated restructuring of the existing loans and additional loans by the Housing Authority to ensure that the *Limon* Replacement Housing Units at Wesley Village remain in operation long-term in implementation of the Original *Limon* Judgment. The Successor Agency’s annual ROPS, in particular item 55, includes funding related to implementation of the *Limon* Judgments, including ROPS 18-19, ROPS 19-20, ROPS 20-21, ROPS 21-22, current ROPS 22-23, and prospective ROPS 23-24, all to ensure that the *Limon* Replacement Housing Units at Wesley Village (and Sycamore Court) remain in operation long-

term in implementation of the Original *Limon* Judgment. During FY 21-22, due to issues related to the financial viability of the project, the Housing Authority and the Developer of Wesley Village, and respective counsels, have negotiated draft instruments, and have continued negotiations in FY 22-23, that will modify the existing lien instruments and regulatory covenants that are necessary to preserve the *Limon* Replacement Housing Units at Wesley Village and to ensure continued compliance with the Original *Limon* Judgment.

Inclusionary/Production Housing: Whatever unmet obligation that existed according to the 2010-2014 Implementation Plan for the Former Agency, if any, this obligation has been superseded and has been met by performance, and continued performance, in accordance with the Original *Limon* Judgment (Exhibit A).

X. INCOME TEST

Section 34176.1(a)(3)(A) provides: “The housing successor shall expend all funds remaining in the Low and Moderate Income Housing Asset Fund after the expenditures allowed pursuant to paragraphs (1) and (2) for the development of housing affordable to and occupied by households earning 80 percent or less of the area median income, with at least 30 percent of these remaining funds expended for the development of rental housing affordable to and occupied by households earning 30 percent or less of the area median income and no more than 20 percent of these remaining funds expended for the development of housing affordable to and occupied by households earning between 60 percent and 80 percent of the area median income.” Section 34176.1(a)(3)(B) provides: “If the housing successor fails to comply with the extremely low income requirement in any five-year report, then the housing successor shall ensure that at least 50 percent of these remaining funds expended in each fiscal year following the latest fiscal year following the report are expended for the development of rental housing affordable to, and occupied by, households earning 30 percent or less of the area median income until the housing successor demonstrates compliance with the extremely low income requirement in an annual report described in subdivision (f).” The Housing Authority, as housing successor, reported previously on its expenditures for development sourced from the LMIHAF for the initial five-year reporting period of January 1, 2014 to “the annual report ... for 2019.” The term “development” is defined in Section 34176.1(a)(3)(D): “For purposes of this subdivision, ‘development’ means new construction, acquisition and rehabilitation, substantial rehabilitation as defined in Section 33413, the acquisition of long term affordability covenants on multifamily units as described in Section 33413, or the preservation of an assisted housing development that is eligible for prepayment or termination or for which within the expiration of rental restrictions is scheduled to occur within five years as those terms are defined in Section 65863.10 of the Government Code.”

The second five-year reporting period is in effect, and this section of the Report presents information for FY 2021-2022. In this regard, the Housing Authority’s expenditures, as housing successor, sourced from the LMIHAF for development must meet the income categories and thresholds described above during the second five-year period. During FY 2021-2022, the Housing Authority had \$0 of expenditures for development sourced from the LMIHAF.

See Section XII of this Report for updated information about proposed projects that are planned to be undertaken during the second five-year reporting period; the projects will include extremely low, very low and low income housing units in compliance with the income-targeting requirements of HSC Section 34176.1.

XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency

and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units. The table below provides information regarding the Housing Successor's Senior Housing Test for the 10-year period of July 1, 2012 through June 30, 2022:

Senior Housing Test		7/01/2012 – 6/30/22
# of Assisted Senior Rental Units (in the Wesley Village project 16 of the 47 units are senior units, and 30 are family units, with one manager's unit)		16
# of Total Assisted Rental Units (Sycamore Court, Wesley Village, 12142 Tamerlane, 12211 Tamerlane)		124
Senior Housing Percentage		13%

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of (i) one million dollars (\$1,000,000) or (ii) the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years (\$7,800,304), whichever is greater. The following provides the Excess Surplus test for the preceding Fiscal Years of the Housing Successor:

	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Beginning Balance	\$704,604	\$730,829	\$597,475	\$4,075,333	\$7,410,990
Add: Deposits	\$402,072	\$210,647	\$3,623,863	\$3,563,722	\$1,236,118
(Less) Expenditures	(\$375,847)	(\$344,001)	(\$146,005)	(\$228,064)	(\$312,203)
Ending Balance	\$730,829	\$597,475	\$4,075,333	\$7,410,990	\$8,334,904

The LMIHAF has an Excess Surplus; however, it is noted during FY 19-20, the Housing Authority had negotiated and reached consensus for an 82-unit senior acquisition/rehabilitation project but the Developer withdrew and informed the Housing Authority that it believed the project would not receive a reservation of tax credits nor a bond allocation due to changes to the state regulations establishing lesser priority for acquisition/rehabilitation projects to be considered and approved by TCAC (as to tax credits) and CDLAC (as to multi-family housing bonds); that project would have included eight (8) extremely low, sixty (60) very low, and twelve (12) low income units for an extended 55-year affordability period. Further, during FY 21-22, the Housing Authority negotiated and reached tentative agreement for two affordable housing projects: (1) new construction of a 56-unit permanent supportive and affordable housing project on a parcel that the developer was in escrow to acquire, but the seller rejected changes to the terms of sale and cancelled escrow and thereby the proposed project, (2) preservation of 144 very low income units and the reset and extension of the affordability period for 55 years, but the owner/seller and developer/buyer did not

reach agreement on the sale of the properties. Nevertheless, during FY 21-22, the owner and the Housing Authority entered into an amendment of the existing regulatory agreement to extend the affordability period for the 144 units (138 very low income units and 6 low income units) until December 31, 2028 for no payment by the Housing Authority. In addition, the Housing Authority's goals for FY 22-23 include seeking to encumber LMIHAF and/or other funding sources to provide financial assistance to several projects in the community. In September 2021, the Housing Authority entered into an agreement with American Family Housing, a nonprofit housing developer, to operate a 10-unit permanent supportive housing (PSH) project with eight extremely low units, one very low unit, and one manager's unit covenanted for a 55-year affordability period; the Housing Authority awarded eight mainstream project-based vouchers for tenants that are ages 18 to 62 and disabled. Further, as of preparation of this Report, the Housing Authority is negotiating with several experienced affordable housing developers about both new construction and acquisition/rehabilitation projects. Importantly, the City (with cooperation of the Housing Authority) is currently undertaking development and operation of a navigation center to serve the homeless. The Central Cities Navigation Center (CCNC) will be a year-round facility that will provide up to 100 beds for temporary housing to individuals, adults ages 18 and older experiencing homelessness. The CCNC is located in the City and is a collaborative project funded by and among the cities of Garden Grove, Fountain Valley and Westminster for operation of not less than ten years.

XIII. INVENTORY OF HOMEOWNERSHIP UNITS

This section provides an inventory of homeownership units assisted by the Former Agency or the Garden Grove Housing Authority, as Housing Successor, that are subject to covenants or restrictions or to an adopted program that protects the Former Agency's investment of moneys from the former Low and Moderate Income Housing Fund (LMIHF) per HSC Section 33334.3(f). This inventory includes:

A. Total units assisted by the Former Agency.

1. The total number of homeownership units assisted by the former Agency: **55 units**

Address	# of Units
13741 Clinton #76, Garden Grove, CA	1 Unit
10302 Malinda, Garden Grove, CA	1 Unit
12191 Stanford, Garden Grove, CA	1 Unit
12661 James, Garden Grove, CA	1 Unit
11761 Samuel, Garden Grove, CA	1 Unit
5742 Ludlow, Garden Grove, CA	1 Unit
13180 Ferndale, Garden Grove, CA	1 Unit
8861 Calico, Garden Grove, CA	1 Unit
8183 Larson #D, Garden Grove, CA	1 Unit
12631 Woodland, Garden Grove, CA	1 Unit
10119 Andy Reese, Garden Grove, CA	1 Unit
12582 Spinnaker, Garden Grove, CA	1 Unit
12372 Elmwood, Garden Grove, CA	1 Unit
9852 Orangewood, Garden Grove, CA	1 Unit

1360 River Drive, Norco, CA	1 Unit
9611 Blanche, Garden Grove, CA	1 Unit
13421 Mickey, Garden Grove, CA	1 Unit
6732 Laurelton, Garden Grove, CA	1 Unit
10592 McKeen, Garden Grove, CA	1 Unit
14402 Ward, Garden Grove, CA	1 Unit
11682 MacDuff, Garden Grove, CA	1 Unit
6652 Belgrave, Garden Grove, CA	1 Unit
6662 Park, Garden Grove, CA	1 Unit
5452 Richmond, Garden Grove, CA	1 Unit
13096 Blackbird, Garden Grove, CA	1 Unit
11531 Faye, Garden Grove, CA	1 Unit
13582 Hope, Garden Grove, CA	1 Unit
11450 Brookhurst, Garden Grove, CA	1 Unit
13651 Havenwood, Garden Grove, CA	1 Unit
11291 Garden, Garden Grove, CA	1 Unit
Note: The following homeownership units were identified in further review of Garden Grove files, but had not been located or identified during preparation of the HAT in July 2012 that was submitted to and approved by the DOF or listed in the initial report prepared under HSC Section 34176.1(f)(13) relating to homeownership units assisted by the Former Agency, but are listed in this Report as each is an ownership unit assisted by the Former Agency prior to dissolution. Several of these loans have been paid off or the covenants expired, so are also listed in the tables that follow.	
11861 Winton St., Garden Grove, CA	1 Unit
12741-12831 Arbor Ct. & 12752-12852 Arbor Ct., Garden Grove, CA	17 Units
13143 Michael Monsoor Ct., Garden Grove, CA	1 Unit
10852 Sonoma Ln., Garden Grove, CA	1 Unit
13100 Mendocino Ln., Garden Grove, CA	1 Unit
10803 Sonoma Ln., Garden Grove, CA	1 Unit
10811 Sonoma Ln., Garden Grove, CA	1 Unit
10853 Sonoma Ln., Garden Grove, CA	1 Unit
10831 Sonoma Ln., Garden Grove, CA	1 Unit
Total	55 Units

B. Summary of Lost Units.

1. The total number of homeownership units lost to the Housing Successor's portfolio between *February 1, 2012 up to June 30, 2022*, along with the reason or reasons for those losses: **32 units**

FY	Property Address	Units	Loss Date	Reason for Loss
11-12	11861 Winton St.	1	3/27/2012	Loan Repaid
13-14	9852 Orangewood Ave.	1	11/12/2013	Loan Repaid
14-15	12741-12831 & 12752-12852 Arbor Ct.	17	2014	Covenants Expired
14-15	10831 Sonoma Lane	1	5/8/2015	Loan Repaid

12-13	13741 Clinton #76	1	5/6/2013	Loan Repaid
17-18	10119 Andy Reese	1	9/18/2017	Loan Repaid
14-15	6732 Laurelton	1	3/17/2015	Loan Repaid
14-15	10592 McKeen	1	8/28/2014	Loan Repaid
15-16	6652 Belgrave	1	11/12/2015	Loan Repaid
13-14	11450 Brookhurst	1	3/31/2014	Loan Repaid
12-13	13651 Havenwood	1	6/18/2013	Loan Repaid
14-15	11291 Garden	1	8/11/2014	Loan Repaid
19-20	12661 James Avenue	1	8/27/2019	Loan Repaid
21-22	9611 Blanche, Garden Grove, CA	1	5/03/2021	Loan Repaid
21-22	10852 Sonoma Ln, Garden Grove, CA	1	12/08/2021	Loan Repaid
21-22	6662 Park, Garden Grove, CA	1	02/17/2022	Loan Repaid

2. Total losses during FY 2021-22 (7/1/21 to 6/30/22): **2 unit**

FY	Property Address	Units	Loss Date	Reason for Loss
21-22	10852 Sonoma Ln, Garden Grove, CA	1	12/08/2021	Loan Repaid
21-22	6662 Park, Garden Grove, CA	1	02/17/2022	Loan Repaid

3. Funds returned to the Housing Successor as part of an adopted program that protects the Former Agency's investment of moneys from the LMIHF. This includes repayments of all Single Family Rehabilitation and First Time Homebuyer loans including principal, interest, and equity sharing payments from February 1, 2012 to June 30, 2022. There were cumulative repayments since dissolution of **\$224,487.05** and repayments during FY 21-22 of **\$97,331.92**

C. State whether the Housing Successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.

1. The City's Neighborhood Improvement Division administered a majority of the Former Agency's Single Family Rehabilitation Program and First Time Homebuyer Program. The Neighborhood Improvement Division does have an existing agreement with Amerinational Community Services, Inc., a Minnesota corporation (dba AmeriNat), relating to certain, but not all, aspects of administration of the Former Agency's Single Family Rehabilitation loans and First Time Homebuyer loans that provided second lien mortgages for homeownership units. These consulting services include assistance with oversight and administration of amortized loan payments, if any, due; with tracking and calculation of loan balances in the event of payoff; and, other administrative activities for these outstanding Single Family Rehab and First Time Homebuyer loans. Additionally, the City has contracted with AIM Asset Property Management for property management services.

XIV. ADDITIONAL INFORMATION ABOUT GARDEN GROVE HOUSING AUTHORITY'S ACTIVITIES FOR THE PRECEDING YEAR FY 21-22 PER HSC SECTION 34328

The Housing Authority provides rental assistance to up to 2529 families per month, with 2337 Section 8 Housing Choice Vouchers, 117 Emergency Vouchers and 75 Mainstream Vouchers. The lease-up rate by month for FY 2021-22 was as follow:

	# OF UNIT LEASED		
MONTH	HCV	EHV	MAINSTREAM
Jul-21	2228	0	3
Aug-21	2231	0	10
Sep-21	2236	0	16
Oct-21	2239	0	23
Nov-21	2237	0	26
Dec-21	2240	5	29
Jan-22	2235	18	32
Feb-22	2243	26	36
Mar-22	2246	30	37
Apr-22	2234	39	39
May-22	2239	54	44
Jun-22	2236	61	46

During FY 2021-22, there was no termination of Section 8 portable vouchers for victims of domestic violence.

As discussed in Section XII of this Report, the Housing Authority continues to negotiate toward more affordable housing in the community, both new construction and acquisition/rehabilitation projects. And, the CCNC will be a vital part of the community and all three cities' efforts to address, alleviate, and hopefully end homelessness.

EXHIBIT A

Original *Limon* Judgment

Limón, et al. v. Garden Grove Agency for Community Development
Case No. 30-2009-00291597

Stipulation to Substitute Party and for Entry of Interlocutory Judgment
(attached)

Exhibit B

2021-2022 Audit of LMIHAF

(pending and to be inserted)

Note: At the time of preparation of this Report, the FY 2021-22 Comprehensive Annual Financial Report (CAFR) is still under final review by the City and its independent auditors. It is anticipated this document will be finalized in early 2023, at which time the City Council and Housing Authority jointly will receive and file the Report.

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
CIVIL COMPLEX LITIGATION CENTER

JUN 10 2014

ALAN CARLSON, Clerk of the Court

B. Zuanich
BY B. ZUANICH

ELECTRONICALLY RECEIVED
Superior Court of California,
County of Orange
06/09/2014 at 10:06:50 AM
Clerk of the Superior Court
By Olga Lopez, Deputy Clerk

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF ORANGE

MARINA LIMON, *et al.*,

Plaintiffs and Petitioners,

v.

GARDEN GROVE AGENCY FOR
COMMUNITY DEVELOPMENT, a municipal
entity, *et al.*,

Defendants and Respondents.

GARDEN GROVE MXD, LLC, and
MCWHINNEY REAL ESTATE SERVICES,
and DOES 21 through 40,

Real Parties in Interest.

) Case No. 30-2009-00291597

) **JUDGMENT**

) Complaint Filed: August 10, 2009
) Dept.: CX-102
) Judge: Robert J. Moss

- 1 -

JUDGMENT

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:

2 Judgment is entered in favor of Plaintiff Maria Malta and against Defendants pursuant to
3 the terms stated below.

4 1. As used herein, the term "Low Income Households" shall have the meaning set
5 forth in Health and Safety Code section 50079.5.

6 2. As used herein, the term "Very Low Income Households" shall have the meaning
7 set forth in Health and Safety Code section 50105.

8 3. As used herein, the term "Low Income Rent" shall be rent affordable to lower
9 income households as set forth in Health and Safety Code section 50053(b)(3).

10 4. As used herein, the term "Very Low Income Rent" shall be rent affordable to very
11 low income households as set forth in Health and Safety Code section 50053(b)(2).

12 5. Within the timeframe described in Paragraph 9, below, the Successor Agency or,
13 at its discretion, the Housing Successor (hereinafter "Successors"), shall develop replacement
14 housing. Pursuant to this paragraph funds held in the Low and Moderate Income Housing Asset
15 Fund, as defined in Health and Safety Code section 34176, shall be available for development of
16 the replacement housing pursuant to this Judgment. The Successors shall develop or cause to be
17 developed twenty five (25) additional new construction dwelling units as replacement housing for
18 the Travel Country Recreational Vehicle Park ("Park") to address Plaintiff Malta's claims for
19 development of replacement housing pursuant to Health and Safety Code section 33413. No less
20 than twelve (12) of the units developed pursuant to this paragraph shall be covenanted to be
21 leased at Very Low Income Rent and restricted to occupancy by Very Low Income Households;
22 the balance of thirteen (13) units shall be covenanted to be leased at Low Income Rent and
23 restricted to occupancy by Low Income Households.

24 6. In addition to the dwelling units described in Paragraph 6, within the timeframe
25 described in Paragraph 9, below Successors shall develop or cause to be developed thirteen (13)
26 additional dwelling units, either as new construction or Substantial Rehabilitation (as defined
27 below), as replacement housing for the Park to address Plaintiff Malta's claims for development
28

- 2 -

of replacement housing pursuant to Health and Safety Code section 33413. No less than seven (7) of the units developed pursuant to this paragraph shall be covenanted to be leased at Very Low Income Rent and restricted to occupancy by Very Low Income Households; the balance of six (6) units shall be covenanted to be leased at Low Income Rent and restricted to occupancy by Low Income Households.

7. The Successors may reduce the number of dwelling units required to be developed pursuant to Paragraph 7 (but not Paragraph 6) by one dwelling unit for each dwelling unit offered to a household listed on Exhibit A hereto that is rejected by such household provided that a household's rejection of a unit under this section will not disqualify that household from eligibility under Paragraph 11. In order to reduce the unit count, (1) a displaced household must receive an offer of affordable replacement housing after a determination (provided to the displaced household in writing) by the operator of that housing that the displaced household is eligible for occupancy of the replacement housing with respect to all of its qualifications and restrictions, including but not limited to income, family size, rental history and credit score, (2) the offer of affordable housing must be either hand delivered to the displaced household as evidenced by a proof of personal service, or through regular and certified U.S. mail, and (3) the displaced household must be allowed ten (10) business days after receipt of the offer to accept or reject the offer.

8. The Successors shall develop, rehabilitate, construct or cause the development, rehabilitation or construction (as applicable) of the dwelling units described in Paragraphs 6 and 7 ("Replacement Units") within four years from entry of judgment in this case.

9. "Substantial Rehabilitation" shall have the same meaning as contained in Health and Safety Code section 33413.

10. In accordance with Health and Safety Code section 33411.3, all residents displaced by the Redevelopment Agency shall have priority in occupancy of the Replacement Units developed pursuant to this Judgment. Successors shall provide for such priority in any agreement

1 for development or administration of the Replacement Units, and shall maintain a list of eligible
2 persons and families displaced by the Redevelopment Agency.

3 11. Pursuant to action of the California Legislature in Stats. 2012, Ch. 5 (Assembly
4 Bill No. 26, 2011-2012 1st Ex. Sess.) (the "Dissolution Act"), effective June 29, 2011,
5 redevelopment agencies throughout California began a dissolution process. The Dissolution Act
6 provides that the city "that authorized the creation of each redevelopment agency" became the
7 "successor agency" to that redevelopment agency, by operation of law, unless the designated
8 successor entity elected not to serve as the successor agency. California Health and Safety Code
9 sections 34173(a), (d). The Garden Grove City Council adopted resolutions electing to serve as
10 the Successor Agency to the dissolved Redevelopment Agency pursuant to Health and Safety
11 Code section 34173, and designating the Garden Grove Housing Authority as the Housing
12 Successor pursuant to Health and Safety Code section 34176. City of Garden Grove Resolution
13 Nos. 9072-11 (July 12, 2011) and 9089-12 (Jan 17, 2012). As prescribed by the Dissolution Act,
14 the amounts the Successor Agency is obligated to pay pursuant to the terms of this Judgment shall
15 be included as an enforceable obligation of the Successor Agency on each applicable Recognized
16 Obligation Payment Schedule ("ROPS"), as defined in California Health and Safety Code section
17 34171(h) and in accordance with Health and Safety Code section 34177(l), (m), and as set forth
18 below.

19 12. The Successor Agency shall include in the ROPS due to be completed and
20 approved by the oversight board of the Successor Agency no later than October 3, 2015 (ROPS
21 2015-16B), amounts for Replacement Units that will be expended during the January 1, 2016
22 through June 30, 2016 period. The amounts to be expended during this ROPS 2015-16B period
23 shall be appropriate to complete development of the Replacement Units for occupancy within
24 four years from entry of the Judgment.

25 13. The Successor Agency shall pay \$9,000 in attorneys' fees to counsel for Plaintiff
26 Malta. The entire amount of attorneys' fees shall be placed on the ROPS due to be completed by
27 the oversight board of the Successor Agency no later than October 3, 2014 (ROPS 2014-15B).

28 - 4 -

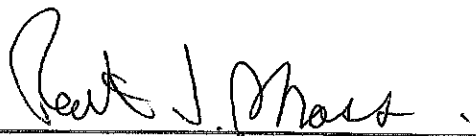
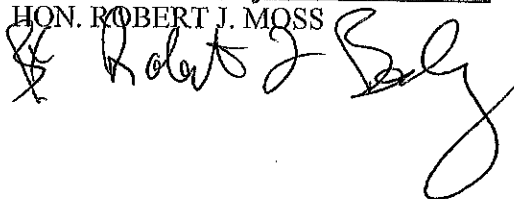
1 14. The obligations contained herein are obligations of the Garden Grove Agency for
2 Community Development ("Redevelopment Agency"), now dissolved, prior to enactment of the
3 Dissolution Act. The obligations set forth herein are not and under no circumstances shall they be
4 construed as obligations of the City or Garden Grove Housing Authority other than in their roles
5 as Successor Agency and Housing Successor, respectively. Consistent with Health and Safety
6 Code § 34173(e), Successor Agency's liability for amounts owing pursuant to this Judgment shall
7 be limited to the extent of the total sum of property tax revenues the Successor Agency and the
8 Housing Successor receive pursuant to the ROPS process and the value of the assets received by
9 the Successor Agency and the Housing Successor. The Successor Agency shall continue to list
10 the obligations of this Judgment on each ROPS until all obligations required by the Judgment are
11 satisfied.

12 15. The Court shall have continuing jurisdiction to enforce the terms of this settlement
13 and Judgment pursuant to California Code of Civil Procedure section 664.6.

14 16. This Judgment represents the sole obligation among the parties hereto and all other
15 causes of action and/or claims arising out of this action are dismissed with prejudice and forever
16 waived.

17 IT IS SO ORDERED.

18 DATED: 6/10/15

19 
20 HON. ROBERT J. MOSS
21 

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	John Montanez
Dept.:	City Manager	Dept.:	Community Services
Subject:	Rejection of all bids and approval to readvertise an invitation for bids for the Civic Center Bridge and Landscape Renovation Project IFB No. S-1302. (Action Item)	Date:	1/24/2023

OBJECTIVE

For the City Council to reject all bids received for the Civic Center Bridge and Landscape Renovation Project IFB No. S-1302 located at 11300 Stanford Avenue, Garden Grove.

BACKGROUND

On October 28, 2022, staff solicited bids for the Civic Center Bridge and Landscape Project IFB No. S-1302. Six (6) bids were received and opened by the City Clerk's office at 11:00 a.m. on November 28, 2022.

DISCUSSION

Staff has reviewed the bid proposals received. Due to the receipt of various bid protests, staff recommends that the City Council reject all bids received and direct staff to readvertise an invitation for bids for the Civic Center Bridge and Landscape Project IFB No. S-1302.

FINANCIAL IMPACT

There is no financial impact to the City's General Fund. This improvement is budgeted in the 2022-2023 Capital Improvement Budget, and is funded by City Wide Park Fees.

RECOMMENDATION

It is recommended that the City Council:

- Reject all bids received on November 28, 2022, and direct staff to readvertise an

invitation for bids for the Civic Center Bridge and Landscape Project No. S-1302.

By: Janet Pelayo
Community Services Manager

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	City Manager	Dept.:	Community and Economic Development
Subject:	Approval of Amendment No. 1 to the agreement with NV5 Corporation to authorize a change order to complete an engineering survey. (Cost: \$16,000) (<i>Action Item</i>)		
		Date:	1/24/2023

OBJECTIVE

For City Council to approve the First Change Order Amendment to the NV5 Corporation (NV5) Professional Services Agreement (Agreement) for engineering survey services in an amount of \$65,753, an increase of \$16,000.

BACKGROUND

Through a RFP process, NV5 was selected to survey two land areas and provide an ALTA/ACSM Land Title and Design Survey. The first area is located north of Acacia Parkway, south of Stanford Avenue, east of Euclid Street, and west of 8th Street. This area consisted of 20 city-owned parcels, approximately 780,000 square feet. The second area located north of Garden Grove Boulevard, South of Acacia Parkway, east of a common drive aisle, and west of Civic Center Drive. This area consisted of one parcel, approximately 77,000 square feet.

On October 25, 2022, the City Manager authorized the award of the Agreement in the amount of \$49,753.00 to NV5.

DISCUSSION

The increase to Agreement is due to the level of difficulty posed by resolving the lengthy and complicated title reports and their related documents that will require additional field surveying, and drafting. Staff is recommending that the Amendment to the NV5 Agreement be approved for the described additional work necessary and for any unforeseeable additional expenses to complete the ALTA survey.

FINANCIAL IMPACT

Funds will only be expended as necessary, and there will not be an impact to the General fund. The funding for the services are currently included in the non-CIP City Facilities/Civic Center project budget GL: 1112111280 JL: NC1326274.

RECOMMENDATION

It is recommended that the City Council:

- Approve the Amendment to the NV5 Agreement in the amount of \$16,000, and
- Authorized the City to Manager to execute the Amendment and make minor modifications as needed on behalf of the City.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Change Order Amendment	1/10/2023	Cover Memo	Change_Order_Amendment_No._1_for_NV5_Professional_Services_Agreement_for_ALTA_Survey_Civic_Center_Project_Final.doc

CITY OF GARDEN GROVE
CHANGE ORDER AMENDMENT NO. 1

**PROFESSIONAL SERVICES AGREEMENT
ENGINEERING SURVEYING**

This Change Order Amendment No. **1** to provide Full Service Engineering Services that includes, but not limited to, all Material and Labor for provide Engineering, Surveying, Title Researching, Drafting, and Consulting Services is made and entered into this ____ **day of January 2023**, by and between the **CITY OF GARDEN GROVE**, hereinafter referred to as "CITY", and **NV5 CORPORATION**, hereinafter referred to as "CONSULTANT".

WHEREAS, CONSULTANT and CITY entered into the Professional Services Agreement, dated _____, **2023** for Engineering Surveying Services (the "Existing Agreement").

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

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

Section 1.0, TERM AND TERMINATION of the Existing Agreement, shall be amended as follows:

This Change Order Amendment No. **1** hereby extends the performance period to cover services rendered from **October 25, 2022** until completion of work.

Section 3.0., COMPENSATION - shall be amended as follows:

CONSULTANT shall be compensated in accordance with in Attachment "A." The Agreement price is hereby increased by **\$16,000.00** for a total Agreement price of **\$65,753.00** to cover increased services requested by the CITY.

Except as expressly amended hereby, all of the terms and conditions in the Existing Agreement remain in full force and effect as originally executed.

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

Date: _____

"CITY"
CITY OF GARDEN GROVE

By: _____
City Manager

ATTESTED:

City Clerk

Date: _____

"CONSULTANT"
NV5 Corporation

By: _____

Name: _____

Title: _____

Date: _____

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

APPROVED AS TO FORM:

Garden Grove City Attorney

Attachment "A"
CHANGE ORDER NO. 1



January 6, 2023

City of Garden Grove
c/o Paul Guerrero
11222 Acacia Parkway
Garden Grove, CA 92840

Subject: Change Order #1 – City of Garden Grove City Hall Complex ALTA

Dear Paul:

NV5 Survey is submitting Change Order #1 to cover unexpected labor costs in providing the above-mentioned project. This proposal will remain in effect for 90 days and is considered a Prevailing Wage project.

We appreciate the opportunity to provide this Change Order and look forward to working with you. Please feel free to call me at (916) 837-2999 if you have any questions or concerns.

CHANGE ORDER #1

CHANGE ORDER NUMBER:	Change Order #1	CLIENT NAME:	City of Garden Grove
PROJECT NAME:	City of Garden Grove City Hall Complex ALTA Survey	CONTACT / ATTN:	Paul Guerrero \ Mark Uphus
PROJECT NUMBER:	227622-0001557.00	ADDRESS:	11222 Acacia Parkway
DATE:	January 6, 2023	CITY, STATE, ZIP:	Garden Grove, CA 92840

This Change Order #1 is being issued pursuant to the Agreement between the City of Garden Grove("Client"), and NV5 Inc., dated October 27, 2022 for Work being performed under the Agreement. This Change order incorporates all the terms and conditions of the Agreement, with all terms and conditions stated in the Agreement remaining in full force and effect.

RECITALS

- A. Client and NV5 have previously entered into that certain City of Garden Grove City Hall Complex ALTA Survey 227622-0001557 Agreement.
- B. Client and NV5 desire to amend certain provisions of the Agreement as set out in this Change Order.
- C. In consideration of the mutual promises set out in the Agreement, and other good and valuable consideration, the receipt and sufficiency of which is acknowledge, the Client and NV5 agree to be bound by the terms of this Change Order.
- D. No other provision of the Agreement is modified or amended by this Change Order and all terms and conditions stated in the Agreement remain in full force and effect as if they were set forth herein.

163 Technology Drive, Suite 100 | Irvine, CA 92618 | www.NV5.com | Office 949.585.0477

CONSTRUCTION QUALITY ASSURANCE - INFRASTRUCTURE - ENERGY - PROGRAM MANAGEMENT - ENVIRONMENTAL

ORDER

SCOPE OF SERVICES:

Professional Survey services to complete the on-going City Hall Complex ALTA Survey including but not limited to

1. 1 day of additional field survey at prevailing wage rates.
2. Drafting services to support item #1 above.
3. Labor charges resulting from a complicated and longer than normal title report, coupled with an additional title report issued after the project started to cover the parcel south of Acacia Parkway.

FEE FOR SERVICES:

Lump Sum Fee \$9,813.00

ADDITIONAL SERVICES: Client warrants and represents that the scope of services listed herein is not being duplicated by any other Task Order issued for this Agreement.

DELIVERABLES: Please note that Consultant reserves the right to withhold all reports or deliverables until such time as it receives this signed agreement or other written authorization referencing this Change Order #1 in its entirety.

CLIENT acknowledges that they have reviewed the foregoing, and any documents referenced herein.

AUTHORIZED CLIENT SIGNATURE

Paul Guerrero – Real Property Agent

AUTHORIZED NV5 SIGNATURE

J Braley – Survey Manager



CONSTRUCTION QUALITY ASSURANCE - INFRASTRUCTURE - ENERGY - PROGRAM MANAGEMENT - ENVIRONMENTAL

CITY OF GARDEN GROVE INSURANCE COMPLIANCE SUMMARY REPORT

INSURANCE

Print Date 10/17/2022 2:20:33 PM

Page 1 of 1



City of Garden Grove Compliance Summary Report

Vendor Number	Vendor Name	AM Best Rating	Insurance Carrier	Policy #	Eff. Date	Exp. Date	Coverage
V03069	NV5, Inc	Compliant					
		Ag , XV	National Fire Insurance Company of Hartford	7014842659	5/1/2022	5/1/2023	Auto Liability
		Ag , XV	The Continental Insurance Company	7014841883	5/1/2022	5/1/2023	Excess Liability
		Ag , XV	The Continental Insurance Company	7014856125	5/1/2022	5/1/2023	General Liability
		A++g , XV	National Fire & Marine Insurance Company	42-Ep32132801	5/1/2022	5/1/2023	Professional Liability
		Ag , XV	National Fire Insurance Company of Hartford	7014842824	5/1/2022	5/1/2023	Workers Comp
		Ag , XV	Transportation Insurance Company	7014842810	5/1/2022	5/1/2023	Workers Comp

Risk Profile : Professional Services/Consulting

Required Additional Insured : Varies by Agency

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Amir El-Farra
Dept.:	City Manager	Dept.:	Police Chief
Subject:	Authorization for the appropriation of Fiscal Year 2022-23 Public Safety Realignment and Postrelease Community Supervision grant funds. (<i>Action Item</i>)	Date:	1/24/2023

OBJECTIVE

To obtain City Council approval to use moneys allocated by the State for Public Safety Realignment and Post-Release Community Supervision, and to appropriate these funds for FY 2022-23 budget.

BACKGROUND

Assembly Bill 109, titled "2011 Realignment Legislation Addressing Public Safety," became effective on July 1, 2011, and provided for the enactment of the "2011 Postrelease Community Supervision Act" (herein after referred to as "AB109"). AB109 requires that certain offenders be released into the community under the supervision of a designated county agency (Orange County Probation).

Prior to this legislation, these offenders would have either remained incarcerated in State prison or been released under the supervision of State Parole. AB109 shifted the burden of "supervision" from the State to local law enforcement agencies.

DISCUSSION

Garden Grove received an allocation of approximately \$190,473 in FY 2022-23 state AB109 funding for local law enforcement agencies. This funding provides additional resources for local law enforcement services, and supplanting is prohibited by statute.

FINANCIAL IMPACT

Using AB109 funds to supplement funding for public safety-related services creates no burden on the City's General Fund.

RECOMMENDATION

It is recommended that the City Council:

- Authorize the appropriation of FY 2022-23 Public Safety Realignment and Post-Release Community Supervision funds to the Police Department for FY 2022-23 budget.

By: Courtney Cibosky
Police Fiscal Analyst

ATTACHMENTS:

Description	Upload Date	Type	File Name
AB109 BOS approved LLE	1/10/2023	Backup Material	AB109_BOS_approved_6.28.22_Attachment_M_LLE_Allocation.pdf

Community Corrections Partnership (AB 109)

County Local Revenue 2011 (Fund 100, Department 003, Budget Control 090)

On February 24, 2022, the Community Corrections Partnership (CCP) unanimously approved the allocation and distribution of the 2 percent of base funding received to the Local Law Enforcement at the entity level for the 2011 Public Safety Realignment (AB 109). The 2 percent allocation is estimated at \$2,251,450 based on the State's January Proposed budget. The basis of the following estimated allocations is current State estimates multiplied by approved allocation percentages:

Detail for Local Law Enforcement Allocation for FY 2022/23

City/Agency	2021 PCS Average	Allocation %	Estimated Allocation
OCSD Contract Cities	93	9.96%	\$ 224,244
Anaheim	190	20.34%	457,945
Brea	2	0.21%	4,728
Buena Park	20	2.14%	48,181
Costa Mesa	34	3.64%	81,953
Cypress	6	0.64%	14,409
Fountain Valley	10	1.07%	24,091
Fullerton	48	5.14%	115,725
Garden Grove	79	8.46%	190,473
Huntington Beach	43	4.60%	103,567
Irvine	19	2.03%	45,704
La Habra	14	1.50%	33,772
La Palma	1	0.11%	2,477
Laguna Beach	3	0.32%	7,205
Los Alamitos	1	0.11%	2,477
Newport Beach	5	0.54%	12,158
Orange	45	4.82%	108,520
Placentia	18	1.93%	43,453
Santa Ana	253	27.09%	609,916
Tustin	19	2.03%	45,704
Westminster	31	3.32%	74,748
Total	934	100.00%	\$ 2,251,450

Note: Totals may not foot due to rounding.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott Stiles	From:	Shawn Park
Dept.:	City Manager	Dept.:	City Manager
Subject:	Adoption of the proposed legislative platform for the 2023-24 Legislative Session. (<i>Action Item</i>)	Date:	1/24/2023

OBJECTIVE

To provide a proposed legislative advocacy platform for the 2023-24 Legislative Session for City Council consideration and approval.

BACKGROUND

Each year, the State Legislature and United States Congress consider several hundred legislative proposals, many of which may have a significant impact on the City. To increase the efficiency and effectiveness of the City's legislative advocacy program, the City Council periodically adopts an updated legislative platform, which serves as the foundation for the City's advocacy strategy. Adoption of the legislative platform allows the Mayor or City Manager to send letters to the Legislature and Congress consistent with the platform. Additionally, the platform provides a vehicle for summarizing the City Council's positions on various priority issues without precluding the consideration of additional legislative and budget issues that arise during the legislative session.

DISCUSSION

With the current California Legislative Session recently underway, staff has reviewed and updated the City's current legislative platform. The proposed legislative platform is similar to the prior platform, with the addition of several items that have been identified by City departments as important new advocacy issues, and the elimination of a few items that are no longer priorities. The new or revised items are identified by bold text.

Once adopted by the City Council, the platform will be used by staff to respond to legislative proposals. Utilizing this pre-approved list will allow the City to take timely action on top priority bills. Additionally, the list will be used in ongoing discussions with elected officials serving Garden Grove regarding the City's priorities

and concerns. The legislative platform will guide the City until a subsequent platform is adopted by the City Council.

FINANCIAL IMPACT

There is no direct impact.

RECOMMENDATION

It is recommended that the City Council:

- Adopt the attached legislative platform for the 2023-24 Legislative Session.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Legislative Advocacy Program 2023-24	1/19/2023	Backup Material	Legislative_Advocacy_Program_2023-24.pdf

City of Garden Grove Legislative Advocacy Program

The City Manager's Office coordinates an active legislative advocacy program focused on protecting the interests of our community and identifying resources available to enhance City services and programs. Our legislative efforts include researching and monitoring federal and state bills, preparing letters and related communications in response to proposed legislation, and working with our legislative representatives and their staffs to promote the interests of our community. The City Council and City Manager's Office works closely with our elected representatives as well as with the League of California Cities (LOCC) and Association of California Cities Orange County (ACCOC), to influence policy decisions that affect cities and support and preserve local control and local funding.

Legislative Platform

The 2023-24 Legislative Platform provides a framework for the City of Garden Grove's Legislative Program. Adopted biennially or as changes are needed, the City's Legislative Platform is the foundation of a focused advocacy strategy and serves as a reference guide for legislative positions and objectives that provide direction for the City Council and staff throughout the year. *(See attached Legislative Platform.)*

The primary objective of the Legislative Platform is for the City Council to adopt official City positions on clearly stated legislative issues at the start of the legislative session. By doing this, the legislative approval process is streamlined by receiving clear direction at the beginning of the legislative session from the City Council on pertinent legislative issues.

The Legislative Platform is developed and maintained using the goals and objectives of the City Council, a review of legislative priorities from the League of California Cities, the Association of California Cities Orange County, input from City Council and Staff, research of current law and pending legislation, as well as discussions with local legislative staff and the City's legislative advocates.

Federal and state legislative proposals and policies consistent with the Legislative Platform may be supported by the City. Those policies or proposals inconsistent with this agenda may be opposed by the City. For proposed legislation, either consistent with the City's Legislative Platform or consistent with legislative positions the City has taken in the past, City staff shall be authorized to prepare position letters for the Mayor's signature. Items not addressed in the City's Legislative Platform may require further Council direction.

Legislative priorities may only address issues directly relevant to or impacting the provision of municipal services. Generally, the City will not address matters that are not pertinent to the City's local government services such as social or international issues. City departments are encouraged to monitor and be knowledgeable of any

legislative issues related to their discipline. Any requests for the City to take a position on a legislative matter must be directed to the City Manager's Office. City departments may not take positions on legislative issues without City Manager's Office review and approval.

Program Goals and Strategies/Actions

The Legislative Advocacy Program Goals and Strategies/Actions are outlined below.

Program Goals:

- Advocate the City's legislative interests at the Federal, State and County levels.
- Inform and provide information to our Legislators, City Council, and Staff on the legislative process and key issues and legislation that could have a potential impact on the City.
- Serve as an active participant with other local governments, the League of California Cities, Association of California Cities Orange County, regional agencies such as Orange County Transportation Authority (OCTA), Southern California Association of Governments (SCAG), Orange County Sanitation District (OCSD), Orange County Water District (OCWD) and local professional organizations on legislative/regulatory issues that are important to the City and our Region.
- Seek grant and funding assistance for City projects, services, and programs to enhance services for our community.

Strategies/Actions:

- I. Communicate legislative positions on proposed Federal, State, and County legislation, measures, initiatives, and governmental regulations.
 - A. Work with city departments and our legislative advocates to develop positions on proposed Federal and State legislative measures.
 - B. Staff will review the positions and analysis done by the League of California Cities, Association of California Cities Orange County, our legislative advocates' feedback, and other local government/professional associations in formulating our positions.
 - C. The City will take positions only on proposals that clearly impact our City or are a threat to local control.
 - D. Actively track key bills through the legislative process, utilizing the City's advocacy services, various Legislative websites, and government/professional associations.
 - E. Communicate the City's position to our Federal, State, and County Legislators, bill author(s), committees, and Legislature, through correspondence, testimony, and in-person meetings.
 - F. Work cooperatively with other cities, associations, and the League of California Cities and the Association of California Cities Orange County on advocating our legislative positions.

- G. As necessary, participate in the drafting and amending of proposed Federal and State measures that have the potential to significantly impact the City.
 - H. Meet with Legislators and their representatives, as well as other Federal, State and County government officials on a regular basis, to discuss local government issues, proposed legislation, requests for funding assistance, and City programs and services.
- II. Seek Federal, State, and County funding through appropriations, grants, and other discretionary funding for City projects, services, and programs.
- A. Identify City projects for potential submittal for Federal appropriations consideration. Develop a submittal packet for Legislators that provides information and need for the projects.
 - B. Provide information to City departments on potential grant funding opportunities and recognition programs.
 - C. Advocate and request letters of support for City projects and grant applications or other resources that are being considered for Federal, State, and County funding.
- III. Work closely with the League of California Cities, the Association of California Cities Orange County, our legislative advocates, and other cities and organizations in advocating for the City's Federal, State, and County legislative interests.
- A. Actively participate in the League of California Cities' Orange County Division and Association of California Cities Orange County activities.
 - B. Participate in League of California Cities and Association of California Cities Orange County policy committees and other organization briefings and activities in order to stay updated on trends, upcoming initiatives, and pending legislation.
 - C. Support the League of California Cities Multi-Year Strategic Initiatives and Advocacy Strategies.
 - D. Interact with other cities on issues of mutual concern or impact.
 - E. Interact with regional groups that are involved with legislative programs (e.g., Chamber of Commerce, OCTA, SCAG, CalTrans, OCSD, OCWD, SCAQMD, etc.)
 - F. Review requests from other governmental and regional organizations to consider supporting their legislative positions and/or funding requests.
- IV. Share information with the City Council, City staff, and the community on legislative issues.
- A. Work closely with department heads and staff to determine their legislative priorities and funding needs for the upcoming legislative session.
 - B. Provide updates on legislative issues to the Council and departments throughout the year.
 - C. Educate and involve the community in the City's advocacy efforts on legislative issues and State/Federal funding requests.

CITY OF GARDEN GROVE
LEGISLATIVE PLATFORM
2023-24 LEGISLATIVE SESSION

FINANCE

1. Oppose new unfunded state and federal mandates, and support full cost reimbursement of existing mandates.
2. Oppose legislation that shifts tax revenues away from local governments without the adequate provision of a constitutionally guaranteed backfill to offset the lost revenues.
3. Support generation, protection and timely allocation of local funding distributed by the state.
4. **Support legislative efforts that protect locally generated revenues or tax revenues allocated to cities.**
5. **Support the retention of internet sales tax revenues in the jurisdiction where the purchase was made.**

PUBLIC SAFETY

1. Support measures that encourage community safety and well-being.
2. Support legislative efforts to grant state and federal funding to supplement local law enforcement and fire suppression to facilitate the efficient delivery of public safety services and to provide equipment to maintain the safety, security and quality of life for Garden Grove residents.
3. Support legislation that protects Community Oriented Policing Services (COPS) funding and provides for additional funding for local agencies to recoup the costs of crime and increase community safety.

4. Oppose any legislation that would limit or restrict the City's ability to collect fees for the expense of an emergency response (e.g., non-resident medical aid fee)
5. Support legislation that preserves the City's rights to deliver emergency medical services pursuant to Health and Safety Code 1797.201.
6. Support legislation and grants that provide funding for equipment upgrades, training and capital improvements, including funding to enhance Emergency Operation Centers.
7. **Support increased funding for law enforcement training costs related to homelessness and mental health.**
8. Support legislative efforts to improve fire suppression and prevention, hazardous materials mitigation, emergency medical services, and disaster preparedness initiatives.
9. Support legislation that seeks to reimburse the City for overtime costs, training, and equipment, paid to and for fire suppression personnel who are fighting statewide wildland fires, attending regional trainings, and promoting interoperability through the upgrade and replacement of outdated equipment.
10. Oppose attempts to eliminate local control of alcohol beverage establishments.
11. Support funding for community-based gang diversion programs.
12. Oppose any further legislative attempts at early release of incarcerated prisoners and further de-criminalization of "non-violent" offenses.
13. Support legislation that provides tools and resources cities need to respond to changes in statewide criminal sentencing policies (i.e., AB 109, Proposition 47, Proposition 57).
14. Support legislation to provide for local regulation and control of massage establishments.
15. **Support legislation that protects local priorities and control pertaining to implementation of the Adult Use of Marijuana Act.**

COMMUNITY SERVICES

1. Support legislation and grants to fund parks, recreation and capital improvements, and programs to increase the quality of life for Garden Grove residents.
2. Support funding for community-based efforts to address the social, recreational and developmental needs of youth.
3. **Support funding for local art programs and installations.**

EMPLOYEE RELATIONS

1. Oppose imposition of new or enhanced mandated employee benefits, including the mandatory expansion of benefits to part-time employees or retirees.
2. Oppose any reduction in local control over public employee disputes, or imposition of regulations of an outside agency.
3. Oppose any measure expanding public employees' ability to strike.
4. Support continued workers compensation reforms to prevent fraud and abuse of the workers' compensation system.
5. Support workers' compensation reforms that protect the ability of employers to challenge the work-relatedness of illnesses claimed by public employees in workers' compensation cases, and to overcome presumptions that illnesses are work related.
6. Oppose any efforts to expand the length of "4850" time for safety employees on industrial injury leave.
7. Oppose any measures designed to insert state control or influence over the municipal bankruptcy process as a way to prevent the renegotiation of financially unsustainable labor agreements.
8. Oppose any state legislation that would mandate interest arbitration in labor disputes.
9. **Support legislation that helps cities address pension liability issues.**

ENVIRONMENTAL QUALITY

1. Support measures which provide for cooperative efforts to reduce air pollution through the reduction of actual emissions, rather than vehicle trips and vehicle miles traveled.
2. Support measures that maintain and enhance local decision making authority, where appropriate, in the development and implementation of air quality attainment strategies.
3. Support measures that maintain and enhance local authority and flexibility to regulate solid waste and recyclables.
4. Support measures to increase water supply, encourage conservation of water resources and improve drinking water quality in the region.
5. Support state, federal or other funding for water reuse technologies and drought and other water related infrastructure improvements.
6. Support measures to provide for and promote the use of reclaimed water.
7. Oppose efforts to make all National Pollution Discharge Elimination System (NPDES) permits the same. Requirements of Los Angeles or San Diego permits may be too onerous or not applicable. Orange County's permit should be tailored to our region/watershed.
8. Support State General funding for local and regional efforts that educate the public on urban runoff, provide for long-term capital improvements, and encourage municipalities to implement Urban Runoff Best Management Practices.
9. Oppose actions by Regional Water Quality Control Boards that impose mandates on cities that exceed State or Federal Regulations and/or are outside their jurisdictional authority to impose or enforce.
10. Oppose environmental regulations for which the costs of regulation, both direct and indirect, significantly exceed the benefits or provide only minimal protections.

HOUSING

1. Oppose any reduction in the housing or community development authority of municipalities.
2. Support the legislative authority of local governments to implement reasonable housing occupancy standards.
- 3. Support legislation that protects and expands investments to prevent and reduce homelessness.**
4. Oppose any reductions to the Section 8 Housing Choice Voucher Program and support full program funding.

COMMUNITY & ECONOMIC DEVELOPMENT

- 1. Support efforts to preserve, strengthen, and protect local control over land use, planning and zoning, and the public right-of-way.**
2. Support efforts to expand economic development tools and reduce regulation, including advocating for new tax increment financing and other economic development tools and supporting reductions in burdensome state regulations, to support job creation and a stronger economy.
- 3. Oppose Federal legislation that would reduce funds such as the Community Development Block Grant Program and HOME funds.**
4. Support legislation that provides local agencies with regulatory tools related to short-term rentals, recovery homes, and other uses in residential areas that have the ability to affect quality of life.

REGIONAL ISSUES

1. Oppose new authority for sub-regional or regional bodies that infringe on municipal authority.
2. Oppose the creation of new levels of regional government.
3. Support measures to achieve fair and proportionate representation on countywide and regional boards.

TRANSPORTATION & INFRASTRUCTURE

1. Support legislation that expands infrastructure and transportation investment.
2. Support protection of dedicated transportation-related tax revenues and enhance the ability of local agencies to finance local transportation programs and facilities (e.g., Gas Tax, M2, State bond funds).
3. Support increased local discretionary authority to expend transportation funds.
4. Support measures that ensure Orange County cities receive their fair share of transportation revenues.
5. Support implementing legislation that enables faster, more efficient delivery of transportation projects.
6. Support efforts to secure funding for expansion of the OC Street Car project.
7. Support new and innovative revenue options and resources to finance critical infrastructure maintenance and construction needs for our transportation, water supply, wastewater, stormwater and other critical infrastructure systems.

LIABILITY EXPOSURE

1. Support reform of California tort law to curtail unreasonable liability exposure for cities.
2. Support reform of the California tort law system to facilitate the ability of cities to obtain affordable insurance.

MISCELLANEOUS

1. Support legislation that allows cities to effectively address the problem of abandoned shopping carts located in the public right-of-way, including recovery of reasonable related costs.

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: 1/24/2023
 from the meeting held on
 November 15, 2022. (*Action
 Item*)

Attached are the minutes from the meeting held on November 15, 2022,
recommended to be received and filed as submitted or amended.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Minutes	1/20/2023	Minutes	November_15__2022.docx

MINUTES

GARDEN GROVE CITY COUNCIL

Special Meeting

Tuesday, November 15, 2022

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

CONVENE CLOSED SESSION

At 5:39 p.m., Mayor Jones convened closed session.

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

ABSENT: (1) Council Member O'Neill absent at Roll Call,
but joined the meeting at 5:45 p.m.

ORAL COMMUNICATIONS FOR CLOSED SESSION

Speakers: None.

Conference with Real Property Negotiators

Pursuant to Government Code Section 54956.8

City Property: Willowick Golf Course, 3017 W. 5th Street, Santa Ana, California

City Negotiator: Scott C. Stiles, City Manager; Lisa Kim, Assistant City
Manager/Community and Economic Development Director

Negotiating Parties: Ryan Aeh, Willowick Community Partners; Trae Rigby,
McWhinney; Robin Mark, Trust for Public Land

Under Negotiation: To obtain direction regarding the price and terms of payment
for the sale/lease/exchange/disposition of the property.

ADJOURN CLOSED SESSION

At 6:15 p.m., Mayor Jones adjourned closed session.

CONVENE REGULAR MEETING

At 6:30 p.m., Mayor Jones convened the meeting in the Council Chamber with all
Council Members present.

INVOCATION

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

ORAL COMMUNICATIONS

Speakers: Carolyn Coleman, Ana Parker, Nicholas Dibs

Written Communications: Craig Durfey

CONSIDERATION OF A REQUEST FROM THE SISTER CITY ASSOCIATION OF GARDEN GROVE FOR CO-SPONSORSHIP OF THE 2023 STRAWBERRY STOMP 5K ON SATURDAY, MAY 27, 2023 (F: 88.1)

It was moved by Council Member K. Nguyen, seconded by Mayor Pro Tem D. Nguyen that:

Co-sponsorship, for the costs in the amount of \$13,000, for the Sister City Association of Garden Grove's 2023 Strawberry Stomp 5K on Saturday, May 27, 2023, be approved.

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

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

RECESS

At 6:45 p.m. Mayor Jones recessed the meeting.

RECONVENE

At 6:47 p.m., Mayor Jones reconvened the meeting in the Council Chamber with all Council Members present.

ADOPTION OF A PROCLAMATION RECOGNIZING DECEMBER 10, 2022, AS HUMAN RIGHTS AWARENESS DAY IN GARDEN GROVE (F: 83.1)

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

December 10, 2022 be and hereby is proclaimed as Human Rights Day in Garden Grove.

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

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

ADOPTION OF A RESOLUTION APPROVING THE 2022 EDITION OF THE MANUAL OF
PROCEDURE FOR CITY COUNCIL MEETINGS (F: 127.4)

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

Resolution No. 9776-22 entitled: A Resolution of the City Council of the City of Garden Grove adopting the Manual of Procedure (2022 edition), be adopted.

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

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

REVIEW AND ACCEPTANCE OF THE AUTOMATIC PASS-THROUGH WATER RATE
ADJUSTMENT (F: 112.1)

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

The Water Commodity Adjustment Calculation of the automatic pass-through adjustment to the Commodity Delivery Charges effective January 1, 2023, be reviewed.

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

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

ACCEPTANCE OF PROJECT CP1285000 - ALWOOD AVENUE - ANTHONY AVENUE
WATER IMPROVEMENT PROJECT AS COMPLETE (F: 112.PROJ.CP1285000)

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

Project CP1285000, Alwood Avenue - Anthony Avenue Water Improvement Project be accepted as complete;

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

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

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

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

ACCEPTANCE OF PROJECT NO. 01-2022 – WILLOWICK GOLF COURSE STORAGE STRUCTURE AS COMPLETE (F: 73.13) (XR: 55-RESOURCE ENVIRONMENTAL, INC.)

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

The Willowick Golf Course Storage Structure Demolition Project No. 01-2022, be accepted as complete;

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

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

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

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

APPROVAL OF PHASE II FINAL TRACT MAP NO. TR-17702 AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH NEW AGE BROOKHURST, LLC AND PAN CONSTRUCTION, INC., FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF GARDEN GROVE BOULEVARD AND BROOKHURST STREET (A-116.7)

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

The Phase II Final Tract Map No. TR-17702 and the Subdivision Improvement Agreement with New Age Brookhurst, LLC and Pan Construction, Inc., for the property located 227 feet southeast from the center line intersection of Stanford Avenue and Brookhurst Way, be approved; and

The City Manager be authorized to execute the Subdivision Improvement Agreement on behalf of the City, and make minor modifications as appropriate and

to accept the bonds, cash deposit, and/or instrument(s) of credit required to be provided pursuant to the Agreement.

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

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

APPROVAL OF A MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF ORANGE FOR COUNTY FUNDING FOR THE CONSTRUCTION AND OPERATIONS OF THE FUTURE CENTRAL CITIES NAVIGATION CENTER (F: 117.15B)

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

The Memorandum of Understanding with County of Orange for funding commitment of \$11.55 million for the construction and operations of the future Central Cities Navigation Center, be approved; and

The City Manager be authorized to execute all documents on behalf of the City, and make minor modifications thereto as needed.

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

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

APPROVAL OF A DENSITY BONUS HOUSING AGREEMENT WITH TOBY NGUYEN AND/OR PHIL DONG, FOR A FIVE UNIT APARTMENT PROJECT LOCATED AT 13361 YOCKEY STREET, GARDEN GROVE (F: 117.16P3)

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

The Density Bonus Housing Agreement by and between the City of Garden Grove and Toby Nguyen (Developer) and/or Phil Dong (Owner), be approved; and

The City Manager be authorized to execute the Agreement and all other documents necessary to implement the agreement, and to make minor modifications as appropriate thereto.

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

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

D. Nguyen, Jones
Noes: (0) None

APPROVAL TO EXTEND THE AGREEMENT WITH ALL CITY MANAGEMENT SERVICES, INC., TO PROVIDE CROSSING GUARD SERVICES THROUGH JUNE 30, 2023
(F: 55-ALL CITY MANAGEMENT SERVICES, INC.)

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

The amendment to the agreement with All City Management Services, Inc., extending the term to June 30, 2023, in the amount of \$163,200, be approved; and

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

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

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

AUTHORIZE ISSUANCE OF A PURCHASE ORDER TO IRV SEAVER MOTORCYCLES FOR TWO (2) POLICE MOTORCYCLES

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

The Finance Director be authorized to issue a Purchase Order in the amount of \$61,000 to IRV Seaver Motorcycles for the purchase of two (2) new and unused police motorcycles.

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

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

AUTHORIZE ISSUANCE OF A PURCHASE ORDER TO INNOVATIVE PLAYGROUNDS COMPANY, INC., FOR NEW PLAYGROUND EQUIPMENT FOR MAGNOLIA PARK

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

The Finance Director be authorized to issue a Purchase Order for Innovative Playground Company, Inc., in the amount of \$161,067.67 for the purchase of new playground equipment at Magnolia Park.

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

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

RECEIVE AND FILE MINUTES FROM THE MEETINGS HELD ON OCTOBER 11, 2022,
AND OCTOBER 25, 2022 (F: VAULT)

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

The minutes from the meetings held on October 11, 2022 and October 25, 2022, be received and filed.

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

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

WARRANTS

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

Demands covered by EFT numbers 00027903 through 00027934, and check numbers 00681480 through 00681642 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures;

Demands covered by Wire numbers 00001239 through 00001248, EFT numbers 00027935 through 00027972, and check numbers 00681643 through 00681749 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures;

Demands covered by Wire numbers 00001249 through 00001280, EFT numbers 00027973 through 00027997, and check numbers 00681750 through 00681898 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures;

Demands covered by EFT numbers 00027998 through 00029010, and check numbers 00681899 through 00682115d inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures;

Demands covered by Wire numbers 00001281 through 00001288, EFT numbers 00029011 through 00029048, and check numbers 00682116 through 00682219 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures;

Payroll deposits 00013354 through 00013970; 00013971 through 00014585; and check numbers 00185187 through 00185199; 00185201 through 00185216, inclusive have been verified by the Finance Division as properly issued and bear all proper signatures, be received and filed.

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

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

APPROVAL TO WAIVE FULL READING OF ORDINANCES LISTED

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

Full reading of ordinances listed be waived.

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

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

ACCEPTANCE OF THE RESIGNATION FROM PLANNING COMMISSIONER DALE SOEFFNER (F: 122.10A)

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

Planning Commissioner Dale Soeffner's resignation be accepted with regret.

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

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

FIRST READING AND INTRODUCTION OF AN ORDINANCE ADOPTING THE 2022 CALIFORNIA BUILDING STANDARDS CODES WITH MODIFICATIONS

(F: 35.2) (XR: 50.2)

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

Following staff's PowerPoint presentation, Council Member K. Nguyen asked staff about inspection scheduling and possible solutions to improve the current system, noting citizen's complaints about inspection appointment availability.

Building Official David Dent shared that the Building and Safety division is streamlining and improving the current inspection system by removing redundancies and fixing system deficiencies that will drastically improve inspection availability dates and reduce number of days out.

Council Member Bui inquired how the department plans to monitor the new system progress.

Building Official David Dent shared that the new system has reporting capabilities that will provide information on the number of days out for inspections, and this information will be provided on a quarterly report to the City Council.

Following City Council closing remarks, it was moved by Council Member Brietigam, seconded by Mayor Pro Tem D. Nguyen that:

Ordinance No. 2940 entitled: An Ordinance of the City Council of the City of Garden Grove amending Title 18 of the Garden Grove Municipal Code and adopting by reference the following primary codes with certain amendments, deletions, and additions thereto: California Building Code, 2022 Edition; California Residential Code, 2022 Edition; California Electrical Code, 2022 Edition; California Mechanical Code, 2022 Edition; California Plumbing Code, 2022 Edition; California Energy Code, 2022 Edition; California Fire Code, 2022 Edition; California existing Building Code, 2022 Edition; California Green Building Standards Code, 2022 Edition; California Referenced Standards Code, 2022 Edition; and certain secondary codes including the International Property Maintenance Code, 2021 Edition, as published by the International Code Council; and the International Swimming Pool and Spa Code, 2021 Edition, as published by the International Code Council, be adopted.

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

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

APPROVAL OF AMENDMENT NO. 2 TO THE AGREEMENT WITH CSG CONSULTANTS INC., AND TO AWARD A CONTRACT TO WILLDAN ENGINEERING TO PROVIDE ON-CALL BUILDING CONTRACTUAL SERVICES (F: 55-CSG CONSULTANTS, INC.; 55-WILLDAN ENGINEERING)

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

Amendment No. 2 for on-call Building Contractual Services to CSG Consultants, Inc. agreement to increase the compensation in the amount of \$250,000 for a total amount of \$500,000, be approved;

A contract in the amount of \$250,000 be awarded to Willdan Engineering for on-call Building Contractual Services;

An additional \$500,000 be appropriated from the General Fund to the Building Plan Check/Permits GL (111-212-1195);

The City Manager, or his designees, be authorized to execute Amendment No. 2 to the CSG Consultants, Inc. agreement, and make minor modifications as appropriate thereto, on behalf of the City;

The City Manager, or his designees, be authorized to execute the agreement with Willdan Engineering and make minor modifications as appropriate thereto, on behalf of the City; and

The City Manager, or his designees, be authorized to exercise option year amendment terms for the current year and available option years.

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

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

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

Council Member Brietigam commented on the effectiveness of the *Report an Issue* App and suggested that a reply to the submitter be provided when the issue has been resolved.

In response to Council Member Brietigam's suggestion, City Manager Stiles stated that he will work with City staff and determine whether this feature is feasible.

Council Member O'Neill congratulated his daughter Michelle and her husband Nate on their recent nuptials.

Mayor Pro Tem congratulated Council Member O'Neill on his daughter's marriage.

Council Member Bui highlighted the issue of street food vendors that take over sidewalks. He shared that he has reported these vendors to the Police Department. While vendors leave at that time they return within a week. He recently encountered another street vendor with a large operation at the 99 Cent Store shopping center on Brookhurst Avenue. Council Member Bui expressed concern about traffic and health safety issues, and unfairness to surrounding restaurants. He asked City staff to work with the Police Department, and also involve the County Health Department for assistance of proper regulation.

In response to Council Member Bui's request, City Manager Stiles stated the City currently has a permit system for small operations like fruit vendors; however, on occasion with larger unpermitted operations the County Health Department has responded and confiscated the vendor's equipment which helps deter this type of activity. The City also has a weekend Code Enforcement officer on duty so he suggested the public report street vendors to the City to be addressed accordingly.

Council Member K. Nguyen concurred with Council Member Bui regarding concerns about street vendors that are setting up large operations in the city. She asked that the City Attorney provide Council Members information regarding what current State law prohibits or allows. Her concern is large corporations and chains, some from Los Angeles area that are setting up operations and creating dangerous situations in the city; she emphasized the need to address this growing issue. Lastly, Council Member K. Nguyen commended the speaker that shared her life experiences in dealing with homelessness. She shared that the City Council has tried to find compassionate solutions to address homelessness through mental health and substance abuse services, a navigation center, and creating more affordable housing.

Mayor Pro Tem D. Nguyen also noted several street vendors with large operations which pose health safety concerns and which hurt local businesses therefore, she supports regulation of these vendors.

City Manager Stiles stated that information will be forthcoming regarding current State law pertaining to street vendors that will be shared with the Police Department, Code Enforcement, and the City Council. He also mentioned that Fire Chief Covey will be providing a presentation on battery safety at the next City Council meeting. Additionally, he shared that Police Chief Tom DaRé will be retiring as of December 31, 2022. A Community Spotlight honoring his professional career will be planned for the December City Council meeting. City Manager Stiles also shared that the Police Department, Community and Economic Development Department, and the City Manager's Office have been working with consultants on the Public Safety Building project. He anticipates study sessions being scheduled early next year to share project information and receive input from the City Council and the public. Lastly, he shared that at the last City Council meeting scheduled for December 13, 2022, a

reception would be held for outgoing City Council Members and the new Council Members would be sworn in.

City Attorney Sandoval stated that there was no reportable action taken in closed session. In response to the street vendors he shared that State law does not allow agencies to prohibit street vendors, but permits regulation. In 2019 the City adopted an ordinance that requires street vendors to obtain permits, business licenses, health department permits, provide set-up information, and maintain a four-foot clearance for pedestrian traffic for ADA access. Additionally, he added that State law does not differentiate between individuals and corporations.

ADJOURNMENT

At 7:41 p.m., Mayor Jones adjourned the meeting. The next Regular City Council Meeting will be held on Tuesday, December 13, 2022, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Lizabeth Vasquez
Deputy 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: 1/24/2023
 (*Action Item*)

Attached are the warrants recommended to be received and filed.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Warrants	1/20/2023	Warrants	12212022.pdf
Warrants	1/20/2023	Warrants	01012023.pdf



City of Garden Grove
Certificate of Warrants
Register Dates:
12/21/2022

This is to certify the demands covered by Wire numbers 00001394 through 00001421 EFT numbers 00031374 through 00031403, and check numbers 00683849 through 00683925 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

Note:

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

Finance Director
Patricia Song

CITY OF GARDEN GROVE
GGFEFM001 Warrant Register
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Bank(s): AP - Checking Account, WT - Checking Account

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AP - Checking Account

Check	Vendor #	Vendor Name	Issue Date	Check Amount
00001394	V00789	SO CALIF EDISON CO	12/21/2022	\$42,689.84
00001395	V00789	SO CALIF EDISON CO	12/21/2022	\$8,484.83
00001396	V02724	DEPARTMENT OF THE TREA	12/21/2022	\$483,413.22
00001397	V01375	EMPLOYMENT DEVELOPMENT	12/21/2022	\$150,114.95
00001398	V02725	EMPOWER RETIREMENT, LL	12/21/2022	\$111,796.81
00001399	V02152	EXPERT PAY CHILD SUPPO	12/21/2022	\$3,563.99
00001400	V02091	MARYLAND CHILD SUPPORT	12/21/2022	\$343.38
00001401	V01478	ANAHEIM ORANGE COUNTY	12/21/2022	\$184,378.42
00001402	V00691	CITY OF GARDEN GROVE-W	12/21/2022	\$733,285.57
00001403	V01579	ORANGE COUNTY FIRE AUT	12/21/2022	\$2,089,073.58
00001404	V02724	DEPARTMENT OF THE TREA	12/21/2022	\$762.22
00001405	V01375	EMPLOYMENT DEVELOPMENT	12/21/2022	\$246.52
00001406	V00819	VERIZON WIRELESS-LA	12/21/2022	\$21,054.47
00001407	V00789	SO CALIF EDISON CO	12/21/2022	\$101,452.72
00001408	V00789	SO CALIF EDISON CO	12/21/2022	\$396.21
00001409	V00686	FRONTIER COMMUNICATION	12/21/2022	\$1,354.48
00001410	V01539	DELTA DENTAL OF CALIFO	12/21/2022	\$13,160.30
00001411	V01539	DELTA DENTAL OF CALIFO	12/21/2022	\$2,665.86
00001412	V00732	THE LINCOLN NATIONAL L	12/21/2022	\$6,473.65
00001413	V01596	PUBLIC EMPLOYEES' RETI	12/21/2022	\$566,544.62
00001414	V00732	THE LINCOLN NATIONAL L	12/21/2022	\$8,828.34
00001415	V02087	DELTA CARE USA	12/21/2022	\$5,861.87
00001416	V02088	VISION SERVICE PLAN -	12/21/2022	\$7,262.30
00001417	PC000062	UNION BANK PCARD AUTO PAYMENT	12/21/2022	\$41,911.24
00001418	V00792	SO CALIF GAS CO	12/21/2022	\$692.25
00001419	V00792	SO CALIF GAS CO	12/21/2022	\$29,269.85
00001420	V00813	UNION BANK	12/21/2022	\$503.14
00001421	V02724	DEPARTMENT OF THE TREA	12/21/2022	\$367,574.53
00031374	V03081	AMERICAN FENCE COMPANY, INC.	12/21/2022	\$205.00
00031375	V01683	BLX GROUP, LLC	12/21/2022	\$1,000.00
00031376	V00650	BUREAU VERITAS NORTH AMERICA, INC	12/21/2022	\$44,840.00
00031377	V00175	CALIFORNIA YELLOW CAB	12/21/2022	\$13,121.80
00031378	V00430	CANNON CORPORATION	12/21/2022	\$4,264.25

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00031379	V03098	CASCADE ENGINEERING, INC.	12/21/2022	\$20,203.13
00031380	V03002	DUDEK	12/21/2022	\$640.00
00031381	V03132	FASHION BOOMY	12/21/2022	\$24,000.00
00031382	V02645	HARBOR INN & SUITES	12/21/2022	\$50,000.00
00031383	V00415	INTERWEST CONSULTING GROUP	12/21/2022	\$11,578.16
00031384	V00356	LA OPINION, EL DIARIO, LA RAZA, LA OPINION DE LA	12/21/2022	\$1,670.00
00031385	V01817	LSA ASSOCIATES, INC	12/21/2022	\$385.00
00031386	V03123	MCGRATH RENTCORP	12/21/2022	\$45,718.41
00031387	V02866	MIND OC	12/21/2022	\$65,994.78
00031388	V02945	MITSOGO INC.	12/21/2022	\$862.72
00031389	V02883	INC. MOTION & FLOW CONTROL PRODUCTS	12/21/2022	\$111.89
00031390	V02968	PEAVEY CORPORATION	12/21/2022	\$10,356.35
00031391	V02956	INC. RAMCO REFRIGERATION AND AIR CONDITIONING	12/21/2022	\$616.00
00031392	V03042	SA ASSOCIATES	12/21/2022	\$56,910.15
00031393	V02904	SCOTT FAZEKAS & ASSOCIATES, INC.	12/21/2022	\$18,937.25
00031394	V02950	SHELTER PROVIDERS OF ORANGE COUNTY, INC	12/21/2022	\$3,031.25
00031395	V02967	SIERRA ANALYTICAL LABS, INC	12/21/2022	\$2,484.00
00031396	V00261	STRICTLY TECHNOLOGY, LLC	12/21/2022	\$2,415.13
00031397	V00228	SUPERION, LLC	12/21/2022	\$815.76
00031398	V02748	VCA CODE	12/21/2022	\$42,005.13
00031399	V00826	WEST COAST ARBORISTS, INC	12/21/2022	\$9,271.20
00031400	V00828	WEST COAST SAND & GRAVEL	12/21/2022	\$795.05
00031401	V00257	WEST GROVE VOLLEYBALL, LLC	12/21/2022	\$1,229.36
00031402	V01117	ZAP MANUFACTURING, INC	12/21/2022	\$3,668.65
00031403	V01736	PATRICIA L CAHILL	12/21/2022	\$207.90
00683849	V00573	ALAN'S LAWN AND GARDEN CENTER, INC	12/21/2022	\$611.35
00683850	V01324	ALLIED NETWORK SOLUTIONS, INC	12/21/2022	\$11,130.00
00683851	V00507	AMERICAN ASPHALT SOUTH, INC	12/21/2022	\$43,223.62
00683852	V00479	ANDRES MEDINA MOBILE WASH	12/21/2022	\$998.75
00683853	V00640	ANGELUS QUARRIES, INC	12/21/2022	\$130.50
00683854	V00145	AUTONATION FORD TUSTIN	12/21/2022	\$716.44
00683855	V01188	BANNER BANK	12/21/2022	\$23,769.30
00683856	V00091	BEGINNERS EDGE SPORTS TRAINING, LLC	12/21/2022	\$2,619.54
00683857	V00042	BEST TINT	12/21/2022	\$80.00

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00683858	V02305	BRACKEN'S KITCHEN	12/21/2022	\$3,712.73
00683859	V00554	CARL WARREN & CO	12/21/2022	\$450.00
00683860	V00664	CIVILTEC ENGINEERING, INC	12/21/2022	\$1,710.00
00683861	V00666	COMMUNITY VETERINARY HOSPITAL INC	12/21/2022	\$2,715.00
00683862	V00667	CONTINENTAL CONCRETE CUTTING	12/21/2022	\$3,352.00
00683863	V00476	CSG CONSULTANTS, INC	12/21/2022	\$29,070.00
00683864	V00184	DIAMOND ENVIRONMENTAL SERVICES	12/21/2022	\$457.70
00683865	V00174	ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC	12/21/2022	\$18,415.00
00683866	V00233	FACTORY MOTOR PARTS CO BIN 139107	12/21/2022	\$347.84
00683867	V00623	FAIR HOUSING FOUNDATION	12/21/2022	\$2,949.65
00683868	V02976	FIRST AMERICAN TITLE INSURANCE COMPANY	12/21/2022	\$750.00
00683869	V01379	FIVESTAR RUBBER STAMP ETC, INC	12/21/2022	\$45.09
00683870	V00054	GALLS LLC	12/21/2022	\$2,155.57
00683871	V00692	GARDEN GROVE COMMUNITY FOUNDATION	12/21/2022	\$63.46
00683872	V00588	GMS AUTOGLASS	12/21/2022	\$75.00
00683873	V01790	GREAT WOLF LODGE SOUTHERN CALIFORNIA	12/21/2022	\$5,075.25
00683874	V02732	HAS INC.	12/21/2022	\$1,934.20
00683875	V00503	HF&H CONSULTANTS, LLC	12/21/2022	\$14,622.00
00683876	V02034	ICC OEC	12/21/2022	\$150.00
00683877	V00135	IMPERIAL SPRINKLER SUPPLY, INC	12/21/2022	\$67.71
00683878	V00116	JOHNNY ALLEN TENNIS ACADEMY	12/21/2022	\$578.97
00683879	V02806	KASA CONSTRUCTION INC.	12/21/2022	\$34,915.93
00683880	V00322	PATI KENT	12/21/2022	\$57.14
00683881	V00725	KNORR SYSTEMS, INC	12/21/2022	\$755.01
00683882	V00486	L N CURTIS & SONS	12/21/2022	\$1,247.99
00683883	OTV002502	XI LE	12/21/2022	\$2,066.24
00683884	V00769	LEGAL SHIELD	12/21/2022	\$676.65
00683885	V00319	LIGHTER THAN AIR BALLOONS	12/21/2022	\$549.19
00683886	V00736	MC MASTER-CARR SUPPLY CO	12/21/2022	\$79.58
00683887	V01253	NATEC INTERNATIONAL, INC	12/21/2022	\$1,495.00
00683888	V00557	NATIONAL CONSTRUCTION RENTALS	12/21/2022	\$20.80
00683889	OTV002503	THOA NGUYEN	12/21/2022	\$106.31
00683890	V00209	WHJ OCN,IND	12/21/2022	\$115.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00683891	V00371	OFFICE DEPOT, INC	12/21/2022	\$3,662.01
00683892	V01422	ORANGE COUNTY CLERK-RECORDER'S OFFICE	12/21/2022	\$50.00
00683893	V01530	ORANGE COUNTY SANITATION DIST, INC	12/21/2022	\$78,638.03
00683894	V00563	ORANGE COUNTY STRIPING SERV	12/21/2022	\$2,771.50
00683895	V00701	PACIFIC MOBILE STRUCTURES, INC	12/21/2022	\$957.00
00683896	V03128	PARENTING OC MEDIA	12/21/2022	\$1,136.00
00683897	V01588	PHAN, DIEM P	12/21/2022	\$193.28
00683898	V01056	PLAYERS CHOICE SPORTS ASSOCIATION	12/21/2022	\$405.10
00683899	V00201	PRICON ENTERPRISE TECHNOLOGIES	12/21/2022	\$1,540.00
00683900	V00744	R J NOBLE COMPANY	12/21/2022	\$451,616.77
00683901	V01121	RIO HONDO COLLEGE	12/21/2022	\$417.00
00683902	V01605	RMA INTERNATIONAL LANDSCAPE ARCHITECTURE & PLANNING	12/21/2022	\$4,800.00
00683903	OTV002501	JASMINE ROMERO	12/21/2022	\$200.00
00683904	V00780	SAFETY 1st PEST CONTROL, INC	12/21/2022	\$725.00
00683905	V02926	SCA OF CA, LLC	12/21/2022	\$72,864.36
00683906	V01438	SEHI COMPUTER PRODUCTS	12/21/2022	\$2,048.29
00683907	V00784	SHOETERIA	12/21/2022	\$825.69
00683908	OTV002249	SIGN POST HOME INC.	12/21/2022	\$11.73
00683909	V00792	SO CALIF GAS CO	12/21/2022	\$15.29
00683910	V00795	SPARKLETTES	12/21/2022	\$385.45
00683911	V00570	STRADLING, YOCCA,CARLSON & RAUTH	12/21/2022	\$623.00
00683912	V00570	STRADLING, YOCCA,CARLSON & RAUTH	12/21/2022	\$60,342.00
00683913	V00799	SUN BADGE COMPANY	12/21/2022	\$162.71
00683914	V01937	SWRCB ACCOUNTING OFFICE	12/21/2022	\$71,864.00
00683915	V01454	THE CHRISTMAS LIGHT GUY COMPANY	12/21/2022	\$10,470.15
00683916	V01389	THE HOME DEPOT PRO	12/21/2022	\$235.22
00683917	V02203	THE ILLUMINATION FOUNDATION	12/21/2022	\$12,716.81
00683918	V00344	TIM HOGAN GRAPHICS	12/21/2022	\$18,701.69
00683919	V00597	TOTAL COMPENSATION SYSTEMS, INC	12/21/2022	\$1,957.50
00683920	V00812	UNIFIRST CORP	12/21/2022	\$1,158.35
00683921	V00301	USA BLUE BOOK	12/21/2022	\$84.38
00683922	V00398	VULCAN MATERIALS COMPANY WESTERN DIVISION	12/21/2022	\$7,111.15
00683923	V00039	XEROX CORPORATION	12/21/2022	\$5,785.20

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00683924	V00038	JEANNE K DUNHAM LCSW	12/21/2022	\$5,880.00
00683925	V01591	PRAXIS CORPORATION	12/21/2022	\$6,830.00
				EFT: 30 \$437,338.32
				Check: 105 \$6,024,405.33
				Total: 135 \$6,461,743.65



City of Garden Grove
Certificate of Warrants
Register Dates:
01/01/2023

This is to certify the demands covered by EFT numbers 00031404 through 00032422, and check numbers 00683926 through 00684138 inclusive as listed on this register and have been verified by the Finance Division as properly issued and bear all proper signatures.

Note: Check number 00684000 & 00684062 were 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
GGFEFM001 Warrant Register**

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00031404	H00252	12111 BAILEY STREET LLC	01/01/2023	\$1,271.00
00031405	H0951	12392 TO 12432 GROVEVIEW	01/01/2023	\$765.00
00031406	H00286	12909 CORDARY LLC	01/01/2023	\$6,501.00
00031407	H3409	12911 GALWAY ST, LLC	01/01/2023	\$4,536.00
00031408	H3297	13251 NEWLAND, LLC	01/01/2023	\$13,611.00
00031409	H00364	1512 W MISSION BLVD LLC	01/01/2023	\$1,880.00
00031410	H4567	15915 LA FORGE ST WHITTIER, LLC	01/01/2023	\$673.00
00031411	H3906	19822 BROOKHURST, LLC	01/01/2023	\$2,847.00
00031412	H2617	2300 W EL SEGUNDO, LP DBA LOTUS GARDENS	01/01/2023	\$10,126.00
00031413	H4149	2555 WEST WINSTON ROAD, LP PEBBLE COVE APARTMENTS	01/01/2023	\$3,595.00
00031414	H4791	606 SOUTH 6TH ST ASSOCIATES, LP	01/01/2023	\$7,947.00
00031415	H2483	7632 21ST ST, LP	01/01/2023	\$6,403.00
00031416	H4654	8572 STANFORD, LLC	01/01/2023	\$2,573.00
00031417	H1044	ABCO CROWN VILLA,LTD	01/01/2023	\$938.00
00031418	H9002	ACACIAN APTS	01/01/2023	\$43,646.00
00031419	H00121	ADRIAN REALTY LLC	01/01/2023	\$2,885.00
00031420	H4389	ADRIATIC APTS	01/01/2023	\$1,055.00
00031421	H3401	AEGEAN APARTMENTS	01/01/2023	\$7,942.00
00031422	H4741	PARVIZ ALAI	01/01/2023	\$4,045.00
00031423	H00033	ALEXANY NGUYEN PROPERTIES, LLC	01/01/2023	\$1,508.00
00031424	H3512	ALFRED P VU & JULIE NGA HO, LLC	01/01/2023	\$1,878.00
00031425	H1684	REHANA ALIBULLA	01/01/2023	\$2,036.00
00031426	H4121	ALLARD APARTMENT, LLC	01/01/2023	\$6,847.00
00031427	H3645	LYNN KATHLEEN ALLEN	01/01/2023	\$119.00
00031428	H2454	ALTEZA,INC	01/01/2023	\$1,858.00
00031429	H4668	AMCAL OCEANA FUND, LP OCEANA APARTMENTS	01/01/2023	\$1,301.00
00031430	H2489	AMERICAN FAMILY HOUSING	01/01/2023	\$10,009.00
00031431	H00093	SALMAN M AMIR	01/01/2023	\$2,664.00
00031432	H2938	ANAHEIM SUNSET PLAZA APTS	01/01/2023	\$7,831.00
00031433	H00336	ANIME INVESTMENTS LLC	01/01/2023	\$1,615.00
00031434	H4371	CHUNG NAN AOU	01/01/2023	\$1,140.00
00031435	H00181	AP TRUST DATED 01/20/21	01/01/2023	\$1,965.00

CITY OF GARDEN GROVE
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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00031436	H4254	ARBOR VILLAS, LLC	01/01/2023	\$3,116.00
00031437	H00048	JESSIE WONG ARIAS	01/01/2023	\$1,945.00
00031438	H4027	TIMOTEO ARJON	01/01/2023	\$1,504.00
00031439	H3930	EIDA A ATTIA	01/01/2023	\$1,794.00
00031440	H4272	PAUL AUDUONG	01/01/2023	\$1,521.00
00031441	H4532	AUGUSTA GROUP INVESTMENTS INC	01/01/2023	\$1,136.00
00031442	H00180	AVANATH FESTIVAL LP	01/01/2023	\$2,173.00
00031443	H00084	AVANATH GROVE LP	01/01/2023	\$45,515.00
00031444	H2062	AYNEM INVESTMENTS, LP	01/01/2023	\$15,760.00
00031445	H00393	B&Y INDUSTRIES LLC	01/01/2023	\$1,130.00
00031446	H00210	B2B INVESTMENTS LLC	01/01/2023	\$1,763.00
00031447	H4505	BACH & JASON NGUYEN INVESTMENT LLC	01/01/2023	\$1,771.00
00031448	H4295	BAKER RANCH AFFORDABLE, LP	01/01/2023	\$2,407.00
00031449	H4403	HA BANH	01/01/2023	\$3,498.00
00031450	H2370	BARRY SAYWITZ PROP TWO, LP	01/01/2023	\$5,853.00
00031451	H4777	BDA INVESTMENTS, LLC	01/01/2023	\$1,328.00
00031452	H00092	BEACH BOULEVARD COTTAGES LLC	01/01/2023	\$370.00
00031453	H4797	BEACH CREEK PARTNERS II, LP	01/01/2023	\$1,446.00
00031454	H4735	BEACHWOOD VILLAGE APARTMENTS	01/01/2023	\$1,324.00
00031455	H4368	BEHRENS PROPERTIES, LLC	01/01/2023	\$993.00
00031456	H3168	BELAGE PRESERVATION, LP	01/01/2023	\$1,217.00
00031457	H00115	BELLECOUR APARTMENTS	01/01/2023	\$940.00
00031458	H4463	BERTINA PANG LOH CHANG	01/01/2023	\$166.00
00031459	H3365	JAIME OR MAGALI BERTRAN	01/01/2023	\$1,470.00
00031460	H3115	ANIL BHALANI	01/01/2023	\$1,376.00
00031461	H0645	N C BHATT	01/01/2023	\$4,629.00
00031462	H00310	BHN MANAGEMENT INC	01/01/2023	\$4,085.00
00031463	H00347	WILLIAM RICHARDO BONNER	01/01/2023	\$1,640.00
00031464	H00167	DAVID BORTHWICK	01/01/2023	\$1,658.00
00031465	H4331	BOWEN PROPERTY, LLC	01/01/2023	\$1,574.00
00031466	H0231	MAI BOZARJIAN	01/01/2023	\$21,677.00
00031467	H4085	MAI BOZARJIAN	01/01/2023	\$5,111.00
00031468	H4399	BRIAR CREST / ROSE CREST	01/01/2023	\$3,317.00
00031469	H4784	BRIDGE WF CRYSTAL VIEW AGP, LLC	01/01/2023	\$3,492.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00031470	H0968	SHARON OR NORMAN BROWN	01/01/2023	\$4,501.00
00031471	H4088	BACH BUI	01/01/2023	\$1,243.00
00031472	H4656	DANIEL D BUI	01/01/2023	\$1,982.00
00031473	H3590	DUNG BUI	01/01/2023	\$1,057.00
00031474	H4664	LONG BUI	01/01/2023	\$1,178.00
00031475	H0276	MINH Q BUI	01/01/2023	\$2,087.00
00031476	H3322	MONICA BUI	01/01/2023	\$1,571.00
00031477	H1510	NGA HUYNH BUI	01/01/2023	\$1,294.00
00031478	H4779	TAM BUI	01/01/2023	\$1,281.00
00031479	H4760	THINH BUI	01/01/2023	\$1,637.00
00031480	H4108	THUAN BUI	01/01/2023	\$4,469.00
00031481	H4075	TRIET THO-MINH BUI	01/01/2023	\$2,100.00
00031482	H3524	DAVID M BURLEY	01/01/2023	\$1,730.00
00031483	H2916	THU T CAI-NGUYEN	01/01/2023	\$570.00
00031484	H3272	CAMBRIDGE HEIGHTS, LP	01/01/2023	\$1,227.00
00031485	H00391	LARRY THANH CAN	01/01/2023	\$3,976.00
00031486	H2159	HUONG B CAO	01/01/2023	\$872.00
00031487	H4457	MYTRANG CAO	01/01/2023	\$1,621.00
00031488	H2856	PHUOC GIA CAO	01/01/2023	\$2,603.00
00031489	H00139	CASA CIENTO ASSOCIATES LP C/O ARNEL MANAGEMENT CO	01/01/2023	\$1,675.00
00031490	H4524	CASA MADRID	01/01/2023	\$823.00
00031491	H00380	CASA PALOMA	01/01/2023	\$7,141.00
00031492	H4073	CASCADE TERRACE APARTMENTS	01/01/2023	\$5,206.00
00031493	H4689	DAVID G CASCINO	01/01/2023	\$2,553.00
00031494	H3904	KOU LEAN CHAN	01/01/2023	\$1,064.00
00031495	H4135	CHIEN CHAN,MIN OR TRAN	01/01/2023	\$4,716.00
00031496	H1229	EVELYN CHANG	01/01/2023	\$3,178.00
00031497	H9008	SHERRI CHANG	01/01/2023	\$1,980.00
00031498	H1368	CHARLESTON GARDENS, LLC	01/01/2023	\$1,298.00
00031499	H1239	CHATHAM VILLAGE APTS	01/01/2023	\$6,784.00
00031500	H3494	ALICE CHAU	01/01/2023	\$2,490.00
00031501	H4714	KENNY CHAU	01/01/2023	\$1,518.00
00031502	H3757	DENNIS KYINSAN CHEN	01/01/2023	\$5,240.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00031503	H1362	SHIAO-YUNG CHEN	01/01/2023	\$6,717.00
00031504	H9010	T C CHEN	01/01/2023	\$21,914.00
00031505	H3490	CHERRY WEST PROPERTIES	01/01/2023	\$1,795.00
00031506	H1788	STEPHEN CHEUNG	01/01/2023	\$1,513.00
00031507	H3094	PAUL M CHEY	01/01/2023	\$2,750.00
00031508	H4707	NARITH CHHUM	01/01/2023	\$1,845.00
00031509	H0317	LI-YONG CHIANG	01/01/2023	\$1,326.00
00031510	H0159	DON J G CHONG	01/01/2023	\$5,405.00
00031511	H00396	VICKY CHU	01/01/2023	\$6,087.00
00031512	H1946	JOHN CHUN	01/01/2023	\$1,291.00
00031513	H9011	KYU B CHUNG	01/01/2023	\$5,764.00
00031514	H4444	CITRUS GROVE, LP	01/01/2023	\$894.00
00031515	H00277	CITY OF COMPTON LOCAL HOUSING AUTHORITY	01/01/2023	\$1,221.12
00031516	H00129	CLEARWATER INVESTMENTS	01/01/2023	\$7,042.00
00031517	H3246	KATHLEEN P CLIFTON	01/01/2023	\$1,440.00
00031518	H4785	CM 2080 NEW, LLC	01/01/2023	\$1,283.00
00031519	H0776	PONCH CO	01/01/2023	\$1,165.00
00031520	H3137	KATHY D COLACION	01/01/2023	\$1,734.00
00031521	H4337	COMMUNITY GARDENS PARTNERS, LP	01/01/2023	\$5,456.00
00031522	H3359	NORMA S CONCEPCION	01/01/2023	\$1,420.00
00031523	H2193	CONCORD MGMT, LLC	01/01/2023	\$909.00
00031524	H00374	KIMCHI CONGTON	01/01/2023	\$1,541.00
00031525	H3752	CONNOR PINES, LLC	01/01/2023	\$14,695.00
00031526	H0642	CONTINENTAL GARDENS APTS	01/01/2023	\$12,677.00
00031527	H1134	CONTINENTAL GARDENS APTS	01/01/2023	\$4,694.00
00031528	H00080	COUNTRY SQUIRE TUSTIN LLC	01/01/2023	\$1,225.00
00031529	H0039	COURTYARD VILLAS	01/01/2023	\$7,630.00
00031530	H00294	LUIS CRESCITELLI	01/01/2023	\$925.00
00031531	H4556	CST CAPITAL, LLC	01/01/2023	\$1,548.00
00031532	H4686	CTC INVESTMENT GROUP, INC	01/01/2023	\$1,630.00
00031533	H0017	KHANH CUNG	01/01/2023	\$1,497.00
00031534	H4659	D1 SENIOR IRVINE HOUSING PARTNERS, LP	01/01/2023	\$1,801.00
00031535	H2985	NGHIA HO OR PHAN VE TU DAC	01/01/2023	\$5,846.00
00031536	H4646	HUONG NGOC DAI	01/01/2023	\$1,223.00

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00031537	H00082	DAISY APARTMENT HOMES LLC	01/01/2023	\$1,518.00
00031538	H2100	BINH DINH DAM	01/01/2023	\$1,497.00
00031539	H3947	ANNIE DANG	01/01/2023	\$1,334.00
00031540	H3369	CHINH VAN DANG	01/01/2023	\$1,534.00
00031541	H00327	DIEM LAY DANG	01/01/2023	\$530.00
00031542	H00382	HOANG ANH VU DANG	01/01/2023	\$1,591.00
00031543	H00300	LONG BILLY DANG	01/01/2023	\$2,633.00
00031544	H4561	MIKE M DANG	01/01/2023	\$2,349.00
00031545	H3065	DAVID DANG	01/01/2023	\$1,578.00
00031546	H0168	STACY HOA TUOI DANG	01/01/2023	\$1,540.00
00031547	H4598	THANH-THUY THI DANG	01/01/2023	\$1,151.00
00031548	H1895	JOSEPH N DAO	01/01/2023	\$1,506.00
00031549	H00157	MAI DAO	01/01/2023	\$1,970.00
00031550	H00050	MICHELLE DAO	01/01/2023	\$1,900.00
00031551	H1245	NELSON NGUYEN DAO	01/01/2023	\$4,048.00
00031552	H1750	TRU DAO	01/01/2023	\$5,674.00
00031553	H2184	TU VAN DAO	01/01/2023	\$952.00
00031554	H9413	TU VAN DAO	01/01/2023	\$2,543.00
00031555	H3021	NGOC-THUY DAO	01/01/2023	\$1,654.00
00031556	H1802	LUONG-NGUYEN DAO-PHAM, LOC THI OR PHAM	01/01/2023	\$2,652.00
00031557	H4239	RICHARD DAVIS	01/01/2023	\$3,165.00
00031558	H4607	DE ANZA PLAZA APTS II	01/01/2023	\$1,535.00
00031559	H4071	DEERING II FAMILY, LP	01/01/2023	\$1,207.00
00031560	H3626	CLARA J DEWYER	01/01/2023	\$893.00
00031561	H4583	HOI TUAN DIEP	01/01/2023	\$1,565.00
00031562	H00067	BIEN T DINH	01/01/2023	\$2,361.00
00031563	H4595	HAI DINH	01/01/2023	\$1,256.00
00031564	H2147	HANH DINH	01/01/2023	\$1,983.00
00031565	H4223	KATHLEEN DINH	01/01/2023	\$1,750.00
00031566	H1479	KIM DINH	01/01/2023	\$3,809.00
00031567	H4373	LAN THAI DINH	01/01/2023	\$3,752.00
00031568	H3629	LONG T DINH	01/01/2023	\$3,564.00
00031569	H4372	NHU Y DINH	01/01/2023	\$1,540.00
00031570	H4406	THU V DINH	01/01/2023	\$496.00

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00031571	H4594	TUAN DINH	01/01/2023	\$2,591.00
00031572	H4619	Y NHA DINH	01/01/2023	\$3,579.00
00031573	H3284	DNK PROPERTY, LLC	01/01/2023	\$16,335.00
00031574	H4498	BRANDON BINH DO	01/01/2023	\$2,857.00
00031575	H4717	BYRON DO	01/01/2023	\$2,091.00
00031576	H4718	DAITRANG DO	01/01/2023	\$2,687.00
00031577	H4418	DOMINIC HAU DO	01/01/2023	\$993.00
00031578	H00131	KEVIN HUNG DO	01/01/2023	\$1,537.00
00031579	H1867	MINH C DO	01/01/2023	\$5,092.00
00031580	H4450	MY-PHUONG DO	01/01/2023	\$1,414.00
00031581	H1674	NANCY DO	01/01/2023	\$1,380.00
00031582	H4802	NGA N DO	01/01/2023	\$2,308.00
00031583	H00186	NOAN THI DO	01/01/2023	\$1,829.00
00031584	H00354	RUTHERFORD DO	01/01/2023	\$806.00
00031585	H3593	THUY THI DO	01/01/2023	\$355.00
00031586	H3181	TIM DO	01/01/2023	\$1,187.00
00031587	H3671	TINA DO	01/01/2023	\$1,506.00
00031588	H9016	TINA DO	01/01/2023	\$3,769.00
00031589	H3732	XUYEN THI DO	01/01/2023	\$1,242.00
00031590	H00137	CRYSTAL DOAN	01/01/2023	\$1,172.00
00031591	H00326	HANH DAO DOAN	01/01/2023	\$1,663.00
00031592	H0580	HARRY DOAN	01/01/2023	\$18.00
00031593	H4639	HIEP THI DOAN	01/01/2023	\$2,833.00
00031594	H4808	HUEY G DOAN	01/01/2023	\$3,976.00
00031595	H3999	HUY DOAN	01/01/2023	\$1,322.00
00031596	H4289	HUY DOAN	01/01/2023	\$1,078.00
00031597	H4420	KYLAM DOAN	01/01/2023	\$1,803.00
00031598	H3980	NHA & JOANNE TRANG VU DOAN	01/01/2023	\$1,818.00
00031599	H3855	PHUONGNGA THI DOAN	01/01/2023	\$2,177.00
00031600	H2424	JERRY DOIDGE	01/01/2023	\$1,376.00
00031601	H3382	DOLCE VITA INVESTMENTS, LLC	01/01/2023	\$4,919.00
00031602	H1744	MINH TRANG DONG	01/01/2023	\$996.00
00031603	H2945	DORADO SENIOR APARTMENTS, LP	01/01/2023	\$2,615.00
00031604	H3228	DSN INVESTMENT GROUP, LLC	01/01/2023	\$7,156.00

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00031605	H3510	DTP INVESTMENTS, LLC	01/01/2023	\$1,341.00
00031606	H1385	DAVID C DUNN	01/01/2023	\$2,246.00
00031607	H9021	DAVID F DUNNETT	01/01/2023	\$1,243.00
00031608	H3866	HONG MANH DUONG	01/01/2023	\$1,701.00
00031609	H00287	KAREN DUONG	01/01/2023	\$1,434.00
00031610	H1885	MINH B DUONG	01/01/2023	\$5,242.00
00031611	H3688	THAI VAN DUONG	01/01/2023	\$1,546.00
00031612	H3087	CHI THI DUONG	01/01/2023	\$2,322.00
00031613	H2869	HUNG Q DUONG	01/01/2023	\$1,240.00
00031614	H2781	GLADYS DYO	01/01/2023	\$591.00
00031615	H00091	E-Z HOUSING GROUP LLC	01/01/2023	\$1,614.00
00031616	H2422	EASTWIND PROPERTIES, LLC	01/01/2023	\$2,904.00
00031617	H4770	EBL, LLC	01/01/2023	\$3,775.00
00031618	H2036	DANIEL T EDLUND	01/01/2023	\$1,289.00
00031619	H00346	EFTFTB LLC	01/01/2023	\$1,694.00
00031620	H00220	KIM Y EHLE	01/01/2023	\$1,220.00
00031621	H00233	EL NILE INVESTMENTS LLC	01/01/2023	\$1,209.00
00031622	H4250	EL PUEBLO APTS	01/01/2023	\$3,267.00
00031623	H4294	EL RAY PARTNERS, LLC	01/01/2023	\$8,378.00
00031624	H4438	ELIAS CAPITAL GROUP, LLC	01/01/2023	\$2,834.00
00031625	H00250	EMERALD RIDGE APARTMENTS	01/01/2023	\$1,557.00
00031626	H4234	TERRY C ENGEL	01/01/2023	\$1,700.00
00031627	H00282	ERP OPERATING LIMITED PARTNERSHIP	01/01/2023	\$8,730.00
00031628	H3299	EVERGREEN ESTATE EXPANSION, LLC	01/01/2023	\$9,584.00
00031629	H00030	FAIRECREST REAL ESTATE, LLC	01/01/2023	\$2,564.00
00031630	H1553	FAIRVIEW MGMT COMPANY	01/01/2023	\$2,578.00
00031631	H00299	FAMILY CUNG TUAN KHANH ACACIA LLC	01/01/2023	\$3,507.00
00031632	H3034	FBC APARTMENTS	01/01/2023	\$780.00
00031633	H4757	FG GOLDENWEST SENIOR APTS, LP	01/01/2023	\$17,464.00
00031634	H00372	FG RANCHO SANTA MARGARITA SENIOR APTS LP	01/01/2023	\$2,228.00
00031635	H00386	FG SEACLIFF SENIOR APARTMENTS LP	01/01/2023	\$1,742.00
00031636	H1702	FLOYD H FIELDS	01/01/2023	\$1,255.00
00031637	H1689	WENDY FINCH	01/01/2023	\$983.00
00031638	H00049	FIVE POINTS HOUSING LP	01/01/2023	\$3,458.00

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00031639	H3329	FOREVERGREEN EXPANSION, LLC	01/01/2023	\$1,416.00
00031640	H00200	FOUNTAIN VALLEY HOUSING PARTNERS LP	01/01/2023	\$1,542.00
00031641	H00051	FOUR SEASON 339 LLC	01/01/2023	\$1,203.00
00031642	H7410	FRANCISCAN GARDENS APTS	01/01/2023	\$25,176.00
00031643	H2569	WILLIAM FRECHTMAN	01/01/2023	\$1,537.00
00031644	H4610	FREEDOMPATH PROPERTIES, LLC	01/01/2023	\$7,738.00
00031645	H3691	FU CRAIG FA, LLC	01/01/2023	\$6,406.00
00031646	H2215	KARL GANZ	01/01/2023	\$1,084.00
00031647	H3384	ALBINO GARCIA	01/01/2023	\$3,649.00
00031648	H3194	GARDEN BAY APARTMENTS, LLC	01/01/2023	\$1,585.00
00031649	V00694	GARDEN GROVE HOUSING AUTHORITY-ESCROW ACCT	01/01/2023	\$6,800.00
00031650	H4275	GARDEN GROVE HOUSING ASSOCIATE	01/01/2023	\$5,289.00
00031651	H00315	GARDEN GROVE PACIFIC ASSOCIATES LLC	01/01/2023	\$44,680.00
00031652	H00095	CHRIS ANN GARZA	01/01/2023	\$511.00
00031653	H2029	GEORGIAN APTS	01/01/2023	\$2,873.00
00031654	H4137	AARON GERMAIN	01/01/2023	\$1,368.00
00031655	H00112	GG8662 LLC C/O DEKKO PROPERTIES LLC	01/01/2023	\$2,631.00
00031656	H3857	GIA VU, INC	01/01/2023	\$930.00
00031657	H4037	BRIGITTE GIACALONE	01/01/2023	\$932.00
00031658	H4742	GIERS WELLS PARTNERSHIP	01/01/2023	\$1,755.00
00031659	H3894	GIGI APARTMENTS	01/01/2023	\$2,256.00
00031660	H4046	GLENHAVEN MOBILODGE	01/01/2023	\$1,137.00
00031661	H00123	GLS GROUP LLC	01/01/2023	\$1,324.00
00031662	H00321	GOLDEN COAST PACIFIC PROPERTIES LLC	01/01/2023	\$1,769.00
00031663	H4346	HENRY S GOMEZ	01/01/2023	\$1,667.00
00031664	H2737	WILLIAM GREEN	01/01/2023	\$1,277.00
00031665	H00172	GREENBROOK APARTMENTS LP	01/01/2023	\$1,310.00
00031666	H3833	GREENFIELDSDIE, LLC	01/01/2023	\$3,377.00
00031667	H3639	GROVE PARK LP	01/01/2023	\$86,182.00
00031668	H9028	JIM GULMESOFF	01/01/2023	\$7,308.00
00031669	H3949	GINA GUYUMJYAN	01/01/2023	\$3,735.00
00031670	H4172	HA OF DEKALB COUNTY	01/01/2023	\$680.82
00031671	H4692	CASIE HA	01/01/2023	\$2,771.00
00031672	H4092	DAC T HA	01/01/2023	\$1,653.00

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00031673	H1824	KHIEM Q HA	01/01/2023	\$2,514.00
00031674	H1629	MANH MINH HA	01/01/2023	\$1,165.00
00031675	H4562	TRAN D HA	01/01/2023	\$3,401.00
00031676	H3735	TRIET M HA	01/01/2023	\$1,400.00
00031677	H00096	HSIAO HUNG HAH	01/01/2023	\$1,199.00
00031678	H0550	HALL & ASSOCIATES, INC	01/01/2023	\$6,131.00
00031679	H1969	LINDA HAN	01/01/2023	\$1,906.00
00031680	H00314	CAROLYN F HANSEN	01/01/2023	\$1,304.00
00031681	H5208	CLIFTON & BRENDA HANSON	01/01/2023	\$2,795.00
00031682	H3838	STEVEN HAU	01/01/2023	\$1,539.00
00031683	H2955	HERITAGE PARK	01/01/2023	\$3,412.00
00031684	H4708	HIGHLAND FINANCE INVESTMENTS CORP	01/01/2023	\$1,432.00
00031685	H0250	SHERRY OR RICHARD HILLIARD	01/01/2023	\$1,829.00
00031686	H00173	HKT INVESTMENT	01/01/2023	\$3,812.00
00031687	H3921	HMZ RESIDENTIAL PARK, LP	01/01/2023	\$2,511.00
00031688	H00289	DAO HO	01/01/2023	\$1,396.00
00031689	H3255	HENRY HOI HO	01/01/2023	\$2,019.00
00031690	H1010	HO, HIEP or DAO, NGOC THUY	01/01/2023	\$10,224.00
00031691	H3653	LIEN KIM HO	01/01/2023	\$1,708.00
00031692	H3781	PAULINE HO	01/01/2023	\$2,746.00
00031693	H4827	PETER HO	01/01/2023	\$1,484.00
00031694	H4128	THOMAS P HO	01/01/2023	\$1,970.00
00031695	H00183	THUY HO	01/01/2023	\$1,620.00
00031696	H4268	TIM HO	01/01/2023	\$924.00
00031697	H00071	HOLLY HOANG	01/01/2023	\$1,432.00
00031698	H00312	HUAN HOANG	01/01/2023	\$2,527.00
00031699	H00301	KHANH HOANG	01/01/2023	\$1,508.00
00031700	H1864	LIEN HOANG	01/01/2023	\$1,394.00
00031701	H3984	LONG HOANG	01/01/2023	\$1,864.00
00031702	H4783	THINH HOANG	01/01/2023	\$1,425.00
00031703	H4224	TRACY HOANG	01/01/2023	\$1,162.00
00031704	H2354	TRIEU HOANG	01/01/2023	\$1,447.00
00031705	H4542	TUAN HOANG	01/01/2023	\$1,896.00
00031706	H00278	VUONG HOANG	01/01/2023	\$1,682.00

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00031707	H2662	LANG HOANG	01/01/2023	\$1,714.00
00031708	H2974	NHAN TIEN HOANG	01/01/2023	\$2,128.00
00031709	H3883	ROSEMARY LC HOLTZMAN	01/01/2023	\$906.00
00031710	H1120	SALLY HOPPE	01/01/2023	\$1,331.00
00031711	H2532	LUC HUA	01/01/2023	\$1,554.00
00031712	H3595	HUNTINGTON WESTMINSTER APT, LLC	01/01/2023	\$1,500.00
00031713	H1659	DON HUSS	01/01/2023	\$2,624.00
00031714	H00133	BAO TRINH HUYNH	01/01/2023	\$229.00
00031715	H0658	CHEN THI HUYNH	01/01/2023	\$2,866.00
00031716	H3641	FELIX HUYNH	01/01/2023	\$715.00
00031717	H4763	JOANNE HUYNH	01/01/2023	\$1,290.00
00031718	H3509	KELVIN HUYNH	01/01/2023	\$1,579.00
00031719	H00384	LINH M HUYNH	01/01/2023	\$3,737.00
00031720	H4405	LOAN HUYNH	01/01/2023	\$638.00
00031721	H4237	MINH HUY HUYNH	01/01/2023	\$2,162.00
00031722	H4271	PHILIP HUYNH	01/01/2023	\$645.00
00031723	H1574	SALLY B HUYNH	01/01/2023	\$1,508.00
00031724	H4246	KIM DONG T HUYNH, SCOTT THANH OR LE	01/01/2023	\$2,476.00
00031725	H4747	THAI C HUYNH	01/01/2023	\$2,507.00
00031726	H3117	LONG BAO HUYNH	01/01/2023	\$1,341.00
00031727	H1262	CM HWANG	01/01/2023	\$1,511.00
00031728	H3848	IMPERIAL NORTH HOLDINGS, LLC	01/01/2023	\$4,581.00
00031729	H3644	IMPERIAL NORTHWEST HOLDINGS	01/01/2023	\$5,066.00
00031730	H00309	INCOME PROPERTY ASSOCIATES LLC	01/01/2023	\$1,243.00
00031731	H00319	INFINITY RESIDENTIAL, INC	01/01/2023	\$1,363.00
00031732	H2984	INTERNATIONAL BUSINESS INVESTMENT GROUP, LLC	01/01/2023	\$4,108.00
00031733	H4350	J & E ESTATES, LLC	01/01/2023	\$2,108.00
00031734	H00265	JAMES R GRAHAM TRUST 1991	01/01/2023	\$1,645.00
00031735	H3402	JERRY JANESKI	01/01/2023	\$1,124.00
00031736	H4427	JD PROPERTY MANAGEMENT, INC	01/01/2023	\$5,248.00
00031737	H4716	NARIYA JEAN	01/01/2023	\$2,298.00
00031738	H00031	JEFFERSON HB, LLC	01/01/2023	\$1,325.00
00031739	H3040	JENSEN SOMMERVILLE CONZELMAN	01/01/2023	\$1,791.00
00031740	H3165	JG & B CORPORATION	01/01/2023	\$7,995.00

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00031741	H3266	JGK GARDEN GROVE, LP	01/01/2023	\$37,205.00
00031742	H2936	JGKALLINS INVESTMENTS, LP	01/01/2023	\$1,412.00
00031743	H2530	NATHAN D JOHNSON	01/01/2023	\$2,062.00
00031744	H4557	JTM BAYOU, LLC	01/01/2023	\$1,825.00
00031745	H9029	LIN J JU	01/01/2023	\$2,772.00
00031746	H2595	FRED JU	01/01/2023	\$1,205.00
00031747	H4042	JUNG SUN NOH	01/01/2023	\$8,160.00
00031748	H4077	JUNG SUN NOH	01/01/2023	\$1,610.00
00031749	H4078	JUNG SUN NOH	01/01/2023	\$1,508.00
00031750	H00390	SABRINA MARIAM KADIR-FAN	01/01/2023	\$3,374.00
00031751	H4467	KAID MALINDA INVESTMENT INC	01/01/2023	\$2,296.00
00031752	H00258	KAID TAFT INVESTMENT INC	01/01/2023	\$2,050.00
00031753	H4482	JAIDEEP KAMAT	01/01/2023	\$1,732.00
00031754	H4758	JUN-WEI KAO	01/01/2023	\$1,717.00
00031755	H3320	KASHI TRUST	01/01/2023	\$9,508.00
00031756	H4767	KATELLA FAMILY HOUSING PARTNER	01/01/2023	\$1,558.00
00031757	H3771	KATELLA MOBILE HOME ESTATES	01/01/2023	\$882.00
00031758	H3721	KCM INVESTMENTS, LLC	01/01/2023	\$2,449.00
00031759	H4696	KD RENT	01/01/2023	\$3,341.00
00031760	H1018	LU-YONG KEH	01/01/2023	\$5,437.00
00031761	H4374	KEITH AND HOLLY CORPORATION	01/01/2023	\$666.00
00031762	H9030	ROBERT KELLEY	01/01/2023	\$4,894.00
00031763	H3113	KENSINGTON GARDENS	01/01/2023	\$962.00
00031764	H1535	DAN VAN KHA	01/01/2023	\$1,364.00
00031765	H1888	LINDA KHA	01/01/2023	\$1,876.00
00031766	H2423	CAM MY KHA	01/01/2023	\$1,820.00
00031767	H2624	SETH S KHEANG	01/01/2023	\$2,820.00
00031768	H00280	A THI KHUU	01/01/2023	\$1,200.00
00031769	H3727	HENRY THAI KHUU	01/01/2023	\$1,480.00
00031770	H0890	DAVID S KIM	01/01/2023	\$954.00
00031771	H4527	MELVIN LEE KIM	01/01/2023	\$1,201.00
00031772	H9033	SON H KIM	01/01/2023	\$5,008.00
00031773	H9031	HARRY H KIM	01/01/2023	\$1,508.00
00031774	H9001	KING COUNTY HOUSING AUTHORITY	01/01/2023	\$3,981.86

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00031775	H1797	KING INVESTMENT GROUP, INC	01/01/2023	\$5,783.00
00031776	H3591	BERNARD KING	01/01/2023	\$545.00
00031777	H3567	KENT M KITSELMAN	01/01/2023	\$1,551.00
00031778	H2960	MARILYN KLUNK	01/01/2023	\$2,621.00
00031779	H2460	KNK PROPERTIES	01/01/2023	\$10,443.00
00031780	H4510	KPKK, LLC	01/01/2023	\$1,330.00
00031781	H1193	EDWARD KUO	01/01/2023	\$1,262.00
00031782	H4804	SATOKO KURATA	01/01/2023	\$1,110.00
00031783	H4609	JOAQUIN KURZ	01/01/2023	\$3,008.00
00031784	H4737	TUYET B LA	01/01/2023	\$1,959.00
00031785	H4712	LADERA WNG II, LLC	01/01/2023	\$2,425.00
00031786	H3611	LAGUNA HILLS TRAVELODGE, LLC	01/01/2023	\$34,946.00
00031787	H3793	LAGUNA STREET APARTMENTS, LLC	01/01/2023	\$2,476.00
00031788	H2636	LAKESIDE ASSOCIATION	01/01/2023	\$3,942.00
00031789	H4253	JULIE LALLY	01/01/2023	\$1,578.00
00031790	H3552	ANDRE LAM	01/01/2023	\$1,975.00
00031791	H00028	ANH LAN LAM	01/01/2023	\$1,969.00
00031792	H3711	CAM THI T LAM	01/01/2023	\$1,238.00
00031793	H1224	CHAU LAM	01/01/2023	\$5,363.00
00031794	H00045	CHRISTINE M LAM	01/01/2023	\$1,747.00
00031795	H00213	DAVID LAM	01/01/2023	\$1,804.00
00031796	H2396	HAI LAM	01/01/2023	\$6,006.00
00031797	H4631	HUNG LAM	01/01/2023	\$2,159.00
00031798	H4563	QUOC D LAM	01/01/2023	\$2,082.00
00031799	H00042	STEVEN LAM	01/01/2023	\$838.00
00031800	H2873	MAI LAM	01/01/2023	\$1,231.00
00031801	H4454	LAMPLIGHTER VILLAGE APTS	01/01/2023	\$12,625.00
00031802	H4745	LAMPSON EP, LLC	01/01/2023	\$1,532.00
00031803	H4504	LAMY OANH, LLC	01/01/2023	\$6,082.00
00031804	H4663	LAS PALMAS APTS	01/01/2023	\$1,721.00
00031805	H4402	STEPHEN LAU	01/01/2023	\$2,873.00
00031806	H00151	CATHERINE LAZARAN	01/01/2023	\$1,598.00
00031807	H3945	JOHN LAZENBY	01/01/2023	\$2,449.00
00031808	H4471	LE MORNINGSIDE, LLC	01/01/2023	\$5,666.00

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00031809	H4754	ANH LE	01/01/2023	\$3,102.00
00031810	H00153	BENJAMIN BAO LE	01/01/2023	\$1,600.00
00031811	H4421	BILL BQ LE	01/01/2023	\$1,689.00
00031812	H00104	CELINE LE	01/01/2023	\$1,920.00
00031813	H4634	DANIEL LE	01/01/2023	\$1,224.00
00031814	H4133	HIEP THI LE	01/01/2023	\$3,050.00
00031815	H00179	HUONG THI LE	01/01/2023	\$1,548.00
00031816	H1258	JIMMY T LE	01/01/2023	\$2,180.00
00031817	H4555	JOHN LE	01/01/2023	\$2,125.00
00031818	H4142	JOHN TOAN LE	01/01/2023	\$3,405.00
00031819	H00375	KENT THANH LE	01/01/2023	\$1,869.00
00031820	H4462	LAN V LE	01/01/2023	\$393.00
00031821	H4319	LANH C LE	01/01/2023	\$1,710.00
00031822	H3796	LY PHUONG LE	01/01/2023	\$1,990.00
00031823	H00148	MAN MINH LE	01/01/2023	\$1,928.00
00031824	H3623	MICHAEL LE	01/01/2023	\$2,151.00
00031825	H0918	NANCY NGAT THI LE	01/01/2023	\$3,394.00
00031826	H4428	RICHARD TUANANH LE	01/01/2023	\$1,320.00
00031827	H0948	STEPHANIE THU LE	01/01/2023	\$5,721.00
00031828	H00209	TAI LE	01/01/2023	\$2,324.00
00031829	H00099	TAN LE	01/01/2023	\$1,470.00
00031830	H00214	THAM T LE	01/01/2023	\$1,673.00
00031831	H3661	THANH TIEN LE	01/01/2023	\$3,027.00
00031832	H00069	THOMAS T LE	01/01/2023	\$1,564.00
00031833	H00202	TRINA TRINH LE	01/01/2023	\$1,518.00
00031834	H00135	TUYEN NIKKI LE	01/01/2023	\$1,390.00
00031835	H0167	BAO GIA LE	01/01/2023	\$4,810.00
00031836	H2548	XAN NGOC LE	01/01/2023	\$885.00
00031837	H4547	LEMON GROVE, LP	01/01/2023	\$1,655.00
00031838	H1602	ROGER LEUNG	01/01/2023	\$2,104.00
00031839	H4002	SOL M LI	01/01/2023	\$1,820.00
00031840	H1533	DAVID LIN	01/01/2023	\$2,800.00
00031841	H4344	LINCOLN VILLAS APT HOMES, LLC	01/01/2023	\$8,640.00
00031842	H4592	LINCOLN WOODS APARTMENTS	01/01/2023	\$2,525.00

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00031843	H1960	KATHERINE LITTON	01/01/2023	\$1,384.00
00031844	H2080	LLE, LLC	01/01/2023	\$781.00
00031845	H00090	LOGAN MT LLC	01/01/2023	\$1,539.00
00031846	H3888	TROY LONG, TU-ANH & DUONG	01/01/2023	\$983.00
00031847	H3311	CINDY W LOUIE	01/01/2023	\$2,403.00
00031848	H00143	KATHERINE LU	01/01/2023	\$1,193.00
00031849	H2120	QUYNH THUY LU	01/01/2023	\$3,078.00
00031850	H00177	CHRISTOPHER LAC LUONG	01/01/2023	\$991.00
00031851	H1424	KHANH LUONG	01/01/2023	\$1,502.00
00031852	H4603	LONG DUC LUONG	01/01/2023	\$1,377.00
00031853	H4157	TRA THI-PHUONG LUONG	01/01/2023	\$3,843.00
00031854	H4572	ALLEN LUU	01/01/2023	\$1,418.00
00031855	H4491	TUAN V LUU	01/01/2023	\$1,504.00
00031856	H3696	XUYEN LUU	01/01/2023	\$2,191.00
00031857	H4669	ANDY LY	01/01/2023	\$2,103.00
00031858	H3717	DUC T LY	01/01/2023	\$538.00
00031859	H1613	MING LY	01/01/2023	\$1,910.00
00031860	H00166	MINH N LY	01/01/2023	\$1,394.00
00031861	H3754	TAN Q LY	01/01/2023	\$1,377.00
00031862	H3390	TRANH LY	01/01/2023	\$5,241.00
00031863	H4154	TUYEN X LY	01/01/2023	\$2,840.00
00031864	H00219	M FORTUNE LLC	01/01/2023	\$1,684.00
00031865	H00311	MEI CI MA	01/01/2023	\$1,570.00
00031866	H1705	MAGIC LAMP MOBILE HOME PARK	01/01/2023	\$1,478.00
00031867	H00136	MAGNET SENIOR HOUSING PARTNERS LP C/O MONTAIRA	01/01/2023	\$1,742.00
00031868	H3201	ANN N MAI	01/01/2023	\$3,060.00
00031869	H00192	ANNIE MAI	01/01/2023	\$2,136.00
00031870	H3996	FRANK MAI	01/01/2023	\$1,223.00
00031871	H4308	JENNIE THUY MAI	01/01/2023	\$2,344.00
00031872	H1499	LINDA MAI	01/01/2023	\$1,489.00
00031873	H00191	TUNG THANH MAI	01/01/2023	\$1,194.00
00031874	H2451	CHUCK MAI	01/01/2023	\$2,439.00
00031875	H4298	JAIMIE MAI-NGO	01/01/2023	\$1,345.00

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00031876	H00341	LATA MAJITHIA	01/01/2023	\$1,926.00
00031877	H4539	KONSTANTINOS P MANDAS	01/01/2023	\$3,219.00
00031878	H4796	HARALAMBOS & GEORGIA MANTAS	01/01/2023	\$2,109.00
00031879	H4818	LLOYD MANTONG	01/01/2023	\$2,070.00
00031880	H6865	MARIPOSA PROPERTIES	01/01/2023	\$1,558.00
00031881	H4816	MATTAR REAL ESTATE INVESTMENT	01/01/2023	\$765.00
00031882	H7370	LEOPOLD MAYER	01/01/2023	\$2,677.00
00031883	H2135	JOHN MC GOFF	01/01/2023	\$932.00
00031884	H00318	MCCOMBER CREEK LLC	01/01/2023	\$3,687.00
00031885	H2842	GRACE OR GERALD MCGRATH	01/01/2023	\$1,258.00
00031886	H8490	GRACE OR GERALD MCGRATH	01/01/2023	\$2,453.00
00031887	H00269	MCP KENSINGTON LP	01/01/2023	\$1,214.00
00031888	H4793	MEAGHER FAMILY BYPASS TRUST	01/01/2023	\$821.00
00031889	H1653	MANH MEAK	01/01/2023	\$1,397.00
00031890	H4435	JAGDISH P MEHTA	01/01/2023	\$1,330.00
00031891	H2110	MIDWAY INTEREST, LP	01/01/2023	\$8,244.00
00031892	H2638	MIKE & KATHY LEE, LP	01/01/2023	\$3,313.00
00031893	H4814	MITTAL LEGACY, LP	01/01/2023	\$4,168.00
00031894	H00205	JOHN MKHAIL	01/01/2023	\$1,560.00
00031895	H3256	MONARCH POINTE	01/01/2023	\$2,075.00
00031896	H3534	ANTHONY MONTEBELLO	01/01/2023	\$1,276.00
00031897	H2976	MONTECITO VISTA APT HOMES	01/01/2023	\$2,019.00
00031898	H4658	BACH MORALES	01/01/2023	\$2,223.00
00031899	H4715	MORNINGSIDE APTS, LLC	01/01/2023	\$9,646.00
00031900	H00154	MT VERNON APARTMENTS	01/01/2023	\$1,251.00
00031901	H00350	JEFFREY MULLEN	01/01/2023	\$838.00
00031902	H00077	RANDALL MYCORN	01/01/2023	\$545.00
00031903	H00145	STEVEN B NACHAM	01/01/2023	\$1,251.00
00031904	H2622	PATRICK NAMSINH	01/01/2023	\$2,140.00
00031905	H3834	NEW HORIZONVIEW, LLC	01/01/2023	\$1,553.00
00031906	H3865	NEW KENYON APARTMENTS, LLC	01/01/2023	\$1,547.00
00031907	H00383	NEW TAMERLANE LLC DBA TAMERLANE APARTMENTS	01/01/2023	\$3,754.00
00031908	H4029	NEWPORT ESTATE EXPANSION, LLC	01/01/2023	\$1,760.00
00031909	H2745	DALE XUAN NGHIEM	01/01/2023	\$1,257.00

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00031910	H3956	DANIEL NGHIEM	01/01/2023	\$22,088.00
00031911	H4751	DUNG T NGO	01/01/2023	\$1,614.00
00031912	H3630	HONG DIEP LE NGO	01/01/2023	\$930.00
00031913	H4184	KIM NGO	01/01/2023	\$1,041.00
00031914	H0314	LOC T NGO	01/01/2023	\$561.00
00031915	H00196	MIMI T NGO	01/01/2023	\$1,301.00
00031916	H4550	TAMMY NGO	01/01/2023	\$1,284.00
00031917	H0408	NGUYEN'S FAMILY INVESTMENTS, LP	01/01/2023	\$5,236.00
00031918	H4691	AN MANH NGUYEN	01/01/2023	\$1,393.00
00031919	H4719	ANA-KARINA A NGUYEN	01/01/2023	\$1,510.00
00031920	H4645	ANDREA NGUYEN	01/01/2023	\$1,376.00
00031921	H3734	ANDREW Q NGUYEN	01/01/2023	\$1,549.00
00031922	H4401	ANH NGUYEN	01/01/2023	\$2,029.00
00031923	H1938	ANH-DAO NGUYEN	01/01/2023	\$1,284.00
00031924	H3749	ANTHONY NGUYEN	01/01/2023	\$1,429.00
00031925	H00176	BICH LIEN T NGUYEN	01/01/2023	\$1,498.00
00031926	H1457	BINH NGOC NGUYEN	01/01/2023	\$2,669.00
00031927	H1430	BINH QUOC NGUYEN	01/01/2023	\$3,295.00
00031928	H3958	BRIAN BAO-KHA NGUYEN	01/01/2023	\$3,373.00
00031929	H4297	CALVIN H NGUYEN	01/01/2023	\$2,450.00
00031930	H00276	CAM NGUYEN	01/01/2023	\$1,220.00
00031931	H00111	CHARLES NGUYEN	01/01/2023	\$1,666.00
00031932	H00339	CHIEU-ANH NGUYEN	01/01/2023	\$1,474.00
00031933	H4511	CHRISTINE NGUYEN	01/01/2023	\$1,520.00
00031934	H2274	CHRISTOPHER NGUYEN	01/01/2023	\$1,770.00
00031935	H3777	CHUONG NGUYEN	01/01/2023	\$1,119.00
00031936	H00304	CINDY L NGUYEN	01/01/2023	\$610.00
00031937	H9043	CUONG NGUYEN	01/01/2023	\$2,366.00
00031938	H4641	DAN NGUYEN	01/01/2023	\$1,284.00
00031939	H4569	DAT NGUYEN	01/01/2023	\$1,906.00
00031940	H4015	LOAN T NGUYEN, DAVID / HA	01/01/2023	\$1,815.00
00031941	H1881	DIEM-THUY NGUYEN	01/01/2023	\$1,841.00
00031942	H4558	DONG NGUYEN	01/01/2023	\$1,355.00
00031943	H4679	DUNG KIM NGUYEN	01/01/2023	\$1,856.00

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00031944	H3872	DUONG NGUYEN	01/01/2023	\$1,751.00
00031945	H1143	DZUNG DAN NGUYEN	01/01/2023	\$2,737.00
00031946	H2551	ERIC NGUYEN	01/01/2023	\$1,754.00
00031947	H3910	FRANK M NGUYEN	01/01/2023	\$1,698.00
00031948	H4621	HANG NGUYEN	01/01/2023	\$2,004.00
00031949	H3953	HANH V NGUYEN	01/01/2023	\$1,662.00
00031950	H3370	HAO & HUONG T NGUYEN	01/01/2023	\$1,230.00
00031951	H00234	HENRY HAO VAN NGUYEN	01/01/2023	\$2,642.00
00031952	H1446	JOSEPH NGUYEN, HOA THI OR NGUYEN	01/01/2023	\$8,918.00
00031953	H4460	HUAN NGOC NGUYEN	01/01/2023	\$1,290.00
00031954	H4479	HUE THI NGUYEN	01/01/2023	\$1,409.00
00031955	H3276	HUNG NGUYEN	01/01/2023	\$2,832.00
00031956	H00272	HUNG T NGUYEN	01/01/2023	\$1,462.00
00031957	H3870	TIEN D NGUYEN, HUONG THY OR PHAM	01/01/2023	\$2,927.00
00031958	H00039	JANET NGUYEN	01/01/2023	\$3,277.00
00031959	H3242	JEANNIE NGUYEN	01/01/2023	\$1,636.00
00031960	H00245	JOHN NGUYEN	01/01/2023	\$1,783.00
00031961	H3241	JULIE NGUYEN	01/01/2023	\$1,434.00
00031962	H4697	KEVIN NGUYEN	01/01/2023	\$2,376.00
00031963	H4285	KHAI HUE NGUYEN	01/01/2023	\$2,495.00
00031964	H3497	KHANH DANG NGUYEN	01/01/2023	\$1,282.00
00031965	H3149	KIEN NGUYEN	01/01/2023	\$5,126.00
00031966	H4652	KIEN THI NGUYEN	01/01/2023	\$1,803.00
00031967	H3919	KIMCHI THI NGUYEN	01/01/2023	\$319.00
00031968	H4713	LAN HUONG NGUYEN	01/01/2023	\$1,652.00
00031969	H4195	LANIE NGUYEN	01/01/2023	\$4,105.00
00031970	H4700	LE B NGUYEN	01/01/2023	\$1,960.00
00031971	H00255	LIEN B NGUYEN	01/01/2023	\$1,181.00
00031972	H1687	LINDA NGUYEN	01/01/2023	\$3,851.00
00031973	H4079	LINDA LIEN NGUYEN	01/01/2023	\$1,446.00
00031974	H00363	LINH NGOC NGUYEN	01/01/2023	\$2,225.00
00031975	H2331	LONG HUYEN DAC NGUYEN	01/01/2023	\$4,938.00
00031976	H4478	LUONG NGUYEN	01/01/2023	\$1,747.00
00031977	H00165	LUU PHUONG NGUYEN	01/01/2023	\$2,132.00

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00031978	H1380	LYNDA NGUYEN	01/01/2023	\$1,475.00
00031979	H2391	MAN M NGUYEN	01/01/2023	\$1,247.00
00031980	H3526	MICHAEL THANG NGUYEN	01/01/2023	\$1,215.00
00031981	H00307	MICHELLE NGUYEN	01/01/2023	\$2,658.00
00031982	H4738	MINH NGUYEN	01/01/2023	\$1,548.00
00031983	H00040	MY DUNG THI NGUYEN	01/01/2023	\$2,460.00
00031984	H3170	MYRA D NGUYEN	01/01/2023	\$1,420.00
00031985	H1717	NANCY NGUYEN	01/01/2023	\$9,043.00
00031986	H3713	NANCY NGUYEN	01/01/2023	\$1,359.00
00031987	H00122	NATHAN V NGUYEN	01/01/2023	\$1,502.00
00031988	H1899	NGHI NGUYEN	01/01/2023	\$2,103.00
00031989	H4744	NGOC NGUYEN	01/01/2023	\$1,818.00
00031990	H4469	OSCAR THUAN NGUYEN	01/01/2023	\$2,408.00
00031991	H4423	PETER NGUYEN	01/01/2023	\$4,250.00
00031992	H00068	PHUC T NGUYEN	01/01/2023	\$1,906.00
00031993	H00298	PHUONG T NGUYEN	01/01/2023	\$1,592.00
00031994	H2197	PHUONG MY THI NGUYEN	01/01/2023	\$10,939.00
00031995	H00340	PHUONG N NGUYEN	01/01/2023	\$890.00
00031996	H4439	QUAN NGUYEN	01/01/2023	\$1,272.00
00031997	H3853	QUANG M NGUYEN	01/01/2023	\$1,136.00
00031998	H4680	SHAWN B NGUYEN	01/01/2023	\$1,929.00
00031999	H4559	SKY NGUYEN	01/01/2023	\$2,995.00
00032000	H3185	SON DINH NGUYEN	01/01/2023	\$1,596.00
00032001	H4118	STEVE NGUYEN	01/01/2023	\$1,721.00
00032002	H3425	STEVEN NGUYEN	01/01/2023	\$1,124.00
00032003	H4670	STEVEN NGUYEN	01/01/2023	\$1,842.00
00032004	H4340	STEVENS NGUYEN	01/01/2023	\$1,824.00
00032005	H00262	TAI ANH NGUYEN	01/01/2023	\$1,606.00
00032006	H3317	TAM N NGUYEN	01/01/2023	\$1,447.00
00032007	H00348	TAM-TRUNG NGUYEN	01/01/2023	\$1,404.00
00032008	H3373	THAI DUC NGUYEN	01/01/2023	\$2,000.00
00032009	H4586	THANG XUAN NGUYEN	01/01/2023	\$961.00
00032010	H00059	THANH-HAI NGUYEN	01/01/2023	\$1,510.00
00032011	H3978	THANH-LE NGUYEN	01/01/2023	\$1,653.00

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00032012	H3313	THANH-NHAN NGUYEN	01/01/2023	\$1,441.00
00032013	H00281	THIEN NGUYEN	01/01/2023	\$1,480.00
00032014	H00239	THIEU KIM NGUYEN	01/01/2023	\$1,769.00
00032015	H3755	THINH QUOC NGUYEN	01/01/2023	\$87.00
00032016	H4749	THOMAS NGUYEN	01/01/2023	\$2,434.00
00032017	H4734	THU-DUNG TRAN NGUYEN	01/01/2023	\$1,492.00
00032018	H1302	THUY NGUYEN	01/01/2023	\$1,235.00
00032019	H3331	THUYHUONG THI NGUYEN	01/01/2023	\$1,330.00
00032020	H9045	TIEP NGUYEN	01/01/2023	\$1,941.00
00032021	H00046	TIM NGUYEN	01/01/2023	\$1,187.00
00032022	H2473	TIMMY NGUYEN	01/01/2023	\$5,433.00
00032023	H00126	TOM NGUYEN	01/01/2023	\$1,509.00
00032024	H4349	TRACY TRUC NGUYEN	01/01/2023	\$1,065.00
00032025	H4805	TRAM ANH NGUYEN	01/01/2023	\$1,543.00
00032026	H00086	TRINH NGUYEN	01/01/2023	\$2,450.00
00032027	H3469	TUAN HOANG NGUYEN	01/01/2023	\$1,807.00
00032028	H4243	TUAN NGOC NGUYEN	01/01/2023	\$1,054.00
00032029	H3737	TUNG QUOC NGUYEN	01/01/2023	\$2,610.00
00032030	H4643	TUYET MAI NGUYEN	01/01/2023	\$1,144.00
00032031	H1937	TUYET TRINH NGUYEN	01/01/2023	\$1,594.00
00032032	H4166	TUYET TRINH NGUYEN	01/01/2023	\$1,746.00
00032033	H4766	UYEN NGUYEN	01/01/2023	\$1,407.00
00032034	H3655	VAN HUY NGUYEN	01/01/2023	\$1,864.00
00032035	H3852	SOAN P NGUYEN, VANANH & DO	01/01/2023	\$404.00
00032036	H4570	VIVIAN NGUYEN	01/01/2023	\$548.00
00032037	H4755	NGUYEN, VY & THI	01/01/2023	\$1,585.00
00032038	H4630	YVONNE QUYEN NGUYEN	01/01/2023	\$1,735.00
00032039	H2501	CANG NGUYEN	01/01/2023	\$1,474.00
00032040	H2550	CUONG CHI NGUYEN	01/01/2023	\$6,074.00
00032041	H2337	DUNG VAN NGUYEN	01/01/2023	\$1,212.00
00032042	H3012	HAN NGUYEN	01/01/2023	\$1,003.00
00032043	H1766	HUNG C NGUYEN	01/01/2023	\$2,170.00
00032044	H3061	HUY NGUYEN	01/01/2023	\$2,551.00
00032045	H2956	JAMES NGUYEN	01/01/2023	\$1,325.00

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00032046	H1552	LAN PHUONG THI NGUYEN	01/01/2023	\$2,299.00
00032047	H2409	LAN-NGOC NGUYEN	01/01/2023	\$1,423.00
00032048	H3086	LANI LAN T NGUYEN	01/01/2023	\$1,146.00
00032049	H2812	MINH NGOC NGUYEN	01/01/2023	\$1,625.00
00032050	H2511	PERRY NGUYEN	01/01/2023	\$1,467.00
00032051	H2610	THANH-TUYEN NGUYEN	01/01/2023	\$1,241.00
00032052	H2479	THINH THI NGUYEN	01/01/2023	\$7,960.00
00032053	H2561	TIFFANY NGUYEN	01/01/2023	\$3,179.00
00032054	H2912	XUAN YEN NGUYEN	01/01/2023	\$1,205.00
00032055	H3802	DIANA NGUYEN-THIEN-NH	01/01/2023	\$2,039.00
00032056	H00218	NH SEABREEZE LLC	01/01/2023	\$2,816.00
00032057	H00168	NNT PROPERTIES 4 LLC	01/01/2023	\$1,818.00
00032058	H00029	NOGAL FELIZ APARTMENTS	01/01/2023	\$1,970.00
00032059	H3952	NORMANDY APARTMENTS, LLC	01/01/2023	\$1,124.00
00032060	H00198	NOVAVILLE LLC	01/01/2023	\$5,582.00
00032061	H00197	NUTWOOD EAST APARTMENTS LLC	01/01/2023	\$1,317.00
00032062	H4597	JOHN OMDAHL	01/01/2023	\$842.00
00032063	H00158	ORANGE COUNTY COMMUNITY HOUSING CORPORATION	01/01/2023	\$1,760.00
00032064	H00160	ORANGE COUNTY COMMUNITY HOUSING CORPORATION	01/01/2023	\$800.00
00032065	H00161	ORANGE COUNTY COMMUNITY HOUSING CORPORATION	01/01/2023	\$1,697.00
00032066	H00162	ORANGE COUNTY COMMUNITY HOUSING CORPORATION	01/01/2023	\$4,393.00
00032067	H00163	ORANGE COUNTY COMMUNITY HOUSING CORPORATION	01/01/2023	\$12,433.00
00032068	H00164	ORANGE COUNTY COMMUNITY HOUSING CORPORATION	01/01/2023	\$6,843.00
00032069	H1622	ORANGE TREE APTS	01/01/2023	\$12,835.00
00032070	H4761	ORRWAY APTS HOMES, LLC	01/01/2023	\$470.00
00032071	H00345	STEVE ORTLOFF	01/01/2023	\$2,558.00
00032072	H2516	SUIKO OZAKI	01/01/2023	\$1,795.00
00032073	H4495	P & J PROPERTY MANAGEMENT	01/01/2023	\$3,120.00
00032074	H1776	BRADRAKUMAR L PAHU	01/01/2023	\$2,623.00
00032075	H1328	PALM ISLAND	01/01/2023	\$11,739.00

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00032076	H4477	PARISIAN APARTMENTS, LP	01/01/2023	\$1,456.00
00032077	H00296	A CA LP PARK CITY APARTMENTS	01/01/2023	\$1,955.00
00032078	H4487	PARK LANDING APARTMENTS	01/01/2023	\$2,512.00
00032079	H0254	PARK STANTON PLACE LP	01/01/2023	\$9,901.00
00032080	H4307	JIN PARK	01/01/2023	\$1,502.00
00032081	H8794	PATEL DILIP M	01/01/2023	\$6,596.00
00032082	H3249	SMITA DIPAK PATEL	01/01/2023	\$1,088.00
00032083	H3111	PELICAN INVESTMENTS #6, LLC	01/01/2023	\$2,702.00
00032084	H4370	PELICAN INVESTMENTS #8, LLC	01/01/2023	\$2,332.00
00032085	H3544	PELICAN INVESTMENTS, LLC	01/01/2023	\$254.00
00032086	H00222	AGNES PHAM	01/01/2023	\$1,613.00
00032087	H4176	BINH Q PHAM	01/01/2023	\$1,640.00
00032088	H4210	CAROLINE PHAM	01/01/2023	\$2,677.00
00032089	H3408	CHIEN DINH PHAM	01/01/2023	\$2,035.00
00032090	H1651	DAVID DUNG PHAM	01/01/2023	\$1,137.00
00032091	H9709	DAVID LINH PHAM	01/01/2023	\$2,486.00
00032092	H00368	DUY HOANG PHAM	01/01/2023	\$2,942.00
00032093	H3912	HIEU PHAM	01/01/2023	\$2,300.00
00032094	H1080	HOANG PHAM	01/01/2023	\$4,103.00
00032095	H00357	HONG V PHAM	01/01/2023	\$1,148.00
00032096	H00330	HUNG T PHAM	01/01/2023	\$1,918.00
00032097	H1971	KHANH CONG PHAM	01/01/2023	\$1,762.00
00032098	H1117	LUCY PHAM, KIM ANH OR PHAM	01/01/2023	\$3,776.00
00032099	H0788	LAN VAN PHAM	01/01/2023	\$3,077.00
00032100	H4095	LIEN PHAM	01/01/2023	\$1,490.00
00032101	H00089	LILY H PHAM	01/01/2023	\$1,062.00
00032102	H4033	NGHIA PHAM	01/01/2023	\$1,903.00
00032103	H4724	NHAC T PHAM	01/01/2023	\$1,501.00
00032104	H4683	PAULINE TRAM PHAM	01/01/2023	\$2,008.00
00032105	H3773	PHUONG T PHAM	01/01/2023	\$1,372.00
00032106	H4501	QUYNH GIAO PHAM	01/01/2023	\$1,996.00
00032107	H3786	QUYNH-ANH HOANG PHAM	01/01/2023	\$1,861.00
00032108	H4213	SON THAI PHAM	01/01/2023	\$2,702.00
00032109	H00275	TAM T PHAM	01/01/2023	\$2,080.00

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00032110	H2255	TIM PHAM	01/01/2023	\$3,083.00
00032111	H4651	TRANG PHAM	01/01/2023	\$4,358.00
00032112	H2065	TRI PHAM	01/01/2023	\$2,127.00
00032113	H4593	TRUONG TAI PHAM	01/01/2023	\$2,090.00
00032114	H4105	TUAN A PHAM	01/01/2023	\$1,626.00
00032115	H3880	VAN LOAN THI PHAM	01/01/2023	\$1,239.00
00032116	H4503	VERONIQUE PHAM	01/01/2023	\$1,670.00
00032117	H3967	VU PHAM	01/01/2023	\$1,502.00
00032118	H2328	XUANNHA T PHAM	01/01/2023	\$1,730.00
00032119	H0595	HAI MINH PHAM	01/01/2023	\$11,723.00
00032120	H1932	HELEN PHAM	01/01/2023	\$1,180.00
00032121	H1851	LOAN ANH THI PHAM	01/01/2023	\$1,502.00
00032122	H0651	QUANG PHAM	01/01/2023	\$1,643.00
00032123	H4685	KATHY PHAN	01/01/2023	\$3,902.00
00032124	H4188	OANH PHAN	01/01/2023	\$4,287.00
00032125	H4781	STEVEN PHAN	01/01/2023	\$1,211.00
00032126	H4408	TAMMY PHAN	01/01/2023	\$1,538.00
00032127	H3820	THANH T PHAN	01/01/2023	\$90.00
00032128	H00232	WILSON M PHAN	01/01/2023	\$1,595.00
00032129	H3257	DON PHAN	01/01/2023	\$1,368.00
00032130	H1101	TOAN CONG PHAN	01/01/2023	\$1,110.00
00032131	H3698	ART S PHARN	01/01/2023	\$1,941.00
00032132	H00141	PHOENIX PREMIER LLC	01/01/2023	\$3,277.00
00032133	H2863	PINE TREE PROPERTY, LLC	01/01/2023	\$1,995.00
00032134	H3505	PJP PROPERTIES, LLC	01/01/2023	\$1,509.00
00032135	H00231	PLATINUM TRI BLOC LLC	01/01/2023	\$1,731.00
00032136	H1493	PLAZA PATRIA COURT LTD	01/01/2023	\$1,417.00
00032137	H3769	PNB GREEN EXPANSION MGMT, LLC	01/01/2023	\$4,595.00
00032138	H4795	POST STERLING COURT, LP	01/01/2023	\$1,482.00
00032139	H3668	PRINCE NEW HORIZON VILLAGE	01/01/2023	\$3,813.00
00032140	H00194	QN INVESTMENT LLC	01/01/2023	\$14,097.00
00032141	H4306	SAN T QUACH	01/01/2023	\$1,393.00
00032142	H3994	DERRICK WILLIAM QUAN	01/01/2023	\$1,818.00
00032143	H4620	JEANNIE QUAN	01/01/2023	\$882.00

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00032144	H4357	VAN-LAN QUAN	01/01/2023	\$4,819.00
00032145	H1448	GARY L QUINN	01/01/2023	\$795.00
00032146	H00335	RAINTREE BROOKS LP	01/01/2023	\$1,782.00
00032147	H00169	RANCHO MONTEREY APARTMENTS	01/01/2023	\$4,830.00
00032148	H0978	RAVART PACIFIC, LP	01/01/2023	\$1,273.00
00032149	H3808	RAVENWOOD PROPERTIES, LLC	01/01/2023	\$2,729.00
00032150	H4801	RBJ INVESTMENTS CORP	01/01/2023	\$1,334.00
00032151	H00285	REAL ESTATE SOURCE	01/01/2023	\$1,694.00
00032152	H00367	RED CORAL LLC	01/01/2023	\$1,200.00
00032153	H3184	ROGER LEE REED	01/01/2023	\$2,858.00
00032154	H3573	REO INTERNATIONAL CORPORATION	01/01/2023	\$3,058.00
00032155	H4932	RAYMOND REYES	01/01/2023	\$787.00
00032156	H1100	ROBERTA APTS, LP	01/01/2023	\$2,453.00
00032157	H3186	ROCEL PROPERTIES MGMT INC	01/01/2023	\$1,372.00
00032158	H1303	ALBERT/PATRICIA RODRIGUEZ	01/01/2023	\$1,750.00
00032159	H00266	BRADLEY A ROMSTEDT	01/01/2023	\$1,419.00
00032160	H3631	CHARLENE ROSSIGNOL	01/01/2023	\$1,162.00
00032161	H00128	RUSSELL REAL ESTATE LLC	01/01/2023	\$3,450.00
00032162	H00203	S & P PACIFIC PROPERTIES LLC	01/01/2023	\$4,109.00
00032163	H1149	MIHRAN SABUNJIAN	01/01/2023	\$12,427.00
00032164	H00246	SAGE PARK CA LP	01/01/2023	\$1,235.00
00032165	H00324	FARZANEH SAJADIEH	01/01/2023	\$3,526.00
00032166	H4231	SALSOL PROPERTIES, LLC	01/01/2023	\$1,353.00
00032167	H00305	SAN CARLOS	01/01/2023	\$5,099.00
00032168	H4681	SAN MARINO	01/01/2023	\$449.00
00032169	H00097	SAN MIGUEL APTS / SAN MIGUEL PROPERTIES LP	01/01/2023	\$1,353.00
00032170	H00174	CYNTHIA SANCHEZ	01/01/2023	\$1,085.00
00032171	H0858	PAT SARGENT	01/01/2023	\$1,508.00
00032172	H3340	JILL ANN SCHLEIFER	01/01/2023	\$3,528.00
00032173	H00187	SCOTT G JOE C/O PACIFIC TRUST MANAGEMENT	01/01/2023	\$1,111.00
00032174	H4485	SCWJ, LLC	01/01/2023	\$1,502.00
00032175	H4072	SERRANO WOODS, LP	01/01/2023	\$433.00
00032176	H00228	MARY E SHEN	01/01/2023	\$1,863.00
00032177	H00103	DAHNING SHIH	01/01/2023	\$1,812.00

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00032178	H3699	SHREEVES PROPERTIES, LLC	01/01/2023	\$5,268.00
00032179	H00365	ANTHONY AND PATIENCE SHUTTS	01/01/2023	\$1,900.00
00032180	H3779	IRV D SIGEL	01/01/2023	\$1,728.00
00032181	H4150	SILVER COVE APARTMENTS, LP	01/01/2023	\$2,243.00
00032182	H4451	IRVIN SILVERSTEIN	01/01/2023	\$984.00
00032183	H1182	SINGING TREE	01/01/2023	\$1,475.00
00032184	H3459	BAY SIU	01/01/2023	\$1,623.00
00032185	H00293	SOBER SOLUTIONS	01/01/2023	\$2,100.00
00032186	H4778	SOCF, LLC	01/01/2023	\$944.00
00032187	H00243	SOMMERVILLE CONZELMAN CO LP	01/01/2023	\$5,814.00
00032188	H00288	JENNIFER SON	01/01/2023	\$1,427.00
00032189	H00055	LLC SOUTHCOAST CAPITAL HOLDINGS	01/01/2023	\$1,084.00
00032190	H1686	JAMES SPEARS	01/01/2023	\$2,224.00
00032191	H00244	SPICY LIVING LLC	01/01/2023	\$3,421.00
00032192	H4145	SPRINGDALE STREET APARTMENTS	01/01/2023	\$2,752.00
00032193	H3835	SPRINGSIDE, LLC	01/01/2023	\$7,973.00
00032194	H00337	STANDARD HERITAGE ANAHEIM OWNER LP	01/01/2023	\$2,865.00
00032195	H4458	TRUST STANLEY A SIROTT	01/01/2023	\$1,734.00
00032196	H3038	STANTON GROUP THREE, LLC	01/01/2023	\$4,795.00
00032197	H4566	STANTON GROUP, LLC	01/01/2023	\$1,025.00
00032198	H1277	STEWART PROPERTIES	01/01/2023	\$1,585.00
00032199	H00142	PATRICIA J STEWART	01/01/2023	\$1,444.00
00032200	H0403	ERICA STIDHAM	01/01/2023	\$5,706.00
00032201	H00297	THUY NHIEU STRICKLAND	01/01/2023	\$1,818.00
00032202	H0359	STUART DRIVE/ROSE GARDEN APTS	01/01/2023	\$105,969.00
00032203	H1147	UN SU	01/01/2023	\$3,044.00
00032204	H2049	SUNGROVE SENIOR APTS	01/01/2023	\$25,790.00
00032205	H3805	SUNNYGATE, LLC	01/01/2023	\$13,122.00
00032206	H00108	SUNRISE APARTMENT HOMES	01/01/2023	\$2,744.00
00032207	H3766	SUNRISE VILLAGE PROPERTIES, LLC	01/01/2023	\$10,634.00
00032208	H00352	SURF CITY HOMES LLC	01/01/2023	\$845.00
00032209	H4484	EMILE J SWEIDA	01/01/2023	\$1,424.00
00032210	H00170	EVELYN SY	01/01/2023	\$1,750.00
00032211	H4543	SYCAMORE COURT APARTMENTS	01/01/2023	\$14,714.00

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00032212	H4449	VINH TA	01/01/2023	\$1,195.00
00032213	H4081	ALI TAHAMI	01/01/2023	\$2,005.00
00032214	H00094	TAMARACK WOODS A CALIFORNIA LP	01/01/2023	\$1,486.00
00032215	H3432	ENLIANG T TANG	01/01/2023	\$1,582.00
00032216	H00268	TARA HILL APARTMENT	01/01/2023	\$1,920.00
00032217	H00229	TDDM INVESTMENTS CORP	01/01/2023	\$2,836.00
00032218	H3527	TDT WASHINGTON, LLC	01/01/2023	\$3,989.00
00032219	H4653	TH 12622 MORNINGSIDE, LLC	01/01/2023	\$1,144.00
00032220	H2875	HENRY THACH	01/01/2023	\$2,716.00
00032221	H4731	LYNN THAI	01/01/2023	\$1,417.00
00032222	H00185	JAI PAUL THAKUR	01/01/2023	\$1,209.00
00032223	H00076	THE ARBORS-LAKE FOREST OWNER LLC	01/01/2023	\$1,253.00
00032224	H00052	THE CAMBRIDGE	01/01/2023	\$3,869.00
00032225	H4391	THE FLORENTINE APTS	01/01/2023	\$1,769.00
00032226	H4759	THE KELVIN APARTMENTS	01/01/2023	\$1,910.00
00032227	H4390	THE MEDITERRANEAN APTS	01/01/2023	\$1,124.00
00032228	H4591	THE PALM GARDEN APTS LP	01/01/2023	\$1,347.00
00032229	H1007	THE ROSE GARDEN APTS	01/01/2023	\$17,191.00
00032230	H4633	THSW PARTNERS, LLC	01/01/2023	\$4,923.00
00032231	H3260	ANA MARIA THULSIRAJ	01/01/2023	\$1,180.00
00032232	H00053	TIC INVESTMENT COMPANY LLC	01/01/2023	\$3,894.00
00032233	H00062	TIC INVESTMENT COMPANY	01/01/2023	\$4,553.00
00032234	H4599	TIC INVESTMENT COMPANY, LLC	01/01/2023	\$1,524.00
00032235	H4600	TIC INVESTMENT COMPANY, LLC	01/01/2023	\$1,498.00
00032236	H00060	TIC INVESTMENT LLC	01/01/2023	\$593.00
00032237	H00308	TJAC-PI LLC	01/01/2023	\$5,367.00
00032238	H4494	TLHA DOTY, LLC	01/01/2023	\$2,623.00
00032239	H4219	TLHA PALM, LLC	01/01/2023	\$1,914.00
00032240	H00207	TN INVESTMENTS GROUP LLC	01/01/2023	\$3,164.00
00032241	H00334	TN INVESTMENTS GROUP LLC	01/01/2023	\$1,451.00
00032242	H00366	TN INVESTMENTS GROUP, LLC	01/01/2023	\$1,417.00
00032243	H3827	TN INVESTMENTS GROUP, LLC	01/01/2023	\$12,547.00
00032244	H3828	TN INVESTMENTS GROUP, LLC	01/01/2023	\$1,089.00
00032245	H3829	TN INVESTMENTS GROUP, LLC	01/01/2023	\$1,341.00

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00032246	H3831	TN INVESTMENTS GROUP, LLC	01/01/2023	\$1,270.00
00032247	H3939	TN INVESTMENTS PROPERTIES, LLC	01/01/2023	\$18,567.00
00032248	H4753	TNL PROPERTY, LLC	01/01/2023	\$2,781.00
00032249	H1212	KIMTRUNG THI TO	01/01/2023	\$1,581.00
00032250	H0855	VAN THU TO	01/01/2023	\$5,816.00
00032251	H4492	TOC TOC, LLC	01/01/2023	\$4,393.00
00032252	H00189	TRUSTEE TOMMY YING TUAN	01/01/2023	\$1,447.00
00032253	H1454	KHANH TON	01/01/2023	\$802.00
00032254	H3377	TAP THAT TON	01/01/2023	\$1,302.00
00032255	H3902	TOPADVANCED, LLC	01/01/2023	\$3,544.00
00032256	H00370	TOWNE CENTRE AT ORANGE	01/01/2023	\$1,945.00
00032257	H00178	TR ENTERPRISE LLC	01/01/2023	\$2,798.00
00032258	H1789	TRAN'S APARTMENTS	01/01/2023	\$5,604.00
00032259	H4099	ANDREW TRAN	01/01/2023	\$1,986.00
00032260	H4407	ANDREW TRAN	01/01/2023	\$1,796.00
00032261	H7723	ANH TUYET T TRAN	01/01/2023	\$1,365.00
00032262	H4727	ANNA THI TRAN	01/01/2023	\$1,200.00
00032263	H00156	DAT DOAN TRAN	01/01/2023	\$1,166.00
00032264	H00392	DUC M TRAN	01/01/2023	\$3,202.00
00032265	H3577	EDWARD T TRAN	01/01/2023	\$1,252.00
00032266	H2027	FREDERICK M TRAN	01/01/2023	\$1,179.00
00032267	H00102	HELENA TRAN	01/01/2023	\$1,682.00
00032268	H3646	HENRY TRAN	01/01/2023	\$1,269.00
00032269	H1203	JACLYN TRAN, HIEP OR TRAN	01/01/2023	\$1,234.00
00032270	H3554	HO VAN TRAN	01/01/2023	\$6,374.00
00032271	H3896	HOA TRAN	01/01/2023	\$600.00
00032272	H00124	HUE THI DANG TRAN	01/01/2023	\$1,619.00
00032273	H3456	HUNG QUOC TRAN	01/01/2023	\$1,528.00
00032274	H00044	HUONG TRAN	01/01/2023	\$2,735.00
00032275	H00057	HUYEN TRAN	01/01/2023	\$930.00
00032276	H3403	JANE TRAN	01/01/2023	\$1,838.00
00032277	H4270	JIM DUC TRAN	01/01/2023	\$1,516.00
00032278	H4698	JOHNNY TRAN	01/01/2023	\$2,470.00
00032279	H4251	JOSEPH QUANG TRAN	01/01/2023	\$963.00

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00032280	H4499	JOSEPHINE TRAN	01/01/2023	\$2,216.00
00032281	H00171	KENNY TRAN	01/01/2023	\$2,466.00
00032282	H00195	KEVIN TRAN	01/01/2023	\$2,398.00
00032283	H4158	KEVIN THANH TRAN	01/01/2023	\$1,631.00
00032284	H00058	KIEU VAN TRAN	01/01/2023	\$2,539.00
00032285	H3517	KIM VAN TRAN	01/01/2023	\$3,382.00
00032286	H4276	LAY THI TRAN	01/01/2023	\$1,812.00
00032287	H4130	LOC H TRAN	01/01/2023	\$2,159.00
00032288	H4788	LONG QUOC TRAN	01/01/2023	\$1,371.00
00032289	H3775	LUCIA THUY TRAN	01/01/2023	\$1,055.00
00032290	H3442	MARY TRAN	01/01/2023	\$1,074.00
00032291	H4732	MINH TRAN	01/01/2023	\$1,602.00
00032292	H4059	MY T TRAN	01/01/2023	\$2,253.00
00032293	H4687	NGAN TRAN	01/01/2023	\$3,585.00
00032294	H3211	NGOC THI TRAN	01/01/2023	\$1,869.00
00032295	H4378	NHUT NGUYEN TRAN	01/01/2023	\$1,431.00
00032296	H3530	TAM ANH TRAN	01/01/2023	\$1,744.00
00032297	H4198	TAM MINH TRAN	01/01/2023	\$1,847.00
00032298	H3742	THERESA T TRAN	01/01/2023	\$761.00
00032299	H3744	THERESA T TRAN	01/01/2023	\$1,363.00
00032300	H4291	THONG TRAN	01/01/2023	\$1,087.00
00032301	H3371	THU HUONG THI TRAN	01/01/2023	\$839.00
00032302	H4394	TIM TRAN	01/01/2023	\$1,833.00
00032303	H4573	TINA TRAN	01/01/2023	\$2,225.00
00032304	H00025	TONY TRAN	01/01/2023	\$1,933.00
00032305	H00073	TRANG P TRAN	01/01/2023	\$1,074.00
00032306	H3709	TRI TRAN	01/01/2023	\$424.00
00032307	H4507	TRUNG H TRAN	01/01/2023	\$1,341.00
00032308	H3163	TRUYEN & HELEN TRAN	01/01/2023	\$2,401.00
00032309	H3220	TU TRAN	01/01/2023	\$1,620.00
00032310	H3253	VICTORIA TRAN	01/01/2023	\$1,641.00
00032311	H0386	BAU TRAN	01/01/2023	\$1,012.00
00032312	H3227	PAUL TUAN DUC TRAN	01/01/2023	\$1,615.00
00032313	H2712	PHUONG THUY TRAN	01/01/2023	\$610.00

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00032314	H1903	THU-HANG TRAN	01/01/2023	\$5,286.00
00032315	H2776	TUAN HUY TRAN	01/01/2023	\$930.00
00032316	H1166	TOM TRANG	01/01/2023	\$1,284.00
00032317	H4422	TRG FULLERTON AFFORDABLE, LP / VENTANA APARTMENTS	01/01/2023	\$694.00
00032318	H4136	HONG QUANG TRIEU	01/01/2023	\$1,433.00
00032319	H4266	NANCY TRIEU	01/01/2023	\$1,491.00
00032320	H2231	EMMA TRINH	01/01/2023	\$1,400.00
00032321	H3759	THANH-MAI TRINH	01/01/2023	\$3,129.00
00032322	H00385	THU XUAN TRINH	01/01/2023	\$1,669.00
00032323	H4356	TUAN TRINH	01/01/2023	\$1,871.00
00032324	H0536	TUNG XUAN TRINH	01/01/2023	\$1,601.00
00032325	H00351	TRIPLETS CASTLE LLC	01/01/2023	\$4,156.00
00032326	H3993	DUNG T TRUONG	01/01/2023	\$615.00
00032327	H00356	HOAN VU MINH TRUONG	01/01/2023	\$249.00
00032328	H00188	HUE AI TRUONG	01/01/2023	\$1,513.00
00032329	H00201	JOHN TRUONG	01/01/2023	\$1,228.00
00032330	H4780	KENNY N TRUONG	01/01/2023	\$2,407.00
00032331	H2729	QUYEN MY TRUONG	01/01/2023	\$1,328.00
00032332	H1813	CAROLINE TSAI	01/01/2023	\$3,825.00
00032333	H4445	YUNGLIN & SHU-MEI TSAO	01/01/2023	\$1,888.00
00032334	H00295	TSK BUSINESS LLC	01/01/2023	\$780.00
00032335	H3867	TU BI THIEN TAM	01/01/2023	\$1,285.00
00032336	H8168	TUDOR GROVE	01/01/2023	\$80,167.00
00032337	H4536	TUSTIN AFFORDABLE HOUSING	01/01/2023	\$3,138.00
00032338	H4030	TUSTIN SOUTHERN APTS - OFFICE	01/01/2023	\$1,264.00
00032339	H00215	ROGER TWEDT	01/01/2023	\$1,630.00
00032340	H00388	UDR HUNTINGTON VISTA LP DBA HUNTINGTON VISTA	01/01/2023	\$1,896.00
00032341	H9100	V W PROPERTY	01/01/2023	\$4,981.00
00032342	H1541	CONNIE VALDEZ	01/01/2023	\$1,267.00
00032343	H00361	VALLEY VIEW SENIOR APARTMENTS LLC	01/01/2023	\$19,544.00
00032344	H0814	MINH XUONG VAN	01/01/2023	\$578.00
00032345	H4661	RONALD VAN	01/01/2023	\$2,231.00
00032346	H2755	ARTURO ENRIQUEZ VAZQUEZ	01/01/2023	\$2,784.00

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00032347	H4392	VERSAILLES APTS	01/01/2023	\$3,239.00
00032348	H4553	VINTAGE CANYON SR APTS	01/01/2023	\$1,050.00
00032349	H4625	VINTAGE FLAGSHIP, LLC	01/01/2023	\$2,878.00
00032350	H3689	VJ SURGICAL, LLC	01/01/2023	\$2,155.00
00032351	H3628	VLE RENTAL, LLC	01/01/2023	\$9,317.00
00032352	H3132	HUNG MINH VO	01/01/2023	\$1,935.00
00032353	H4205	JEFF VO	01/01/2023	\$1,256.00
00032354	H2134	KHANH MAI VO	01/01/2023	\$5,965.00
00032355	H4531	LOAN VO	01/01/2023	\$1,906.00
00032356	H3938	LOC ANH VO	01/01/2023	\$1,185.00
00032357	H4787	MICKEY VO	01/01/2023	\$2,375.00
00032358	H1481	TINA NGA VOLE	01/01/2023	\$1,261.00
00032359	H3718	NIPA D VORA	01/01/2023	\$3,483.00
00032360	H3907	ANNIE VU	01/01/2023	\$1,587.00
00032361	H2123	DAT VU	01/01/2023	\$18,309.00
00032362	H00259	DIANA VU	01/01/2023	\$975.00
00032363	H4560	HOA VU	01/01/2023	\$1,341.00
00032364	H3918	HUAN VU	01/01/2023	\$1,205.00
00032365	H00206	JADE NGOC VU	01/01/2023	\$1,826.00
00032366	H00211	KHUAT VU	01/01/2023	\$1,956.00
00032367	H4657	KRYSTINA VU	01/01/2023	\$1,485.00
00032368	H4197	LEO M VU	01/01/2023	\$1,873.00
00032369	H4323	LINH DUY VU	01/01/2023	\$2,777.00
00032370	H00079	MICHELLE QUYNH HOA VU	01/01/2023	\$477.00
00032371	H4549	MINH VU	01/01/2023	\$1,102.00
00032372	H3760	NAM H VU	01/01/2023	\$1,284.00
00032373	H3274	PHUONG MINH VU	01/01/2023	\$1,169.00
00032374	H00306	SHAWN VU	01/01/2023	\$1,483.00
00032375	H00074	SU T VU	01/01/2023	\$2,234.00
00032376	H00249	SUONG N VU	01/01/2023	\$1,284.00
00032377	H3823	TAN DUY VU	01/01/2023	\$3,138.00
00032378	H2823	TRUNG QUOC VU	01/01/2023	\$1,095.00
00032379	H0883	TUONG MANH VU	01/01/2023	\$2,289.00
00032380	H3612	VINCE HUNG VU	01/01/2023	\$4,609.00

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00032381	H3928	VIVIAN VU	01/01/2023	\$866.00
00032382	H4807	YEN T VU	01/01/2023	\$1,805.00
00032383	H00034	HAO DUC VUONG	01/01/2023	\$1,392.00
00032384	H00226	HOA THI VUONG	01/01/2023	\$2,715.00
00032385	H00313	KAITHLYN VUONG	01/01/2023	\$1,719.00
00032386	H4278	PETER H VUONG	01/01/2023	\$679.00
00032387	H4642	DAVID WALD	01/01/2023	\$931.00
00032388	H9105	WALDEN APTS	01/01/2023	\$4,289.00
00032389	H1725	WALDEN GLEN APTS	01/01/2023	\$1,894.00
00032390	H4489	HO PONG WAN	01/01/2023	\$1,312.00
00032391	H2084	CHARLES WANG	01/01/2023	\$5,592.00
00032392	H2253	SUZY WANG	01/01/2023	\$3,503.00
00032393	H0867	IRVING WEISER	01/01/2023	\$2,048.00
00032394	H9106	WEISSER INVESTMENTS	01/01/2023	\$9,776.00
00032395	H4530	WESLEY VILLAGE APARTMENTS	01/01/2023	\$5,597.00
00032396	H0442	HENRY B WESSELN	01/01/2023	\$1,808.00
00032397	H1238	WESTCHESTER PARK, LP	01/01/2023	\$1,748.00
00032398	H00144	WESTERN NATIONAL EL DORADO PARTNERS LP	01/01/2023	\$1,268.00
00032399	H3468	WESTLAKE APARTMENTS, LLC	01/01/2023	\$8,194.00
00032400	H2684	WESTMINSTER HOUSING PARTNER, LP	01/01/2023	\$10,564.00
00032401	H2986	CINDY OR ED WICK	01/01/2023	\$914.00
00032402	H0029	WILLOWICK ROYAL	01/01/2023	\$436.00
00032403	H4424	WILSHIRE CREST	01/01/2023	\$950.00
00032404	H4523	WINDMILL APARTMENTS	01/01/2023	\$4,493.00
00032405	H4608	WINDWOOD GLEN APTS	01/01/2023	\$1,610.00
00032406	H9109	WINNIE INVESTMENT	01/01/2023	\$7,201.00
00032407	H3286	WINSTON PLACE, LLC	01/01/2023	\$1,188.00
00032408	H4232	WONDERFUL IDEA, LLC	01/01/2023	\$1,620.00
00032409	H5169	GIN O WONG	01/01/2023	\$7,437.00
00032410	H00138	PERRY WONG	01/01/2023	\$1,527.00
00032411	H3592	PHILLIP WONG	01/01/2023	\$2,228.00
00032412	H4709	WOODBIDGE VILLAS APARTMENT HOMES	01/01/2023	\$1,216.00
00032413	H4733	WOODBIDGE VILLAS PARTNERS	01/01/2023	\$1,230.00
00032414	H4762	WOODBIDGE WILLOWS	01/01/2023	\$3,907.00

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00032415	H00184	XIAOLIN WU	01/01/2023	\$1,380.00
00032416	H0165	LEON SHU YAU	01/01/2023	\$1,301.00
00032417	H4806	JIYUN YEOM	01/01/2023	\$2,613.00
00032418	H00190	JAIMIE L YIANG	01/01/2023	\$1,508.00
00032419	H00333	YORBA LINDA ALTRUDY LP	01/01/2023	\$1,008.00
00032420	H4168	HENRY H YOUNG	01/01/2023	\$1,773.00
00032421	H4596	EUGENIA ZASLAVSKY	01/01/2023	\$4,706.00
00032422	H3730	GEORGE ZHAO	01/01/2023	\$1,509.00
00683926	H00260	2175 S MULLUL DRIVE LLC	01/01/2023	\$4,359.00
00683927	H00284	8550 COMMONWEALTH AVENUE LLC	01/01/2023	\$1,255.00
00683928	H4194	WILLIAM ADAMS	01/01/2023	\$1,150.00
00683929	H00238	ADVANCE GLOBAL ASSET GROUP INC	01/01/2023	\$915.00
00683930	H00248	ADVANCED GROUP 05-85 A CAL LTD PARTNERSHIP	01/01/2023	\$1,299.00
00683931	H4534	ALISO VIEJO 621, LP	01/01/2023	\$1,306.00
00683932	H00290	ALLEPHESIANS 1, LLC	01/01/2023	\$1,730.00
00683933	H2616	ANAHEIM REVITALIZATION II PART	01/01/2023	\$2,399.00
00683934	H4705	ANAHEIM REVITALIZATION IV PARTNERS, LP	01/01/2023	\$1,541.00
00683935	H4722	ANAHEIM REVITALIZATION PARTNERS III LP	01/01/2023	\$1,499.00
00683936	H00328	ARC EQUITIES LLC	01/01/2023	\$1,637.00
00683937	H7330	BAHIA VILLAGE MOBILEHOME PARK	01/01/2023	\$930.00
00683938	H00064	BEXAEW THE HAVENS LP	01/01/2023	\$1,189.00
00683939	H00070	BRIDGE WF CA CRYSTAL VIEW LP	01/01/2023	\$3,647.00
00683940	H0950	RICHARD BUI JR	01/01/2023	\$3,930.00
00683941	H00155	CRYSTAL BUI	01/01/2023	\$1,904.00
00683942	H3596	JIMMY QUOC BUI	01/01/2023	\$3,555.00
00683943	H4355	LAN HUYNH NGOC BUI	01/01/2023	\$1,059.00
00683944	H0432	PHAT BUI	01/01/2023	\$2,945.00
00683945	H1455	SON MINH BUI	01/01/2023	\$1,424.00
00683946	H4756	TAN H BUI	01/01/2023	\$1,460.00
00683947	H4238	TINH TIEN BUI	01/01/2023	\$1,910.00
00683948	H00130	BUNGALOWS	01/01/2023	\$1,946.00
00683949	H0289	RONALD CALKINS	01/01/2023	\$1,528.00
00683950	H00247	CASA LA VETA ASSOCIATES	01/01/2023	\$1,920.00
00683951	H00261	CASTILIAN A CA LP	01/01/2023	\$2,000.00

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00683952	H9009	CHANTECLAIR APTS	01/01/2023	\$1,315.00
00683953	H00127	RICHARD N CHAO	01/01/2023	\$1,126.00
00683954	H2701	DAVID CHEN	01/01/2023	\$1,295.00
00683955	H4671	ROBERT CHRISTMAN	01/01/2023	\$2,646.00
00683956	H00358	ANH CHU	01/01/2023	\$1,818.00
00683957	H4617	MEI-LING CHU	01/01/2023	\$947.00
00683958	H4773	CMIF III CORONADO PALMS, LLC	01/01/2023	\$1,439.00
00683959	H00227	CORDOVA A CA LP	01/01/2023	\$1,893.00
00683960	H00344	CORTESIA AT RANCHO SANTA MARGARITA	01/01/2023	\$2,596.00
00683961	H4380	CRESTWOOD ON 7, LLC	01/01/2023	\$2,548.00
00683962	H00072	KHANH DANG	01/01/2023	\$1,660.00
00683963	H00106	HAROLD E DELONG	01/01/2023	\$1,311.00
00683964	H00323	NHI DIEP	01/01/2023	\$1,508.00
00683965	H4690	KIM-ANH T DINH	01/01/2023	\$3,246.00
00683966	H4533	MINH TAM DO	01/01/2023	\$896.00
00683967	H4693	THO DO	01/01/2023	\$2,900.00
00683968	H4222	THUAN DO	01/01/2023	\$1,338.00
00683969	H3422	DINH T DOAN	01/01/2023	\$1,310.00
00683970	H00043	MICHAEL DOAN	01/01/2023	\$1,206.00
00683971	H1395	HELMUT DONNER	01/01/2023	\$2,486.00
00683972	H4348	LAN DUONG	01/01/2023	\$1,401.00
00683973	H00377	EIGHT 80 NEWPORT BEACH	01/01/2023	\$1,465.00
00683974	H4187	EL CAMINO LU, LLC	01/01/2023	\$1,641.00
00683975	H4016	ELDEN EAST APARTMENTS	01/01/2023	\$994.00
00683976	H3075	EMERALD GARDENS APT	01/01/2023	\$805.00
00683977	H5060	EUCLID PARK APTS	01/01/2023	\$1,636.00
00683978	H00236	FENWAY APTS	01/01/2023	\$1,769.00
00683979	H4813	FENWAY PROPERTIES	01/01/2023	\$1,477.00
00683980	H2768	DALE A FULLWOOD	01/01/2023	\$1,332.00
00683981	H4193	GROVE PARK, LLC	01/01/2023	\$4,082.00
00683982	H00389	HANNA PROPERTY INVESTMENTS LLC	01/01/2023	\$3,672.00
00683983	H3218	KULJIT HARA	01/01/2023	\$1,141.00
00683984	H1979	STEVE HARA	01/01/2023	\$6,110.00
00683985	H00221	HAUPT PROPERTIES, LLC C/O DROUIN REALTY	01/01/2023	\$960.00

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00683986	H4703	HERMOSA VILLAGE PHASE I HOUSING PARTNERS, LP	01/01/2023	\$1,958.00
00683987	H1873	JAMES HOANG	01/01/2023	\$1,283.00
00683988	H3022	NICK HOFFMAN	01/01/2023	\$2,337.00
00683989	H00355	HOYT REAL ESTATE INC	01/01/2023	\$1,762.00
00683990	H3140	CHONG WEI HUANG	01/01/2023	\$1,976.00
00683991	H00240	HUNTINGTON POINTE 2019 LP	01/01/2023	\$1,471.00
00683992	H4810	DOANH HUYNH	01/01/2023	\$1,654.00
00683993	H3473	NATALIE N HUYNH	01/01/2023	\$1,359.00
00683994	H3095	TRANG HUYNH	01/01/2023	\$4,198.00
00683995	H00329	IHLLC HOLDINGS I LLC	01/01/2023	\$2,501.00
00683996	H00224	JAMES K SKEOCH DECEDENT'S TRUST	01/01/2023	\$1,561.00
00683997	H00254	STEPHEN JOHNSON	01/01/2023	\$1,477.00
00683998	H3109	LINDA JOHNSON	01/01/2023	\$1,502.00
00683999	H4584	JOON CHOI VDS APARTMENT LLC	01/01/2023	\$11,429.00
00684001	H2641	KDF HERMOSA, LP	01/01/2023	\$4,622.00
00684002	H3083	KDF MALABAR, LP	01/01/2023	\$35,599.00
00684003	H2403	KDF SEA WIND, LP	01/01/2023	\$1,777.00
00684004	H00217	VI KIM	01/01/2023	\$1,548.00
00684005	H3683	WILLIAM KUNZMAN	01/01/2023	\$1,611.00
00684006	H00302	LA COSTA	01/01/2023	\$2,403.00
00684007	H00381	LA RAMADA APARTMENTS HOMES	01/01/2023	\$2,120.00
00684008	H00117	ANH T LAM	01/01/2023	\$927.00
00684009	H4284	LE FAMILY TRUST	01/01/2023	\$1,620.00
00684010	H1638	DON LE	01/01/2023	\$974.00
00684011	H3740	DONALD LE	01/01/2023	\$1,285.00
00684012	H1531	TRACEY LE	01/01/2023	\$1,420.00
00684013	H00360	TRAN-QUOC LE	01/01/2023	\$1,927.00
00684014	H1423	VIET Q LE	01/01/2023	\$1,309.00
00684015	H0298	YENNHI LE	01/01/2023	\$974.00
00684016	H4132	HOABINH LE-MUNZER	01/01/2023	\$1,850.00
00684017	H00223	LAWRENCE B LEBLANC	01/01/2023	\$11,618.00
00684018	H4694	DOUG LEONG	01/01/2023	\$1,263.00
00684019	H0216	ALICE LIAO	01/01/2023	\$2,919.00
00684020	H00066	DAVID A LO	01/01/2023	\$1,741.00

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00684021	H4765	MAI LUONG	01/01/2023	\$3,175.00
00684022	H4820	VIVIAN Q LUU	01/01/2023	\$1,883.00
00684023	H0958	WILLIAM T MACDONALD	01/01/2023	\$5,570.00
00684024	H00132	DAVID E MADJE	01/01/2023	\$12,535.00
00684025	H1188	LARRY MAH	01/01/2023	\$1,030.00
00684026	H2333	HANH T MAI-NGUYEN	01/01/2023	\$1,462.00
00684027	H1861	TERRY MAMMEN	01/01/2023	\$5,016.00
00684028	H4675	ZHIYAN MAO	01/01/2023	\$2,728.00
00684029	H00204	MARTIN INVESTMENT PROPERTIES INC	01/01/2023	\$1,435.00
00684030	H00279	ODETTE MIKHAIL	01/01/2023	\$1,715.00
00684031	H3043	MONARK, LP	01/01/2023	\$5,736.00
00684032	H0780	MONTEJO APARTMENTS	01/01/2023	\$1,962.00
00684033	H00353	MONTICELLO PROPERTY MANAGEMENT	01/01/2023	\$954.00
00684034	H00274	NEWPORT HOUSING PARTNERS LP	01/01/2023	\$1,742.00
00684035	H00152	BRIGHTON QUOCSI NGO	01/01/2023	\$1,317.00
00684036	H2386	MARY NGO	01/01/2023	\$5,848.00
00684037	H00114	AN NGUYEN	01/01/2023	\$506.00
00684038	H1184	BICHLE T NGUYEN	01/01/2023	\$4,126.00
00684039	H3176	BOYCE JR NGUYEN	01/01/2023	\$790.00
00684040	H00270	HAIHA NGUYEN	01/01/2023	\$1,527.00
00684041	H2192	HOC VAN NGUYEN	01/01/2023	\$2,237.00
00684042	H4623	LINDA MAI NGUYEN	01/01/2023	\$1,496.00
00684043	H4473	MAI NGUYEN	01/01/2023	\$725.00
00684044	H00271	MINDY NGUYEN	01/01/2023	\$1,882.00
00684045	H00175	NAM V NGUYEN	01/01/2023	\$1,271.00
00684046	H4061	NGUYEN, NICOLE U	01/01/2023	\$846.00
00684047	H4728	QUOC KIM NGUYEN	01/01/2023	\$1,654.00
00684048	H4529	STEVEN NGUYEN	01/01/2023	\$987.00
00684049	H9044	THANH VAN NGUYEN	01/01/2023	\$1,526.00
00684050	H4682	THUY T NGUYEN	01/01/2023	\$889.00
00684051	H00332	TUAN NGUYEN	01/01/2023	\$1,595.00
00684052	H3103	NICOLE UYEN NGUYEN	01/01/2023	\$480.00
00684053	H2879	PAULINE KIMPHUNG NGUYEN	01/01/2023	\$4,518.00
00684054	H2526	SHERRY LIEU NGUYEN	01/01/2023	\$1,606.00

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00684055	H1027	TON SANH NGUYEN	01/01/2023	\$1,321.00
00684056	H3114	TRACY NGUYEN	01/01/2023	\$2,493.00
00684057	H2699	THUY-TIEN NGUYEN-TU	01/01/2023	\$2,222.00
00684058	H3404	NORTHWOOD PLACE	01/01/2023	\$4,545.00
00684059	H00212	OCEAN BREEZE VILLAS	01/01/2023	\$4,018.00
00684060	H00041	OLIVIA THANH CAPITALS LLC	01/01/2023	\$2,397.00
00684061	H00291	PALM ISLAND SENIOR APARTMENTS	01/01/2023	\$1,862.00
00684063	H00193	PARK RIDGE ENTERPRISE LP	01/01/2023	\$1,420.00
00684064	H2739	CHONG PIL PARK	01/01/2023	\$1,332.00
00684065	H4351	PAVILION PARK SENIOR 1 HOUSING PARTNERS, LP	01/01/2023	\$1,748.00
00684066	H4582	ANH THI PHAM	01/01/2023	\$1,523.00
00684067	H4800	DAVID VU PHAM	01/01/2023	\$1,657.00
00684068	H00150	DON PHU PHAM	01/01/2023	\$2,362.00
00684069	H00182	JULIE NGOC PHAM	01/01/2023	\$1,218.00
00684070	H3817	QUYEN PHAM	01/01/2023	\$1,346.00
00684071	H1049	TUNG PHAM	01/01/2023	\$1,573.00
00684072	H00349	HARRISON PHAN	01/01/2023	\$1,450.00
00684073	H4786	HUNG PHAN	01/01/2023	\$2,873.00
00684074	H00303	JENNIFER PHAN	01/01/2023	\$1,346.00
00684075	H00225	VICKY T PHAN-VO	01/01/2023	\$1,683.00
00684076	H00316	PINES APARTMENTS	01/01/2023	\$2,150.00
00684077	H4509	PLAZA WOODS, LLC	01/01/2023	\$5,639.00
00684078	H4535	PORTOLA IRVINE, LP ANTON PORTOLA APARTMENTS	01/01/2023	\$1,748.00
00684079	H00320	PRALLE AND CASE NO. 2 LP	01/01/2023	\$1,559.00
00684080	H3801	RANCHO ALISAL	01/01/2023	\$1,821.00
00684081	H4353	RAYMOND AND LYNN RUAIS	01/01/2023	\$697.00
00684082	H00283	SANTA ANA HOUSING AUTHORITY	01/01/2023	\$8,895.98
00684083	H00325	SAVANNA BANANA LLC	01/01/2023	\$1,500.00
00684084	H3488	CELESTE SCHWERMANN	01/01/2023	\$1,150.00
00684085	H00322	SEA WIND 2016 LP	01/01/2023	\$567.00
00684086	H00317	SEQUOIA EQUITIES HIDDEN HILLS	01/01/2023	\$1,449.00
00684087	H4241	SILO NORTHEAST, LLC	01/01/2023	\$3,370.00
00684088	H4811	STONECREST POINT APTS	01/01/2023	\$1,139.00
00684089	H4590	CATHY TA	01/01/2023	\$1,730.00

CITY OF GARDEN GROVE
GGFEFM001 Warrant Register

Check Dates Jan 1, 2023

Bank(s): AP - Checking Account, WT - Checking Account

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00684090	H00147	DANNY HOANG TA	01/01/2023	\$1,694.00
00684091	H00342	TDT BUSHARD, LLC	01/01/2023	\$866.00
00684092	H4409	TERESINA APARTMENTS	01/01/2023	\$1,311.00
00684093	H00113	THE HUNTINGTON PARTNERSHIP	01/01/2023	\$1,683.00
00684094	H00087	THE RETREAT AT MIDWAY CITY (WSH MANAGEMENT)	01/01/2023	\$2,455.00
00684095	H1959	THOMSON EQUITIES	01/01/2023	\$1,335.00
00684096	H6710	THOMSON EQUITIES	01/01/2023	\$1,369.00
00684097	H4720	TIC INVESTMENT COMPANY, LLC	01/01/2023	\$2,450.00
00684098	H4726	TIC INVESTMENT COMPANY, LLC	01/01/2023	\$8,704.00
00684099	H00257	TKN DBA GROVESIDE LLC	01/01/2023	\$1,434.00
00684100	H00378	TN INVESTMENTS GROUP LLC	01/01/2023	\$2,237.00
00684101	H00343	TOMMY LEE & TIFFANY THUY PHAM	01/01/2023	\$1,313.00
00684102	H4616	VINH THAT TON	01/01/2023	\$2,395.00
00684103	H00075	IVY TONNU-MIHARA	01/01/2023	\$1,346.00
00684104	H00331	ANTHONY P TRAN	01/01/2023	\$899.00
00684105	H4688	ERIC TRAN	01/01/2023	\$486.00
00684106	H3686	LIEN KIM TRAN-NGUYEN	01/01/2023	\$1,006.00
00684107	H00273	TRIDER CORPORATION	01/01/2023	\$792.00
00684108	H4493	TRANG N TRINH	01/01/2023	\$1,153.00
00684109	H00056	LUCKY LUC TRUONG	01/01/2023	\$1,199.00
00684110	H2335	THUAN BICH TRUONG	01/01/2023	\$3,842.00
00684111	H2410	SON BICH TRUONG	01/01/2023	\$1,523.00
00684112	H0146	ANGELO S TURI	01/01/2023	\$2,709.00
00684113	H00338	UDR THE RESIDENCES AT BELLA TERRA	01/01/2023	\$1,910.00
00684114	H00199	LISA TO VAN	01/01/2023	\$1,417.00
00684115	H2982	MARCO VELASTEGUI	01/01/2023	\$1,754.00
00684116	H3943	VILLA CAPRI ESTATES	01/01/2023	\$2,116.00
00684117	H2717	THUA VINH	01/01/2023	\$981.00
00684118	H00373	VINKAYLA LLC	01/01/2023	\$1,811.00
00684119	H4662	VISTA DEL SOL APARTMENTS	01/01/2023	\$1,501.00
00684120	H9103	VISTA DEL SOL APTS	01/01/2023	\$1,375.00
00684121	H1723	KIMCHI VO	01/01/2023	\$1,999.00
00684122	H00369	SAMANTHA VO	01/01/2023	\$1,616.00
00684123	H3476	TIN TRUNG VO	01/01/2023	\$1,502.00

CITY OF GARDEN GROVE
GGFEFM001 Warrant Register

Check Dates Jan 1, 2023

Bank(s): AP - Checking Account, WT - Checking Account

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Check	Vendor #	Vendor Name	Issue Date	Check Amount
00684124	H00394	TRACY TRANG VO	01/01/2023	\$4,192.00
00684125	H1805	VPM BRIDGES APTS	01/01/2023	\$707.00
00684126	H3637	VPM MANAGEMENT	01/01/2023	\$1,242.00
00684127	H3088	VPM SHER LANE, LP	01/01/2023	\$2,497.00
00684128	H00065	HUNG TRONG VU	01/01/2023	\$1,690.00
00684129	H00146	LONG DUC VU	01/01/2023	\$1,235.00
00684130	H2900	DANNY VU	01/01/2023	\$1,644.00
00684131	H00359	JIA PEIR WANG	01/01/2023	\$1,548.00
00684132	H0719	NEIL E WEST	01/01/2023	\$1,274.00
00684133	H00292	WESTMINSTER HOME INC	01/01/2023	\$904.00
00684134	H00376	WHISPERING FOUNTAINS AT LAGUNA WOODS	01/01/2023	\$992.00
00684135	H1934	WINDSOR-DAWSON, LP	01/01/2023	\$4,767.00
00684136	H3429	WINDWOOD KNOLL APARTMENTS	01/01/2023	\$3,992.00
00684137	H00118	WOODBRIIDGE APARTMENTS	01/01/2023	\$1,763.00
00684138	H3506	WOODBURY SQUARE	01/01/2023	\$1,748.00
EFT: 1,019				\$3,171,136.80
Check: 211				\$479,331.98
Total: 1,230				\$3,650,468.78

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 Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 for the development of a 13-unit residential small lot subdivision; and the introduction and first reading of an ordinance approving Planned Unit Development No. PUD-018-2022		
		Date:	1/24/2023

OBJECTIVE

To transmit a recommendation from the Planning Commission to the City Council to approve the Land Use actions necessary to effectuate approval of a residential townhome project with 13 small-lot subdivision units and associated site improvements on a 1.6-acre site located at 9071, 9081, and 9091 Lampson Avenue. Specifically, the City Council is requested to take the following actions: (i) to adopt a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project; (ii) to introduce and conduct the first reading of an Ordinance approving Planned Unit Development No. PUD-018-2022 to establish implementation provisions and standards of development for the Project; and (iii) to adopt a Resolution approving Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 to facilitate the development of the Project.

BACKGROUND

The project site is comprised of four (4) parcels with a combined area of approximately 69,713 square feet (1.6 acres) and is located on the north side of Lampson Avenue, between Magnolia Street and Loreleen Street. Although the site was previously developed with three (3) single-family dwellings, demolition permits were issued in August 2022 and the site is currently vacant. The subject site has a General Plan Land Use designation of Low Density Residential (LDR) and is zoned R-

1 (Single Family Residential). The property abuts R-1 zoned properties developed with single-family dwellings to the north, east, and south across Lampson Avenue, and an R 2 (Multiple Family Residential) zoned property developed with a multi-family development to the west. The applicant, PLC Garden Grove, LLC, has requested the City take various land use actions necessary for it to develop a residential townhome project with 13 small-lot subdivision units and associated site improvements on the subject site. On December 1, 2022, the Planning Commission held a public hearing to consider Planned Unit Development No. PUD 018 2022, Site Plan No. SP 118 2022, and Tentative Tract Map No. TT 19232 for approval of the 13-unit residential small-lot subdivision project and associated site improvements.

There was one speaker from the public who came forward to speak with concerns regarding the density of the Project. By a vote of 4-0 (with 2 commissioners absent), the Planning Commission adopted Resolutions (6054-22 and 6055-22) recommending that the City Council adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Project and approve Planned Unit Development No. PUD 018 2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232. The approvals of SP 118 2022 and TT 19232, along with the related Conditions of Approval, are contingent upon City Council's adoption of the Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Project and adoption of an Ordinance approving Planned Unit Development No. PUD 018 2022.

DISCUSSION

Planned Unit Development No. PUD 018-2022: 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. The PUD is governed by zoning regulations that are contained within the ordinance that ultimately adopts the planned unit development and the base zone, which is the zoning district for the land contained within the PUD. Except as otherwise provided by the ordinance approving the PUD, all use and development standards of the base zone continue to apply to the PUD.

The project site is zoned R-1 (Single-Family Residential) and has a General Plan Land Use designation of Low Density Residential (LDR). Adoption of a Planned Unit Development (PUD) covering the site would allow a small-lot subdivision residential development, provided that the proposed density is within the allowable range of one (1) to 11 dwelling units per acre as allowed by the LDR land use designation. Therefore, as part of the proposed project, the City's Zoning Map would be amended to apply Residential Planned Unit Development zoning (PUD 018 2022) on the project site, which would allow a small lot subdivision on the site, with R 1 base zoning, to facilitate development of the Project. PUD 018 2022 would be the residential PUD zoning that establishes the development standards for the Project. Development on the site would be subject to the special requirements set forth in Municipal Code Section 9.12.040.060 (Special Requirements – Small-Lot Subdivisions), and where not otherwise specified in Section 9.12.040.060, the zoning standards in the R-1 base

zone would apply.

SITE PLAN: Specific elements of the proposed Site Plan and development are discussed below – and in more detail in the attached December 1, 2022, Planning Commission Staff Report (Attachment 4).

- The project site will be accessed from a main entrance located on Lampson Avenue. The proposed 13 small-lot subdivision residential lots will face an internal private street that will be improved with parallel parking for guests. Additional guest parking spaces will be located toward the rear of the site, as well as a common recreation area. Internal sidewalks will provide pedestrian access throughout the site.
- Each residential lot will be improved with a two-story dwelling, an attached two-car garage, a driveway with two (2) parking spaces, a private rear yard, a front yard, and side yards on each side.
- The development, as well as each lot, complies with the required front, side, and rear setbacks required for small-lot subdivision developments.
- The proposed project will consist of two (2) unit types. Unit Type P-1 units consist of five (5) bedrooms, three (3) bathrooms, a front porch, and an attached two-car garage. Unit Type P-2 units consist of five (5) bedrooms, four (4) bathrooms, an office, a front porch, and an attached two-car garage.
- The Project will provide the required minimum 15' 0" by 20'-0" (300 square feet) private recreation areas within the rear yards of each lot. It should be noted, the actual sizes of the rear private recreation areas provided for each lot exceed the minimum required by Code and range between 649 to 1,055 square feet.
- The Project will provide the required common recreation area toward the rear of the residential community. The recreation area features amenities which includes a playground and built-in bench seating.
- The Project provides 51 parking spaces in the form of 26 spaces within attached two-car garages, 13 required parking spaces on the driveways of each lot, and 12 open guest parking spaces, which exceeds the minimum required parking under the Small-Lot Subdivision Code by two (2) parking spaces.
- The Project will provide a decorative block wall along the perimeter of the site, vinyl fencing between each unit for privacy, and a decorative block wall set back 10'-0" from the front property line. The development's front setback will also be improved with landscaping, numerous trees, and various groundcover material. The development's entrance will be improved with enhanced concrete paving to provide a sense of neighborhood arrival.
- All setback areas, and all areas not designated for walkways, parking, drive aisles, and private recreation areas, will be fully landscaped and automatically irrigated. The Project proposes landscaping in the common recreation area, each dwelling's front and side yards visible from the private street, and in the designated guest parking areas, using a variety of trees and plant materials fitted with automatic irrigation

systems that comply with the City's Water Efficiency Guidelines.

TENTATIVE TRACT MAP: In accordance with the State Subdivision Map Act, the applicant is requesting approval of Tentative Tract Map No. TT-19232 to subdivide the subject property into 17 separate lots to facilitate the development of the Project. Thirteen (13) lots will consist of the dwelling units, one (1) lot for the private street, and three (3) lots for the open space along the front 10'-0" setback and common recreation areas. The proposed Tentative Tract Map is in conformance with the zoning requirements for the site, as well as the City's Subdivision Ordinance and the State Subdivision Map Act.

Environmental Review: In conjunction with the proposed Project, the City (through an environmental consultant) has prepared an Initial Study report and Mitigated Negative Declaration ("IS/MND") in accordance with the California Environmental Quality Act ("CEQA") analyzing the potential environmental impacts of the proposed residential townhome project. In accordance with CEQA Guidelines, the City made the IS/MND available for public review and comment prior to the meeting. The IS/MND concludes that the proposed Project will have no, or a less than significant, impact on all relevant environmental factors, provided specified mitigation measures are incorporated, as per the Mitigation Monitoring and Reporting Program ("MMRP"). The mitigation measures are included within the MMRP. The applicant will be required to coordinate with an environmental consultant to implement the mitigation measures in the MMRP, as identified in the Mitigated Negative Declaration, and shall provide updates about the implementation process to the Community and Economic Development Department until completion of the Project. The Planning Commission has adopted a Resolution recommending that the Garden Grove City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project.

In conjunction with the proposed Project, the City (through an environmental consultant) has prepared an Initial Study report and Mitigated Negative Declaration ("IS/MND") in accordance with the California Environmental Quality Act ("CEQA") analyzing the potential environmental impacts of the proposed residential townhome project. In accordance with CEQA Guidelines, the City made the IS/MND available for public review and comment prior to the meeting. The IS/MND concludes that the proposed Project will have no, or a less than significant, impact on all relevant environmental factors, provided specified mitigation measures are incorporated, as per the Mitigation Monitoring and Reporting Program ("MMRP"). The mitigation measures are included within the MMRP. The applicant will be required to coordinate with an environmental consultant to implement the mitigation measures in the MMRP, as identified in the Mitigated Negative Declaration, and shall provide updates about the implementation process to the Community and Economic Development Department until completion of the Project. The Planning Commission has adopted a Resolution recommending that the Garden Grove City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project. The technical studies can be found on the City's website at: <https://ggcity.org/sites/default/files/2022-10/Draft%20IS-MND.pdf>.

Remaining RHNA and Housing Element Sites Inventory: Two (2) of the four (4) parcels within the project site are identified in the City's Housing Element sites

inventory as having a realistic capacity to each accommodate one (1) "above moderate income" unit (Assessor's Parcel Numbers 133-183-57 and 58). The remaining two (2) parcels (Assessor's Parcel Numbers 133-183-55 and 56) are not on the City's Housing Element sites inventory list. The Project proposes to subdivide and reconfigure the four existing sites to allow for construction of 13 "above moderate income" units. Therefore, the Project proposes 11 "above moderate income units" in excess of the realistic capacity identified in the City's Housing Element sites inventory list for the project site. Therefore, the City is not required to make "No Net Loss" findings for this project.

SB 330 Compliance: Pursuant to Government Code § 66300(d)(1), the City may not approve a housing development project that will displace any existing "protected units". "Protected units" include residential dwelling units that are or were occupied by lower or very low income households within the past five (5) years. The Applicant has indicated that the income level of the current and prior occupants of the existing units are not within lower or very low income levels. Therefore, the Project is not required to replace any "protected units."

FINANCIAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council:

- Conduct a Public Hearing;
- Adopt a Resolution adopting a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project;
- Introduce and conduct the first reading of an Ordinance approving Planned Unit Development No. PUD 018 2022;
- Adopt a Resolution approving Site Plan No. SP 118 2022 and Tentative Tract Map No. TT 19232, subject to the recommended Conditions of Approval and the adoption and effectiveness of the Ordinance approving Planned Unit Development No. PUD 018 2022.

By: Mary Martinez
Associate Planner

ATTACHMENTS:

Description	Upload Date	Type	File Name
Draft City Council			

Resolution for the adoption of a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project	1/5/2023	Resolution 1_PUD-018-2022_CC_MND_Reso.docx	
Draft City Council Ordinance for Planned Unit Development No. PUD 018- 2022 with Exhibit Map	1/5/2023	Ordinance 2_PUD-018-2022_CC_PUD_Ordinance.docx	
Draft City Council Resolution for the adoption of Site Plan No. SP 118 2022 and Tentative Tract Map No. TT 19232	1/5/2023	Resolution 3_PUD-018-2022_CC_SP_TT_Reso.docx	
Planning Commission Staff Report, Resolutions, and Minute Excerpt dated December 1, 2022	1/5/2023	Backup Material	4_Planning_Commission_Staff_Report__Resolutions__and_Minute_Excerpt.pdf
Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program with Errata	1/5/2023	Backup Material	5_Initial_Study_Mitigated_Negative_Declaration.pdf
Plans	1/5/2023	Backup Material	6_Plans.pdf

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
ADOPTING A MITIGATED NEGATIVE DECLARATION AND AN ASSOCIATED
MITIGATION MONITORING AND REPORTING PROGRAM FOR THE LAMPSON
AVENUE RESIDENTIAL PROJECT (PLANNED UNIT DEVELOPMENT NO.
PUD-018-2022, SITE PLAN NO. SP-118-2022, AND TENTATIVE TRACT MAP
NO. TT-19232)

WHEREAS, PLC Garden Grove, LLC, the applicant, submitted a request to develop a 13-unit residential small-lot subdivision project and associated site improvements on a vacant 1.6-acre site, located at 9071, 9081, and 9091 Lampson Avenue, Assessor's Parcel Nos. 133-183-55, 56, 57, and 58 (the "Property"), which is owned by the applicant; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (a) adoption of Residential Planned Unit Development No. PUD-018-2022 for the Property to allow and facilitate the development of a small-lot subdivision residential project consisting of 13 two-story, detached homes on the Property; (b) approval of Site Plan No. SP-118-2022 to facilitate development of the 13 two-story, detached homes and associated site improvements; and (c) approval of Tentative Tract Map No. TT-19232 to subdivide the subject property into 17 separate lots (collectively, the "Project"); and

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

WHEREAS, a Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be implemented during Project construction and operation; and

WHEREAS, the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines; and

WHEREAS, concurrent with the adoption of this Resolution, on January 24, 2023, the City Council introduced and conducted the first reading of an Ordinance approving Planned Unit Development No. PUD-018-2022 and adopted a Resolution contingently approving Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232; and

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on December 1, 2022 regarding the Project, including the Initial Study, the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program; and

WHEREAS, the Planning Commission of the City of Garden Grove recommended approval of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program during its meeting on December 1, 2022;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on January 24, 2023, and all interested persons were given an opportunity to be heard;

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of January 24, 2023.

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

1. The City Council of the City of Garden Grove has considered the proposed Mitigated Negative Declaration for the Project along with public comments regarding the Mitigated Negative Declaration.
2. The City Council of the City of Garden Grove finds on the basis of the whole record before it, including the initial study and comments received, that the Project's impacts can be mitigated so that there is no substantial evidence in light of the whole record that the Project may have a significant impact.
3. The City Council further finds that the adoption of the Mitigated Negative Declaration for the Project reflects the City Council's independent judgment and analysis.
4. Therefore, the City Council of the City of Garden Grove adopts the Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project.
5. The record of proceedings on which the City Council of the City of Garden Grove's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of the record of proceedings is the Director of the Community and Economic Development Department.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-018-2022 TO ESTABLISH RESIDENTIAL PLANNED UNIT DEVELOPMENT IMPLEMENTATION PROVISIONS AND STANDARDS OF DEVELOPMENT FOR PROPERTY LOCATED AT 9071, 9081, AND 9091 LAMPSON AVENUE (ASSESSOR'S PARCEL NOS. 133-183-55, 56, 57, AND 58)

CITY ATTORNEY SUMMARY

This Ordinance approves Residential Planned Unit Development No. PUD-018-2022 to establish residential planned unit development zoning regulations applicable to an approximately 1.6 acre site in the City of Garden Grove located at 9071, 9081, and 9091 Lampson Avenue (Assessor's Parcel Nos. 133-183-55, 56, 57, and 58) in order to permit and facilitate the development of a small lot subdivision residential project consisting of 13 two-story, detached homes and related site improvements on the property. The subject site is currently zoned R-1 (Single-Family Residential), which will continue to be the base zone. The residential small-lot subdivision project authorized by Planned Unit Development No. PUD-018-2022 shall be implemented through development in compliance with Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232, as approved by the Garden Grove City Council on January 24, 2023, and the development standards applicable to small lot subdivisions set forth in Section 9.12.040.060 of the Garden Grove Municipal Code in effect as of August 11, 2022 shall apply to the initial development of the Project.

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

WHEREAS, PLC Garden Grove, LLC, the applicant, submitted a request to develop a 13-unit residential small-lot subdivision project and associated site improvements on a 1.6-acre vacant site, located at 9071, 9081, and 9091 Lampson Avenue, Assessor's Parcel Nos. 133-183-55, 56, 57, and 58 (the "Property"), which is owned by the applicant; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (a) adoption of Residential Planned Unit Development No. PUD-018-2022 for the Property to allow and facilitate the development of a small-lot subdivision residential project consisting of 13 two-story, detached homes on the Property; (b) approval of Site Plan No. SP-118-2022 to facilitate development of the 13 two-story, detached homes and associated site improvements; and (c) approval of Tentative Tract Map No. TT-19232 to subdivide the subject Property into 17 separate lots (collectively, the "Project"); and

WHEREAS, the Property has a General Plan Land Use Designation of Low Density Residential and is currently zoned R-1 (Single-Family Residential); and

WHEREAS, Planned Unit Development No. PUD-018-2022 will establish zoning regulations governing the Property and the development of the proposed residential small-lot subdivision project in accordance with Section 9.08.030.020 of the Garden Grove Municipal Code; and

WHEREAS, the implementation provisions and standards of development for Planned Unit Development No. PUD-018-2022 are set forth in Planning Commission Resolution No. 6054-22 and provide that the development standards applicable to small lot subdivisions set forth in Section 9.12.040.060 of the Garden Grove Municipal Code in effect as of August 11, 2022 shall apply to the initial development of the small-lot subdivision project; the base zone shall be R-1 (Single-Family Residential); and the small-lot subdivision project shall be implemented through development in compliance with Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232, as approved by the Garden Grove City Council, including all related conditions of approval and/or duly approved amendments thereto; and

WHEREAS, following a public hearing held on December 1, 2022, the Planning Commission adopted Resolution No. 6054-22 recommending that the City Council adopt a Mitigated Negative Declaration for the Project and approve Planned Unit Development No. PUD-018-2022; and

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on January 24, 2023, and all interested persons were given an opportunity to be heard;

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

WHEREAS, on January 24, 2023, the City Council adopted Resolution No. _____, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, on January 24, 2023, the City Council adopted Resolution No. _____, approving Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232, subject to the adoption and effectiveness of this Ordinance; and

WHEREAS, adoption of this Ordinance is consistent with Subdivision (b) of Government Code Section 66300 because approval of the zoning regulations of Planned Unit Development No. PUD-018-2022 will not result in a change to the zoning of the Property to a less intensive use or reduce the intensity of land use under the zoning of the Property as in effect on January 1, 2018; and

WHEREAS, adoption of this Ordinance and implementation of the zoning regulations, provisions, and standards of development of Planned Unit Development No. PUD-018-2022 will not reduce, or require or permit the reduction of, the allowable residential density for any housing element parcel, or allow development of any housing element parcel at, a lower residential density, as defined in Government Code Section 65863; therefore, the "no net loss" provisions of

Government Code Section 65863 and Section 9.60.030 of the Garden Grove Municipal Code do not apply; and

WHEREAS, the City Council of the City of Garden Grove hereby makes the following findings regarding Planned Unit Development No. PUD-018-2022:

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

The City's Land Use Element encourages Planned Unit Developments (PUD). 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 PUD will facilitate the development of a 13-unit residential small-lot subdivision project on an approximately 1.6-acre site, with a resulting residential density of 10 dwelling units per acre.

The subject site has a General Plan Land Use designation of LDR, which is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high-quality architectural design. The LDR land use designation allows for one (1) to 11 dwelling units per acre, or up to 17 dwelling units for the subject site.

The PUD will follow the Small-Lot Subdivision development standards of the Municipal Code for Small-Lot Subdivisions. In addition, the proposed project is consistent with several goals and policies of the General Plan, including:

- a. *Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.*

The proposed residential small-lot subdivision development will add to the mix of diverse housing types in the immediate neighborhood that is currently improved with multi-family and single-family dwellings. The proposed 13-unit housing project will provide detached, two-story residential dwellings, on a site where maintenance of all common areas, such as the private street, guest parking areas, the common recreation area, and street frontage landscaping, will be the responsibility of a Homeowner's Association to ensure proper maintenance that preserves the resident's real estate values. Furthermore, the Project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies

- b. *Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.*

The immediate area consists of both multiple-family and single-family dwellings. The proposed 13-unit residential small-lot subdivision project was reviewed and determined to be within the allowed density and in compliance with the development standards of the Municipal Code for small-lot subdivisions and the LDR land use designation in the General Plan, which is 17 units maximum for the 1.6-acre site. Thus, the development is consistent with the type and intensity of land use of the immediate neighborhood.

- c. *LU-IMP-2B: New development shall be similar in scale to the adjoining residential neighborhood to preserve its character.*

The 1.6-acre site is proposed to be improved with a 13-unit small-lot subdivision development, which is within the allowable density pursuant to the LDR General Plan Land Use designation, which is 17 units maximum. The proposed project was reviewed by the City staff and deemed to be within the allowed density and similar in scale to the adjoining residential neighborhood. The proposed design will consist of two-story units, which is compatible with the physical scale of the immediate neighborhood currently improved with multi-family and single-family dwellings ranging from one to two stories. Thus, the Project is similar both in land use intensity and physical scale of the adjoining residential neighborhood.

- d. *Goal LU-4: The City seeks to develop uses that are compatible with one another.*

The proposed two-story small-lot subdivision project is located in a residential neighborhood that is improved with multi-family and single-family dwellings. The properties in the direct vicinity of the project site are zoned R-1 or R-2 (Multiple-Family Residential), and have a LDR or Low Medium Density Residential (LMR) land use designations, respectively. The properties directly to the west are developed with two-story multi-family residential buildings. Thus, the proposed housing project is consistent with the development pattern of the surrounding residential uses.

- e. *Policy H-3.7: Encourage infill housing development that is compatible in character with established residential neighborhoods.*

The 1.6-acre site is vacant and is comprised of four (4) parcels. The project site is located in a neighborhood improved with multi-family and single-family dwellings. As a vacant site that was previously developed with three (3) single-family dwellings, it offers an opportunity for in-fill housing development. The proposed 13-unit small-lot subdivision will consist of two-story detached units, which is compatible with the character of the immediate neighborhood. Furthermore, the Project will

contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

2. The location of the buildings, architectural design, and proposed use are compatible with the character of existing residential development in the vicinity, and the Project will be well-integrated into its setting.

The applicant is requesting to construct a 13-unit residential small-lot subdivision project on an approximately 1.6-acre site that abuts R-1 zoned properties developed with single-family dwellings to the north, east, and south across Lampson Avenue, and an R-2 (Multiple-Family Residential) zoned property developed with a multi-family development to the west.

The proposed design consists of 13 small-lot subdivision units on separate lots. Each residential lot will range from 3,427 to 4,414 square feet and will be improved with a two-story dwelling, an attached two-car garage, a driveway for two (2) parking spaces, a private rear yard, a front yard, and side yards on each side. Each unit can be accessed from its attached garage, or from the public right-of-way via internal 4'-0" wide internal sidewalks leading to each unit's front entry that faces the private street. The internal sidewalks also lead to the common recreation area and guest parking spaces throughout the development.

The Project meets or exceeds the setbacks required for small-lot subdivisions by providing a 20'-0" setback to each unit, a 19'-0" setback to the garages, side setbacks that range from 4'-0" to 8'-7", and rear setbacks ranging from 15'-1" to 15'-7". Five (5) units will be located along the westerly side of the site, four (4) units will be located at the rear of the site along the northerly property line, and four (4) units will be located along the easterly side of the site. A common recreation area improved with play equipment and benches will be located on the east side of the private street. The units and common recreation area face a proposed internal 36'-0" wide private street that leads from a new drive approach located along the south property line off of Lampson Avenue. The proposed private street will serve as the only vehicular access point to the project site and will provide eight (8) on-street parallel parking spaces on both sides of the street. Each unit is improved with an attached garage and driveway for parking, which have access from the new private street. Four (4) additional visitor guest parking spaces are located toward the rear of the site: two (2) off of each side of the private street. The new drive approach, private street, and parking layout have been designed in accordance with City standards to provide adequate access for trash trucks and emergency vehicles.

The Project proposes two unit plans, Plan 1 and Plan 2. Each unit plan is also provided in two architectural styles: Spanish and Contemporary Spanish. The Spanish homes will exhibit enhanced elevations with multi-toned stucco exteriors, varied rooflines, concrete tile roofing, building pop-outs, decorative shutters, arched doorways, decorative tile vents, roof eaves with exposed

rafters, decorative window trims, balconies, and Spanish style wall lighting. The Contemporary Spanish homes will also exhibit enhanced elevations with multi-toned stucco exteriors, varied rooflines, flat concrete tile roofing, and building pop-outs, but updated modern features, such as squared doorways, fascia board at roof rafters, modern window trims, and contemporary wall lighting.

The proposed residential small-lot subdivision development will add to the mix of diverse housing types in the immediate neighborhood that is currently improved with multi-family and single-family dwellings. The proposed project was reviewed by the City staff and deemed to be within the allowed density and similar in scale to the adjoining residential neighborhood. The proposed design will consist of two-story units, which is compatible with the physical scale of the immediate neighborhood currently improved with multi-family and single-family dwellings ranging from one to two stories. Thus, the Project is similar both in land use intensity and physical scale of the adjoining residential neighborhood.

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

The Project consists of 13 detached two-story small-lot subdivision homes. Units 1 thru 5 are located along the westerly side of the site, Units 6 thru 9 are located at the rear of the site along the northerly property line, and Units 10 thru 13 are located along the easterly side of the site. The units face a proposed internal, 36'-0" wide private street leading from a new drive approach located along the south property line off of Lampson Avenue. The proposed private street will provide the only vehicular access point to the project site. Per the Municipal Code, the Project is required to provide 3.75 parking spaces per unit, or 49 spaces. The required parking is to be provided in the form of a two-car garage for each unit, one (1) driveway space located in front of each two-car garage, and the remaining 0.75 parking spaces may be provided along the development's private street or a designated guest parking area. The Project has been designed to provide two-car garages for each unit, eight (8) guest parallel parking spaces along the private street, and four (4) guest parking spaces in two (2) separate guest parking designated areas. In addition, the Project provides one (1) required space in front of each two-car garage. The total parking will consist of 26 spaces within two-car garages, 12 open guest spaces, and 13 required spaces on the driveways of each garage. Therefore, the total parking provided is 51 spaces, which exceeds the required parking under the Small-Lot Subdivision Code by two (2) spaces. Moreover, although only one (1) driveway parking space can be used to satisfy the required number of parking spaces, each unit is able to provide two (2) parking spaces on the driveway, resulting in an additional 13 parking spaces. Therefore, the Project is able to provide the required parking for a 13-unit small-lot subdivision project to minimize potential impacts to surrounding streets.

Additionally, as part of the Initial Study/Mitigated Negative Declaration for the Project, a traffic study was prepared for the Project. It was determined that due to the relatively small size of the 13-unit residential subdivision, it would not generate a substantial number of daily or peak-hour vehicle trips to cause undue traffic congestion on the surrounding streets. The City's Traffic Engineering Division reviewed the report and concurred with the report's findings. All appropriate conditions of approval have been incorporated to minimize any adverse impacts on surrounding streets. Therefore, the design of the Project complies with the spirit and intent of the Garden Grove Municipal Code for a small-lot subdivision development and will provide for a stable and desirable environment.

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

Per the Municipal Code requirements for small-lot subdivisions consisting of ten (10) or more units, a minimum of 200 square feet per unit of common recreation area is required for the development. The common recreation area is required to provide minimum dimensions of 30'-0" when located between two-story buildings and should be located in an area that is accessible to all residents within the subdivision. Based on the number of units proposed, the development is required to provide a common recreation area that is at least 2,600 square feet in area. The Project provides a 2,864 square foot active recreational open space area with minimum dimensions of 35'-0" that is accessible to the residents within the development. The recreation area features amenities which includes a playground and built-in bench seating. Additionally, each dwelling unit will provide a 15'-0" by 20'-0" private recreation area that is conveniently located in the rear yards off of the great room. Conditions of approval will require that all private recreation areas be open and unobstructed from the ground to the sky at all times. Therefore, the proposed Project complies with all recreation requirements of the Municipal Code.

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

Through the conditions of approval for the Project, all necessary agreements for the protection and maintenance of private areas reserved for common use will be in place prior to the start of construction and will be required to be adhered to for the life of the Project.

6. The quality of the Project achieved through the proposed Planned Unit Development zoning is greater than could be achieved under the current zoning.

The subject 1.6-acre site is currently zoned R-1 and has a LDR General Plan Land Use designation. The City's Zoning Code was recently amended to reduce the acreage for a residential PUD from three (3) acres to one (1) acre. The proposed PUD will establish R-1 as the base zoning for the site, which will be

consistent with the site's LDR General Plan Land Use designation provided that the density does not exceed 11 dwelling units per acre, or 17 units for the subject site. The Project proposes 13 units, which is within density for the LDR General Plan Land Use designation. The PUD zoning will facilitate the development of the small-lot subdivision that would otherwise not be allowed under the current R-1 zoning of the property. Under the R-1 zone, the site would yield fewer units due to the 7,200 square-foot minimum lot size requirement for new single-family lots. Adopting a residential PUD for the site will ensure the development of additional units while maintaining consistency with the density established by the LDR General Plan Land Use designation. In addition, the PUD zoning allows the Project to have an overall quality that is greater than the current zoning as it allows a more integrated design of dwellings within a residential community. Moreover, the proposed development will be an added value to the neighborhood, and will add additional housing units that furthers the goals of the City's Housing Element.

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

The proposed 13-unit residential small-lot subdivision development will promote the public interest, health, and welfare. The proposed project is within the maximum allowable density, is compatible with surrounding uses, is similar in scale to the adjoining neighborhood, and is consistent with the land use type and intensity in the immediate neighborhood. Furthermore, the Project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

8. The subject parcel is physically suitable for the requested PUD designation, compatible with surrounding land uses, and consistent with the General Plan.

The 1.6-acre site is physically suitable for the proposed 13-unit small-lot subdivision development. The small-lot subdivision is allowed under the proposed rezone to PUD with R-1 base zoning. The residential development has been designed per the Municipal Code development standards for small-lot subdivisions. As designed, the site is able to accommodate 13 units, along with the required parking, landscaping, private and common recreation areas, setbacks, and building height. Therefore, the property is sufficient in size to accommodate the proposed development, and complies with all applicable provisions of the City of Garden Grove Municipal Code for small-lot subdivisions.

The proposed project was designed to comply with all applicable development standards for small-lot subdivisions in existence at the time a complete application was submitted, with the exception of meeting the minimum lot size for a residential PUD. Although approval of a Variance would have previously been required to deviate from the minimum lot size, the City Council amended the prior Code provisions reducing the minimum lot size of a residential PUD from three (3) acres to one (1) acre through the adoption of Ordinance No. 2939, which took effect on November 10, 2022.

The site abuts R-1 zoned properties developed with single-family dwellings to the north, east, and south, across Lampson Avenue, and an R-2 zoned property developed with a multi-family development to the west. The proposed residential small-lot subdivision development will add to the mix of diverse housing types in the immediate neighborhood that is currently improved with multi-family and single-family dwellings. The proposed project was reviewed by the City staff and deemed to be within the allowed density and similar in scale to the adjoining residential neighborhood. The proposed design will consist of two-story units, which is compatible with the physical scale of the immediate neighborhood currently improved with multi-family and single-family dwellings ranging from one to two stories. Thus, the Project is similar both in land use intensity and physical scale of the adjoining residential neighborhood.

The subject site has a General Plan Land Use designation of LDR, which allows for one (1) to 11 dwelling units per acre, or 17 dwelling units for the subject 1.6-acre site. The Project proposes 13 units, which is within the density allowed for the site per the LDR land use designation. Therefore, the subject parcel is physically suitable for the requested PUD designation, compatible with surrounding land uses, and consistent with the General Plan.

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

Section 3. The facts and reasons stated in Planning Commission Resolution No. 6054-22 recommending approval of Planned Unit Development No. PUD-018-2022, a copy of which is on file in the Office of the City Clerk, are hereby incorporated herein by reference with the same force and effect as if set forth in full.

Section 4. Planned Unit Development No. PUD-018-2022 is hereby approved, subject to the implementation provisions and standards of development set forth in Planning Commission Resolution No. 6054-22.

Section 5. The property shown on the map attached hereto is hereby zoned to Residential Planned Unit Development zoning (PUD-018-2022) with R-1 (Single-Family Residential) base zoning, as shown thereon. Zone Map part L-10 is amended accordingly.

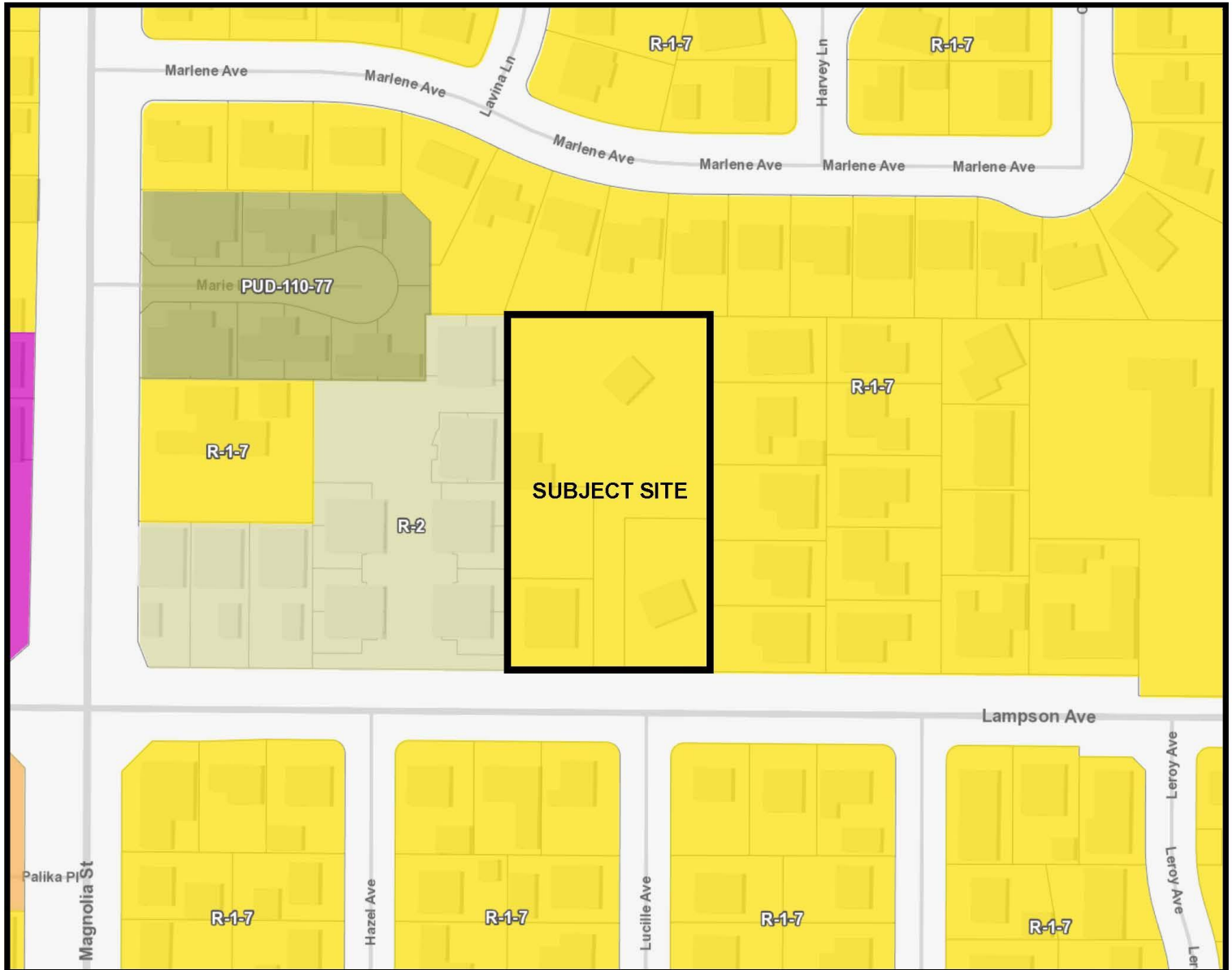
Section 6. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid

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



PLANNED UNIT DEVELOPMENT NO. PUD-018-2022



LEGEND

 RE-ZONE FROM R-1 TO PUD-018-2022 WITH R-1 BASE ZONE



NOTES

SITE ADDRESS - 9071, 9081, AND 9091 LAMPSON AVENUE
(APN: 133-183-55, 56, 57 & 58)

CITY OF GARDEN GROVE
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Page 129 of 189
GIS SYSTEM
DECEMBER 2022

GARDEN GROVE CITY COUNCIL

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE CONTINGENTLY APPROVING SITE PLAN NO. SP-118-2022 AND TENTATIVE TRACT MAP NO. TT-19232 TO FACILITATE DEVELOPMENT OF A RESIDENTIAL SMALL-LOT SUBDIVISION PROJECT PURSUANT TO PLANNED UNIT DEVELOPMENT NO. PUD-018-2022 ON PROPERTY LOCATED AT 9071, 9081, AND 9091 LAMPSON AVENUE (ASSESSOR'S PARCEL NOS. 133-183-55, 56, 57, AND 58).

WHEREAS, PLC Garden Grove, LLC, the applicant, submitted a request to develop a 13-unit residential small-lot subdivision project and associated site improvements on a vacant 1.6-acre site, located at 9071, 9081, and 9091 Lampson Avenue, Assessor's Parcel Nos. 133-183-55, 56, 57, and 58 (the "Property"), which is owned by the applicant;

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (a) adoption of Residential Planned Unit Development No. PUD-018-2022 for the Property to allow and facilitate the development of a small-lot subdivision residential project consisting of 13 two-story, detached homes on the Property; (b) approval of Site Plan No. SP-118-2022 to facilitate development of the 13 two-story, detached homes and associated site improvements; and (c) approval of Tentative Tract Map No. TT-19232 to subdivide the subject property into 17 separate lots (collectively, the "Project"); and

WHEREAS, the project site is comprised of four (4) parcels with a combined area of approximately 69,713 square feet (1.6 acres) and is located on the north side of Lampson Avenue, between Magnolia Street and Loreleen Street; and

WHEREAS, the Property has a General Plan Land Use Designation of Low Density Residential and is currently zoned R-1 (Single-Family Residential); and

WHEREAS, the Property abuts R-1 zoned properties developed with single-family dwellings to the north, east, and south across Lampson Avenue, and an R-2 (Multiple-Family Residential) zoned property developed with a multi-family development to the west; and

WHEREAS, the proposed development will consist of a small-lot subdivision containing three (3) lots for open space, one (1) lot for a private street, and thirteen (13) lots for dwelling units with lot sizes ranging from 3,427 to 4,414 square feet; thirteen (13) detached single-family units that will each consist of a kitchen, a great room, a laundry room, storage space, five (5) bedrooms, three (3) or four (4) bathrooms, an attached two-car garage, and a front porch; and associated site improvements that will consist of a private street, parallel visitor parking along the private street, two (2) visitor parking areas, driveways at each garage with additional parking spaces, a common recreation area, private open space areas at the rear yards of each lot, and site landscaping improvements; and

WHEREAS, the Project has been designed to comply with the special requirements for small-lot subdivisions set forth in Section 9.12.040.060 of the Garden Grove Municipal Code and other zoning and subdivision standards, which were in effect as of the date of submittal of the applicant's application; and

WHEREAS, the applicant is concurrently requesting City Council approval of Planned Unit Development No. PUD-018-2022 for the Property, which would establish implementation provisions and standards of development to facilitate development of the proposed small-lot subdivision project; and

WHEREAS, approval of Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 will not result fewer residential units by income category than projected in the General Plan Housing Element; therefore the "no net loss" provisions of Government Code Section 65863 and Section 9.60.030 of the Garden Grove Municipal Code do not apply; and

WHEREAS, development of the proposed Project will not require the demolition or replacement of any occupied or vacant protected units pursuant to Subdivision (d) of Government Code Section 66300; and

WHEREAS, an Initial Study and proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for the Project in accordance with 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.*; and

WHEREAS, following a public hearing held on December 1, 2022, the Garden Grove Planning Commission (1) adopted Resolution No. 6054-22 recommending that the City Council adopt a Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the Project and approve Planned Unit Development No. PUD-018-2022; and (2) adopted Resolution No. 6055-22 recommending that the City Council approve Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232, subject to specified Conditions of Approval, City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project, and the adoption and effectiveness of an Ordinance approving Planned Unit Development No. PUD-018-2022 with R-1 (Single-Family Residential) base zoning; and

WHEREAS, pursuant to a legal notice, a Public Hearing regarding the Project and the Mitigated Negative Declaration was held by the City Council on January 24, 2023, and all interested persons were given an opportunity to be heard; and

WHEREAS, concurrently with the adoption of this Resolution, the City Council adopted Resolution No. _____, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project, and introduced and conducted first reading of an Ordinance approving Planned Unit Development No. PUD-018-2022; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of January 24, 2023, and considered all oral and written testimony presented; and

WHEREAS, the City Council of the City of Garden Grove hereby makes the following findings regarding Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232:

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

1. The City Council finds that the above recitals are true and correct.
2. City Council Resolution No. ____ adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project is incorporated herein by reference with the same force and effect as if set forth in full herein.
3. The City Council of the City of Garden Grove hereby makes the following findings regarding Site Plan No. SP-118-2022:

1. The proposed development project is consistent, in compliance, and in conformity with the applicable, objective standards, provisions, conditions or requirements of the General Plan, Title 9, or other applicable ordinances or policies of the City.

The applicant is requesting Site Plan approval to construct a 13-unit residential small-lot subdivision project on an approximately 1.6-acre site. In conjunction with the request for Site Plan approval, the applicant is requesting Tentative Tract Map approval and residential Planned Unit Development with R-1 (Single-Family Residential) base zoning to facilitate the development of the small-lot subdivision project.

The proposed project was designed to comply with all applicable development standards for small-lot subdivisions in existence at the time a complete application was submitted, with the exception of meeting the minimum lot size for a residential PUD. Although approval of a Variance would have previously been required to deviate from the minimum lot size, the City Council amended the prior Code provisions reducing the minimum lot size for a residential PUD from three (3) acres to one (1) acre through the adoption of Ordinance No. 2939, which took effect on November 10, 2022.

The subject site has a General Plan land use designation of Low Density Residential (LDR), which is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv)

provide a high-quality architectural design. The LDR land use designation allows for one (1) to 11 dwelling units per acre, or 17 dwelling units for the subject 1.6-acre site. Excluding the private street, the proposed project will provide a density of ten (10) dwelling units per acre, which is below the density allowed by the General Plan. The proposed project will consist of 13 detached single-family homes that satisfy each of these objectives and is within the permitted density for the LDR land use designation.

The Project has been designed to comply with the special requirements for small-lot subdivision set forth in Section 9.12.040.060 of the Garden Grove Municipal Code and other zoning and subdivision standards, which were in effect as of the date of application submittal, and prior to adoption of Ordinance No. 2939. The proposed provisions and standards of development for the Planned Unit Development would incorporate these standards and be implemented by the approved Site Plan and Tentative Tract Map. In addition, the proposed project is consistent with the goals and policies of the General Plan, including:

- a. *Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.*

The proposed residential small-lot subdivision development will add to the mix of diverse housing types in the immediate neighborhood that is currently improved with multi-family and single-family dwellings. The proposed 13-unit housing project will provide detached, two-story residential dwellings, on a site where maintenance of all common areas, such as the private street, guest parking areas, the common recreation area, and street frontage landscaping, will be the responsibility of a Homeowner's Association to ensure proper maintenance that preserves the residents' real estate values. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies

- b. *Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.*

The immediate area consists of both multiple-family and single-family dwellings. The proposed 13-unit residential small-lot subdivision project was reviewed and determined to be within the allowed density and in compliance with the development standards of the Municipal Code for small-lot subdivisions and the LDR land use designation in the General Plan, which is 17 units maximum for the 1.6-acre site. Thus, the development is consistent with the type and intensity of land use of the immediate neighborhood.

- c. *LU-IMP-2B: New development shall be similar in scale to the adjoining residential neighborhood to preserve its character.*

The 1.6-acre site is proposed to be improved with a 13-unit small-lot subdivision development, which is within the allowable density pursuant to the LDR General Plan land use designation, which is 17 units maximum. The proposed project was reviewed by the City staff and deemed to be within the allowed density and similar in scale to the adjoining residential neighborhood. The proposed design will consist of two-story units, which is compatible with the physical scale of the immediate neighborhood currently improved with multi-family and single-family dwellings ranging from one to two stories. Thus, the project is similar both in land use intensity and physical scale of the adjoining residential neighborhood.

- d. *Goal LU-4: The City seeks to develop uses that are compatible with one another.*

The proposed two-story small-lot subdivision project is located in a residential neighborhood that is improved with multi-family and single-family dwellings. The properties in the direct vicinity of the project site are zoned R-1 or R-2 (Multiple-Family Residential), and have a LDR or Low Medium Density Residential (LMR) land use designations, respectively. The properties directly to the west are developed with two-story multi-family residential buildings. Thus, the proposed housing project is consistent with the development pattern of the surrounding residential uses.

- e. *Policy H-3.7: Encourage infill housing development that is compatible in character with established residential neighborhoods.*

The 1.6-acre site is vacant and is comprised of four (4) parcels. The project site is located in a neighborhood improved with multi-family and single-family dwellings. As a vacant site that was previously developed with three (3) single-family dwellings, it offers an opportunity for in-fill housing development. The proposed 13-unit small-lot subdivision will consist of two-story detached units, which is compatible with the character of the immediate neighborhood. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

2. The provisions of the California Environmental Quality Act have been complied with.

Concurrently with the adoption of this Resolution, the City Council adopted Resolution No. _____, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.

3. The proposed development project does not have specific, adverse impacts, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety without any feasible method to satisfactorily mitigate

or avoid the specific adverse impact, other than the disapproval of the proposed project.

The proposed 13-unit residential small-lot subdivision development will not have specific, adverse impacts on the public health and safety. The proposed project is within the maximum allowable density, is compatible with surrounding uses, is similar in scale to the adjoining neighborhood, and is consistent with the land use type and intensity in the immediate neighborhood. Furthermore, the Project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

4. The City Council of the City of Garden Grove hereby makes the following findings regarding Tentative Tract Map No. TT-19232:

1. The proposed map is consistent with the General Plan.

The proposed map is consistent with the provisions of the General Plan. The applicant is requesting Tentative Tract Map No. TT-19232 approval to subdivide the subject property to facilitate the development of a residential small-lot subdivision project consisting of 13 two-story units. The subject site has a General Plan land use designation of Low Density Residential (LDR), which is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high-quality architectural design. The LDR land use designation allows for one (1) to 11 dwelling units per acre, or 17 dwelling units for the subject 1.6-acre site. The proposed project will consist of 13 units, which is within the density allowed by the LDR land use designation and the proposed Planned Unit Development (PUD) with R-1 (Single-Family Residential) base zoning. Therefore, the proposed development is consistent with the General Plan. Moreover, construction of the residential project will increase the number of available housing in the area, and further the goals of the Housing Element of the General Plan to meeting the City's Regional Housing Needs Allocation (RHNA).

In addition, the proposed map is consistent with the goals and policies of the General Plan, including:

a. *Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.*

The proposed residential small-lot subdivision development will add to the mix of diverse housing types in the immediate neighborhood that is currently improved with multi-family and single-family dwellings. The proposed 13-unit housing project will provide detached, two-story residential dwellings, on a site where maintenance of all common areas,

such as the private street, guest parking areas, the common recreation area, and street frontage landscaping, will be the responsibility of a Homeowner's Association to ensure proper maintenance that preserves the residents' real estate values. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies

- b. *Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.*

The immediate area consists of both multiple-family and single-family dwellings. The proposed 13-unit residential small-lot subdivision project was reviewed and determined to be within the allowed density and in compliance with the development standards of the Municipal Code for small-lot subdivisions and the LDR land use designation in the General Plan, which is 17 units maximum for the 1.6-acre site. Thus, the development is consistent with the type and intensity of land use of the immediate neighborhood.

- c. *LU-IMP-2B: New development shall be similar in scale to the adjoining residential neighborhood to preserve its character.*

The 1.6-acre site is proposed to be improved with a 13-unit small-lot subdivision development, which is within the allowable density pursuant to the LDR General Plan land use designation, which is 17 units maximum. The proposed project was reviewed by the City staff and deemed to be within the allowed density and similar in scale to the adjoining residential neighborhood. The proposed design will consist of two-story units, which is compatible with the physical scale of the immediate neighborhood currently improved with multi-family and single-family dwellings ranging from one to two stories. Thus, the project is similar both in land use intensity and physical scale of the adjoining residential neighborhood.

- d. *Goal LU-4: The City seeks to develop uses that are compatible with one another.*

The proposed two-story small-lot subdivision project is located in a residential neighborhood that is improved with multi-family and single-family dwellings. The properties in the direct vicinity of the project site are zoned R-1 or R-2 (Multiple-Family Residential), and have a LDR or Low Medium Density Residential (LMR) land use designations, respectively. The properties directly to the west are developed with two-story multi-family residential buildings. Thus, the proposed housing project is consistent with the development pattern of the surrounding residential uses.

- e. *Policy H-3.7: Encourage infill housing development that is compatible in character with established residential neighborhoods.*

The 1.6-acre site is vacant and is comprised of four (4) parcels. The project site is located in a neighborhood improved with multi-family and single-family dwellings. As a vacant site that was previously developed with three (3) single-family dwellings, it offers an opportunity for in-fill housing development. The proposed 13-unit small-lot subdivision will consist of two-story detached units, which is compatible with the character of the immediate neighborhood. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

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

The proposed map is consistent with the provisions of the General Plan. The applicant is requesting Tentative Tract Map No. TT-19232 approval to subdivide the subject property to facilitate the development of a residential small-lot subdivision project consisting of 13 two-story units. The subject site has a General Plan Land Use Designation of LDR, which is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high-quality architectural design. The LDR land use designation allows for one (1) to 11 dwelling units per acre, or 17 dwelling units for the subject 1.6-acre site. In accordance with the State Subdivision Map Act, the applicant is requesting approval of Tentative Tract Map No. TT-19232 to subdivide the existing property into 17 separate lots to facilitate the development of the project. Thirteen (13) lots will consist of the dwelling units, one (1) lot for the private street, and three (3) lots for the open space along the front 10'-0" setback and common recreation areas. The proposed Tentative Tract Map is in conformance with the City's General Plan, the City's Subdivision Ordinance, the Municipal Code requirements, and the State's Subdivision Map Act.

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

The site is physically suitable for the type of development proposed by the developer and complies with the spirit and intent of the Municipal Code. The proposed 1.6-acre site will consist of a 13-unit small-lot subdivision, which would be allowed under the proposed PUD zoning, which will allow a small-lot subdivision with R-1 base zoning. The residential development has been designed per the Municipal Code development standards for small-lot subdivisions in effect at the time of application submittal. As designed, the site is able to accommodate 13 units, along with the required parking, landscaping,

private and common recreation areas, setbacks, and building height. Therefore, the property is sufficient in size to accommodate the proposed development and complies with all applicable provisions of the City of Garden Grove Municipal Code for small-lot subdivisions.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and the requirements of the California Environmental Quality Act have been satisfied.

Concurrently with the adoption of this Resolution, the City Council adopted Resolution No. _____, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.

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

The site is physically suitable for the density proposed by the developer. The General Plan land use designation of LDR is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods at one (1) to 11 dwelling units per acre. Under the proposed PUD with R-1 base zoning, the site can be improved with a small-lot subdivision development. The proposed project will consist of 13 units, which does not exceed the maximum number of units allowed by the General Plan LDR land use designation, which is 17 units. The project has also been designed to comply with the Municipal Code development standards for small-lot subdivisions. As designed, the site is able to accommodate 13 units, along with the required parking, landscaping, private and common recreation areas, setbacks, and building height. Therefore, the property is sufficient in size to accommodate the proposed development, and complies with all applicable provisions of the City of Garden Grove Municipal Code.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The design of the residential subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard the public health. The proposed subdivision has been designed to comply with the development standards of the Municipal Code for Small-Lot Subdivisions. City Departments, including the Traffic Division, Water Division, Engineering Division and the Planning Division, and the Orange County Fire Authority (OCFA) have reviewed the proposed development and have applied conditions of approval to minimize potential impacts that the project may have on the community. The conditions of approval for on and off-site improvements will safeguard the public health.

7. The design of the project and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the subdivision;

or, if such easements exist, alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

The design of the residential subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

8. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations.

The proposed subdivision has been specifically designed to accommodate the proposed 13-unit residential small-lot subdivision project on the property, which has been designed to comply with the small-lot subdivision standards of the Municipal Code. With the proposed PUD with R-1 base zoning, the 1.6-acre site can be improved with a residential subdivision designed within the small-lot subdivision guidelines of the Municipal Code. As designed, the subdivision is able to accommodate 13 units, along with the required parking, landscaping, private and common recreation areas, setbacks, and building height per the small-lot subdivision standards of the Municipal Code. Therefore, the design and improvement of the proposed subdivision is suitable for the proposed use and the subdivision can be developed in compliance with the applicable provisions of the City of Garden Grove Municipal Code.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

To the extent feasible, the project has been designed in accordance with Government Code Section 66473.1, such as to allow for passive or natural heating opportunities in the subdivision design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

10. The design, density, and configuration of the subdivision strike a balance between the effect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The applicant is requesting approval of Tentative Tract Map No. TT-19232 to subdivide the existing property into 17 separate lots to facilitate the development of the project. Thirteen (13) lots will consist of the dwelling units, one (1) lot for the private street, and three (3) lots for the open space along the front 10'-0" setback and common recreation areas. Approval of the map

will allow construction of a two-story residential small-lot subdivision project consisting of 13 units on a site that is currently vacant. The project has been reviewed in relation to the housing needs and goals of the City and is compatible with the existing residential developments in the direct vicinity. The property is located in an area improved with existing single-family and multi-family uses. The 13-unit small-lot subdivision project has been designed under the maximum allowed density in the LDR land use designation, which is 11 dwelling units per acre, or 17 units for the project site. The proposed residential development will increase the number of available housing units in the area, and further the goals of the Housing Element of the General Plan. Moreover, the project complies with the density requirements of the General Plan, as well as the Municipal Code development standards for small-lot subdivisions.

11. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed subdivision is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.
12. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

5. In addition to the foregoing, the City Council incorporates herein by this reference, the facts and findings set forth in the Planning Commission and City Council staff reports for the Project and in Planning Commission Resolution No. 6055-22.

6. The Site Plan and Tentative Tract Map possess characteristics that justify the request in accordance with Sections 9.60.020 (Review of Housing Development Projects) and 9.40.060 (Tentative Maps) of the Garden Grove Municipal Code.

7. Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 are hereby approved, subject to and contingent upon the adoption and effectiveness of an ordinance approving Planned Unit Development PUD-018-2022 by the Garden Grove City Council.

8. In order to fulfill the purpose and intent of the Planned Unit Development No. PUD-018-2022 and 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-118-2022 and Tentative Tract Map No. TT-19232.

EXHIBIT "A"

Site Plan No. SP-118-2022

Tentative Tract Map No. 19232

9071, 9081, and 9091 Lampson Avenue

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. 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, owner and developer of the project, PLC Garden Grove, LLC, and the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community and Economic Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. Site Plan No. SP-118-2022 and Tentative Tract Map No. 19232 only authorize approval to a two-story, 13-unit small lot subdivision project on an approximately 1.6-acre lot, located on the north side of Lampson Avenue, between Magnolia Street and Loreleen Street, at 9071, 9081, and 9091 Lampson Avenue (Assessor's Parcel Nos. 133-183-55, 56, 57, and 58), as depicted on the plans submitted by the applicant and made part of the record of the December 1, 2022, Planning Commission proceedings, and the [INSERT DATE], City Council proceedings. Approval of this Site Plan and Tentative Tract Map 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. The approved site plan and floor plan are an integral part of the decision approving this Site Plan. There shall be no additional changes in the design of the site plan and floor plan without the approval of the City. Minor modifications to the Site Plan and/or these Conditions of Approval, which do not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, may be approved

by the Community and Economic Development Director, in his or her discretion. 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

Project Design

6. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit per the requirements of the Orange County Health Department and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
7. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan that:
 - a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) approved Drainage Area Management Plan (DAMP) as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Document (TGD).
 - b. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
 - 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.
 - h. Provides a hydrological analysis with scaled map as well as hydrologic and hydraulic calculations to size storm drains per the Orange County RDMD standards.
8. Parkway culverts shall be designed per City of Garden Grove Standard Plan B-209. Storm drain lateral pipe connections to City maintained storm drains within City right-of-way shall be RCP with a minimum diameter of 18-inches.
 9. Grading plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30'-0" 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 showing all existing utility facilities, easements and proposed utility facilities. All on-site improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted 20-foot wide throat access to the site is required from the street for the multi residential projects and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications. In addition, in order to ensure that damage does not occur at surrounding structures during project construction activities, all demolition and grading plans shall incorporate the mitigation measures set forth in Mitigation Measure NOI-2, described in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.
 10. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer (Policies and Procedures – TE-17).
 11. The applicant shall coordinate with Planning Services Division and Orange County Fire Authority to identify proper emergency vehicle access to the site

and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.

12. The applicant shall complete the following for the tract map:
 - a. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
 - b. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
 - c. Prior to issuance of a grading permit, the applicant shall submit to the Planning Services Division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat for review and approval of the parcel map.
 - d. All subdivision mapping shall be concurrently reviewed by the City Engineering Division and the County of Orange Survey Department. The applicant shall forward all plan check comments received from the County of Orange Survey Department to the City of Garden Grove's Engineering Division upon receipt from the county.
13. Prior to the issuance of the street improvement encroachment permit and grading permit, provide subdivision completion bonds for all work constructed under the street improvements and grading permit for review and approval by the City Engineer, City Attorney, and City Finance Department (Risk Management). Alternate forms of security may be considered, solely at the discretion of the City Engineer and with the concurrence of the City Attorney and City Finance Department (Risk Management).
14. Any new drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-120 (Option #2) as they conform to land use and roadway designation.
15. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the frontage of the development in conformance with City specifications and the approval of the City's Lighting Administrator. Location of lighting poles shall be shown on all the improvement plans and grading plan.

16. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and section 1110A of the California Building Code.
17. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic recycling Law, including AB 1826, SB 1383, and any other applicable State recycling laws related to refuse, recyclables, and/or organics:
 - a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.
 - b. Provide solid roof or awning to prevent direct precipitation into the enclosure.
 - c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.
 - d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
 - e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turn-arounds, in the area of enclosures, and concrete aprons for roll-out areas.
 - f. Pursuant to state mandated commercial organic recycling Law-AB 1826 and SB 1383, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
 - g. 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.
 - h. 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.

- i. 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.
 - j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).
18. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross sections. Cross sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506 and B-508 or designed by a professional registered engineer. In addition, the following shall apply:
- a. Any block walls shall be decorative and utilize stucco finish, slump stone or split-face block, and shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.
 - b. Openings for drainage through walls shall be shown in section details and approved by the City Engineer. Cross-lot drainage is not allowed.
19. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Lampson Avenue frontage improvements as identified below. All landscape, irrigation, sidewalk, and lighting improvements installed within the public rights-of-way shall be maintained by the applicant and shall require the approval of the City Engineer, Street Division, and Planning Services Division, and shall be maintained by the applicant for the life of the project.
- a. Existing substandard driveways on Lampson Avenue shall be removed and replaced with new curb, gutter, landscape, and sidewalk per City standards and specifications.
 - b. The new driveway approach to the site on Lampson Avenue shall be constructed in accordance with Garden Grove Standard B-120 (Option #3).
 - c. The applicant shall remove the existing damaged sidewalk panels fronting the project on Lampson Avenue and replace it with new sidewalk panels

in accordance with City of Garden Grove Standard B-106. The owner/contractor shall verify the removal and replacement sections of the sidewalk concrete panels with public works inspector prior to start of construction.

- d. The new tree wells fronting the project on Lampson Avenue shall be constructed in accordance with Garden Grove Standard B-123 and B-127.
 - e. The applicant shall plant total of three Southern Magnolia (*Magnolia grandiflora*). The applicant shall coordinate with City's Public Works Division prior to order and placement of trees on Lampson Avenue.
 - f. Construct curb and gutter when replacing any existing driveway approach along the property frontage on Lampson Avenue in accordance with City Standard Plan B-114.
 - g. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.
 - h. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of tree within public right-of-way and proposed landscape area.
 - i. Street signs shall be installed as required and approved by the City Traffic Engineer.
- 20. Any proposed new landscaping in public right-of-way shall be approved by the Planning Services Division and maintained by the owner for the life of the project.
 - 21. Driveway widths shall be in accordance with City's Traffic Engineering Policy TE-8 (Driveway Opening Policy).
 - 22. Sight Distance Standards shall be in accordance with City's Traffic Engineering Policy TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE 13.
 - 23. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to City's Traffic Engineering Policy TE-17 and provided to the applicant.
 - 24. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Engineering Policy TE-19.

25. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Engineering Policy TE-20.
26. Parking lot layout shall be in accordance with City Standard B-311 and B-312.
27. Off-street parking requirements for residential uses shall be in accordance with the City of Garden Grove's Traffic Engineering Policy TE-17.
28. A minimum five-foot-by-five-foot-wide maneuvering area shall be provided at the end of a dead-end parking aisle and shall consists of a ten-foot-by-nineteen-foot-wide turn-around space.

Permit Issuance

29. The applicant shall be subject to Traffic Mitigation Fees (Garden Grove City Council Resolution 9401-16), In-Lieu Park Fees Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
30. A separate street permit is required for work performed within the public right-of-way.
31. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
32. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets. Construction vehicles should be parked off traveled roadways in a designated parking area. Parking areas, whether on-site or off-site, shall be included and covered by the erosion control plans.
33. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan for all the proposed improvements within public right-of-way, and shall be subject to the review and approval of the City Traffic Engineer.
34. In accordance to City of Garden Grove Municipal Code (Chapter 9.48.030), the applicant is required to underground all existing and proposed on-site and off-site utility facilities fronting the project which the developer is developing or redeveloping. All existing improvements and utilities shall be shown as part of the grading submittal package in the topography section and labeled as existing utility. In accordance to City of Garden Grove Municipal Code (9.48.050), the applicant may elect to pay the City an in-lieu fee to offset the developer's fair share of the costs of undergrounding the off-site utilities.

35. 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. The assigned WDID number must appear on the cover sheet of the project grading plan.

Project Construction/Operation

36. The applicant shall coordinate with City's Public Works Department (Engineering, Water Services and Streets Division) and setup appointments for pre-construction inspections for all the on-site and off-site improvements prior to commencement of grading operation and mobilization.
37. 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.
38. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be re-set after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be re-set per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls. Temporary Benchmarks shall not be used for Vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).
39. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
40. 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 the applicant is prepared to implement and maintain 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.

Public Works Water Services Division

- 41. New water service installations and fire services shall be installed by developer/owner's contractor per City Standards. Water connections shall be off the 8" PVC water main across Lampson Avenue.
- 42. Water meters shall be located within the City right-of-way or within the dedicated waterline easement.
- 43. 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.
- 44. It shall be the responsibility of owner/developer 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.
- 45. A composite utility site plan shall be part of the water plan approval.
- 46. Water system within private streets shall be constructed per City Standards by developer and dedicated to the City. Bonding will be required.
- 47. There shall be a minimum 15-foot clearance of building footings from water main. Clearances less than 15 feet shall be reviewed and approved by Water Engineering.
- 48. There shall be no structures or utilities built on or crossing water or sewer main easements.

49. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.
50. There shall be a minimum clearance from sewer main and water main of 10 feet from outside of pipe to outside of pipe.
51. All perpendicular crossings of proposed water main, shall maintain a vertical separation of minimum 12" above non-potable water sources (sewer, storm drain), outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.
52. Pothole required to confirm separations as part of design.
53. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
54. Any existing water services are to be abandoned at the main.
55. If fire sprinkler system is required, the meter and service for the new lot shall be installed per City Standard B-719, which specifies a residential fire sprinkler connection (RFSC) on the backside of the meter.
56. If separate fire service is required, service shall have above ground backflow device with a double-check valve assembly. Any private fire hydrant lateral shall also have above-ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above ground assembly shall be screened from public view as required by the Planning Services Division.
57. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) pass all bacteriological and pressure tests.
58. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.
59. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).
60. Contractor shall abandon any existing unused private sewer system 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. Only one sewer connection per lot is allowed.
61. Owner shall install new private sewer main with clean out at right-of-way line and laterals on-site. The sewer main connection in public right-of-way shall

be 6" min. dia., extra strength VCP with wedgelock joints and inspected by GGSD. All on site sewer and appurtenances to be installed per the California Plumbing Code and inspected by the Building and Safety Division.

62. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of min. 12" below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.

Orange County Fire Authority

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

Building and Safety Division

64. All work shall comply with the latest edition of the California (CA) Building Standards Code (CBC) at time of permit application.
65. A soils report per the latest edition of CBC Chapter 18 is required and shall be submitted at time of building permit application.
66. Each dwelling shall be provided with a solar system.
67. Each dwelling unit shall be equipped with a future ready Electric Vehicle (EV) charger.
68. An automatic fire sprinkler system shall be provided in each dwelling unit.
69. Fire rated exterior walls and eave projections shall comply with the latest edition of the California Residential Code (CRC) Table R302.1(2).

Planning Services Division

70. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Services Division 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 (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan shall be installed or relocated underground.

- b. All above-ground utility equipment (e.g. electrical, gas, telephone, cable TV) shall not be located in the street setback, within the common areas, or any parking areas, and shall be screened by densely planted and maintained landscaped hedges or a fence or wall. Ground-mounted equipment shall not exceed the maximum allowable height for a wall, fence, or hedge.
 - c. Clinging vines shall be installed within the landscape planters along the perimeter block walls to deter graffiti.
 - d. Roof-mounted mechanical equipment shall be screened by parapet walls, rooftop architectural features such as a tower equal to the height of the equipment, or low walls surrounding the equipment and shall be painted to match the color of the building materials.
 - 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. Roof rain gutters are permitted. The rain gutters shall follow the natural architecture lines of the building.
 - f. Mechanical equipment (e.g., heating, ventilation, and air conditioning (HVAC) equipment) shall have a sound rating of less than 66.6 A-weighted decibels (dBA) when measured at more than 35 feet from the project property line to assure compliance with the City's Noise Ordinance, and the building plans shall so indicate. Should HVAC equipment be louder or closer than as described above, the applicant shall retain an acoustical engineer to model noise levels and confirm that noise levels would comply with City exterior noise standards, prior to issuance of a certificate of occupancy. In this circumstance, a follow-up noise study shall be prepared by a licensed acoustical engineer and submitted to the Community and Economic Development Director for approval.
71. 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 micro-spray system sprinkler heads for water conservation.

- b. Forty percent of the trees on a site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, Boston Ivy shall be used.
- c. All landscape areas, including the areas located within the public rights-of-ways along Lampson Avenue that abuts the subject property, are the responsibility of the applicant/property owner(s).
- d. No trees shall be planted closer than five feet (5'-0") from any public right-of-way. Trees planted within ten feet (10'-0") 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. All trees planted on the subject property, whether for screening the project from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.
- e. All trees shall be double-staked in accordance with City standards.
- f. Enhanced landscape treatment shall be provided in the 10'-0" wide site perimeter setback between the block wall and the street frontage property line. The enhanced landscaping within this area shall include trees, shrubs, vines, and flowering ground covers and turf in a hierarchical design order.
- g. The landscape treatment along the street frontage, including the area designated as public right-of-way, shall incorporate the landscape area between the sidewalk and the development wall with ground cover, shrubs and bushes, and trees that highlight the project's entrance as well as enhance the exterior appearance along Lampson Avenue. The plant material for the entrance shall be the type to inhibit graffiti such as vines and dense growing shrubs and bushes, and shall be maintained.
- h. Clinging vines shall be installed within the landscape planters along the perimeter block walls to deter graffiti.
- i. Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.
- j. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30% of the groundcover area shall have the mulch substitute.

- k. Groundcover plants shall be planted at a density and spacing necessary for them to become well established and provide surface coverage within 18 months of planting.
 - l. 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.
 - m. 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.
 - n. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure proper landscape screening will be provided.
72. Hours and days of construction and grading shall be as set forth in the City of Garden Grove Municipal Code Chapter 8.47 as adopted, except that:
- a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.
 - b. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.
 - c. Sunday and Federal Holidays – no construction shall occur.
73. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, use of solar, low emission water heaters, and low sodium parking lot lights, shall be required to ensure compliance with Title 24.
74. The applicant shall prepare Covenants, Conditions, and Restrictions (CC&R's) for review and approval by the City Attorney's office and Community and Economic Development Department prior to the issuance of building permits. The approved CC&R's shall be recorded at the same time that the subdivision map is recorded and two copies (a hard copy and an electronic copy) of the recorded CC&R's shall be provided to the Planning Services Division. The CC&R's shall include the following stipulations and/or provisions:

- a. All units shall maintain the ability to park two cars within the garages at all times. Unless otherwise permitted by State Law, garages shall not be converted to any other use.
- b. There shall be no business activities, day care, or garage sales conducted within or from the garages.
- c. Parking spaces in the garages shall be made available to the occupants of the unit at all times.
- d. Residents shall not park or store vehicles anywhere on the site except within the designated parking spaces in the garages for their dwelling unit. However, the 12 unassigned open, on-street, guest parking spaces, located throughout the development, may be utilized by residents or guests for temporary parking. Any issues arising from the use, application, or restriction of such open parking spaces shall be at the resolve of the Homeowner's Association.
- e. All graffiti vandalism shall be abated within the premises. Best management practices shall be implemented to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
- f. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.
- g. The CC&R's shall include provisions providing the owners or tenants a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters for a development of this type. This shall also include scheduling of maintenance of such items as the recreation area, landscape area maintenance, etc. This also includes ensuring tree overhangs do not block or hinder any vehicles such as street sweepers, trash trucks, fire trucks, etc., from maneuvering around the cul-de-sac.
- h. Storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited.
- i. The CC&R's shall include stipulations that maintenance of the private drive aisles, storm drain, sewer system, and open space areas within the interior of the development, and the landscape setback areas outside the development walls adjacent to Lampson Avenue is the responsibility of the Homeowner's Association, including the common landscaped areas.

- j. Each unit shall have a minimum of 200 cubic feet of storage space, which may be provided in the garage parking areas, and typical closet space within the unit shall not count toward this requirement.
- k. Each unit shall maintain a private open space area with minimum dimensions of 15 feet by 20 feet. This area shall be open and unobstructed from the ground to the sky.
- l. All recreation areas, landscaping along the front and side yards of each unit, the project site entryway, landscaped areas in all common areas, and any landscaping within the public right-of-way shall be maintained for the life of the project and such maintenance provisions shall be included in the CC&R's.
- m. The common recreation areas, as identified on the approved site plan, shall be equipped with outdoor furniture and playground equipment, subject to review by the Planning Services Division, and Building and Safety Division.
- n. There shall be no parking allowed along the private street, except within the designated parking areas and striped parallel parking spaces. All curbs not designated as parking areas shall be painted red. The applicant shall post "No Parking" signs along the drive aisle.
- o. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.
- p. The maintenance of the private street, storm drains, sewer system, and open space areas is the responsibility of the applicant and property owner(s), including the common recreation areas, and the common landscape areas.
- q. Each unit shall be provided with an air conditioning condensing unit and/or system so that there are no wall-mounted, or window mounted units. If units are located on the roof, an architectural design of the roof areas shall be done to effectively screen such units from adjacent properties and the public right-of-way.
- r. Mailboxes shall be provided and installed by the applicant. The local postmaster shall approve the design and location.
- s. Each unit shall be provided with washer and dryer hook-ups.
- t. The Conditions of Approval for Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 shall be incorporated into the CC&Rs, and provisions corresponding to any applicable Conditions of Approval shall be included in the CC&Rs.

- u. The following provisions shall be included within the CC&R's (in substantially the same form as below or as otherwise approved by the City Attorney):
 - i. Compliance with Stormwater Quality Regulations. The Homeowner's Association shall implement, and fund implementation of, the Operation and Maintenance ("O&M") Plan for the Property, which was approved by the City as part of the Water Quality Management Plan ("WQMP") required for development of the Property, and shall operate and maintain the Best Management Practices ("BMPs") described in the O&M Plan for the Property, which includes:
 1. Description of all post-construction BMPs (non-structural and structural),
 2. Description of the Property owner's(s') responsibilities and required training of persons performing BMP implementation, operation and maintenance,
 3. Implementation frequency and operating schedule,
 4. Inspection/maintenance frequency and schedule,
 5. Specific maintenance activities,
 6. Required permits from resource agencies, if any,
 7. Forms to be used in documenting implementation, operation and maintenance activities,
 8. Recordkeeping requirements.

A copy of the approved O&M Plan is described in the current WQMP for the Project, as it may be amended from time to time according to its terms, which is on file with the City of Garden Grove Community and Economic Development Department, and is incorporated herein by this reference. The Committee shall maintain a copy of the current WQMP at a location on the Property.

The Property shall be, and the Homeowner's Association shall ensure that the Property is, used and maintained in full compliance with the provisions of the O&M Plan and Chapter 6.40 (Stormwater Quality) of the Garden Grove Municipal Code, as it may be amended. The City shall have the right to inspect the Property for the purpose of verifying compliance with this provision. The City of Garden Grove shall be an intended third-party beneficiary to this provision. The City shall have the right and authority, but not the obligation, to enforce this provision by any legal or equitable means, or by any

method available to the Property owners as provided elsewhere in the Declaration, against the Declarant, Homeowner's Association, Owners, their successors and assigns, or other persons in possession of the Property. This provision shall not be amended or terminated without the written approval of the City of Garden Grove Community and Economic Development Department.

- ii. Enforcement: The City is hereby made a party to this Declaration solely for purposes of enforcing its provisions and the Conditions of Approval of Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232. The City, its agents, departments and employees shall have the unrestricted right and authority, but not the obligation, to enforce the provisions of this Declaration and the Conditions of Approval of Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232. In the enforcement of this Declaration, the City shall not be limited to the procedures or processes described in this Declaration and may use any remedy provided under law or equity, including the City's Municipal Code. The City, its agents, departments and employees may further refuse to issue any building, electrical or plumbing permit that may be in violation of these Declarations or Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232 approvals. However, the City shall not be liable for failing or refusing to enforce the provisions of these Declarations or the Conditions of Approval of Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232. The alternative dispute resolution provisions set forth in Section / Article [SECTION] of this Declaration shall not apply to or legally bind the City.
- iii. Assessments: The City may levy special assessments against the properties in connection with its actions to enforce the conditions of this Declaration or Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232 approvals, or to abate the violation thereof. The City shall have the same power as the Association to levy special assessments pursuant to the provisions of [SECTION] of this Declaration in the event that it incurs expenses in the enforcement of the conditions of these Declarations or Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232 approvals. Notice of intention to make such assessment shall be mailed by the City to the Owner of each affected [LOT/UNIT] affording the Owner thirty (30) days' notice to satisfy or reimburse the City's expenditure. In the event of the failure of any Owner of any affected [LOT/UNIT] to reimburse the City within thirty (30) days, notice of such assessment shall be mailed by the City to said Owner, and said assessment shall thereafter be due as a separate

debt to the City within thirty (30) days following the mailing of such notice. Any such delinquent assessment may be and may become a lien upon the interest of the defaulting Owner in the Lot upon the execution by the City and the recording in the Orange County Recorder's office of a notice of delinquent assessment under the same conditions that the Association could record the same pursuant to the provisions of [SECTION]. The City may foreclose on such notice of delinquent assessment in the same manner and with the same power as the Association could foreclose on such notice pursuant to the provisions of [SECTION]. It is the intent of Declarant, which intent shall be binding upon all of Declarant's successors in interest in the Properties, that the City shall be deemed an interest holder pursuant to the provisions of these Declarations in order to enforce the rights which have been given to the City generally in these Declarations and specifically pursuant to this Section.

- iv. Attorney Fees: The City shall be entitled to recover its attorney's fees incurred in connection with its actions to enforce the conditions of these Declarations or Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232 approvals, or to abate the violation thereof.
 - v. Public Safety Access: The Police and Fire Department personnel may enter upon any part of the common area for the purpose of enforcing State and Local laws.
 - vi. Modification/Termination: This Declaration shall not be terminated or substantially amended without the prior written approval of the City of Garden Grove Community and Economic Development Department.
75. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.
76. All units shall be equipped with a minimum of three cubic feet of space for the collection and storage of refuse and recyclable material. All exterior collection areas shall be located within a screened yard.
77. Decorative stamped concrete or pavers shall be provided within the front 20-feet for the driveway along Lampson Avenue. The final design and

configuration shall be shown on the final site plan, grading plan, and landscape plans.

78. Second-story windows, balconies, and decks on side and rear building sides shall be located to avoid direct views from those windows, balconies, and decks into any immediately opposite windows and private recreation areas of residential dwelling units on adjacent properties. Where second-story windows are oriented toward an adjacent property's private recreation area, one or more of the following measures shall be provided:
 - a. High-windows with a minimum sill height of six feet, as measured from the finished floor.
 - b. View-obscuring treatment such as wing walls.
 - c. Obscure, opaque, or frosted fixed (non-slider) windows.
 - d. A row of screening/canopy trees evenly spaced shall be placed along the property line(s), which shall be of a minimum height that blocks any direct views. Screening/canopy trees shall be maintained in perpetuity.
79. All new block walls, and/or retaining wall(s), including existing block walls to remain, if any, shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:
 - a. Decorative masonry walls are required along the north, south, east, and west property lines and shall be constructed to a minimum height of 6'-0", as measured from highest point of finished grade. The block walls shall be decorative and utilize stucco finish, slump stone or split-face block, and shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.
 - b. The applicant shall work with the existing property owners along the project perimeter in designing and constructing the required perimeter block walls. This requirement is to avoid having double-walls and minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to address this situation. The Community and Economic Development Director shall be authorized

to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such wall.

80. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.
81. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5 and 3515 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.
82. All mitigation measures that are part of the Mitigated Negative Declaration that was adopted in conjunction with approval of Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232 shall be implemented. In addition, the project is subject to the Mitigation Monitoring and Reporting Program adopted by the City Council as part of the Mitigated Negative Declaration. In order to assist the City to verify that all required project mitigation measures and project design features are complied with in a timely manner, a project-specific mitigation-monitoring program for monitoring all applicable project-related mitigation measures shall be prepared by the developer/applicant and approved by the Planning Services Division prior to issuance of building permits. Said mitigation monitoring program shall be implemented during project construction through completion. The developer/applicant shall provide the City with a report demonstrating adherence to all mitigation measures quarterly or otherwise upon request.
83. Final Tentative Tract Map No. TT-19232 shall be approved by the City and recorded by the applicant prior to issuance of building permits for the proposed development.
84. A copy of the resolution approving Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232, including these Conditions of Approval, shall be kept on the premises at all times.
85. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 and his/her agreement with all conditions of the approval.

86. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Planned unit Development No. PUD-018-2022, Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232. 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.
87. In accordance with Garden Grove Municipal Code Sections 9.32.160 and 9.40.070.A, respectively, the rights granted pursuant to Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 shall be valid for a period of two years from the effective date of this approval. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 shall expire if the building permits for the project expire.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: B.1.	SITE LOCATION: North side of Lampson Avenue, between Magnolia Street and Loreleen Street, at 9071, 9081, and 9091 Lampson Avenue
HEARING DATE: December 1, 2022	GENERAL PLAN: Low Density Residential (LDR)
CASE NOS.: Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, Tentative Tract Map No. TT-19232, and Variance No. V-038-2022	ZONE: R-1 (Single-Family Residential)
APPLICANT: PLC Garden Grove, LLC	APN: 133-183-55, 56, 57, and 58
PROPERTY OWNER: Same as applicant	CEQA DETERMINATION: Mitigated Negative Declaration

REQUEST:

A request that the Planning Commission recommend City Council approval of residential Planned Unit Development zoning and related entitlements for a proposed 13-unit small-lot subdivision project on an approximately 1.6-acre site, located at 9071, 9081, and 9091 Lampson Avenue (Assessor's Parcel Nos. 133-183-55, 56, 57, and 58). The specific land use entitlement approvals requested include the following: (i) residential Planned Unit Development zoning to facilitate the development of the small-lot subdivision project; (ii) Site Plan approval to construct 13 two-story homes along with associated site improvements; and (iii) in accordance with the State Subdivision Tract Map, approval to subdivide the subject properties into 17 separate lots. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

BACKGROUND:

The project site is comprised of four (4) parcels with a combined area of approximately 69,713 square feet (1.6 acres) and is located on the north side of Lampson Avenue, between Magnolia Street and Loreleen Street. Although the site was previously developed with three (3) single-family dwellings, demolition permits were issued in August 2022 and the site is currently vacant. The subject site has a General Plan Land Use designation of Low Density Residential (LDR) and is zoned R-1 (Single-Family Residential). The property abuts R-1 zoned properties developed with single-family dwellings to the north, east, and south across Lampson Avenue, and an R-2 (Multiple-Family Residential) zoned property developed with a multi-family development to the west.

The applicant, PLC Garden Grove, LLC, is requesting (i) residential Planned Unit Development (PUD) zoning to facilitate the development of the small-lot subdivision project; (ii) Site Plan approval to construct 13, two-story, detached dwellings along with associated site improvements; and (iii) in accordance with the State Subdivision Tract Map, approval to subdivide the subject properties into 17 separate lots. The applicant also initially requested Variance approval to deviate from the minimum lot size for a residential Planned Unit Development; however, the minimum lot size requirement was subsequently lowered, and Variance approval is no longer required. The applicant proposes to construct a small-lot subdivision with lot sizes ranging from 3,427 to 4,414 square feet. The units will consist of a kitchen, a great room, a laundry room, storage space, five (5) bedrooms, three (3) or four (4) bathrooms, an attached two-car garage, and a front porch. Associated site improvements will consist of a private street, parallel visitor parking along the private street, two (2) visitor parking areas, driveways at each garage with additional parking spaces, a common recreation area, private open space areas at the rear yards of each lot, and site landscaping improvements. In conjunction with the request for PUD zoning, the Site Plan, and the Tentative Tract Map, the applicant is requesting that the Planning Commission consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

The project site has a General Plan land use designation of Low Density Residential (LDR). The LDR land use designation is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high-quality architectural design. The LDR land use designation allows for one (1) to 11 dwelling units per acre, or 17 dwelling units for the subject 1.6-acre site. Excluding the private street, the proposed project will provide a density of ten (10) dwelling units per acre, which complies with the maximum density of 11 dwelling units per acre permitted in the LRD land use designation of the General Plan Land Use Element. The proposed project will consist of 13 detached single-family homes that satisfy each of these objectives and is within the permitted density for the LDR land use designation. In addition, the proposed project is consistent with several goals and policies of the General Plan, including:

1. Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve resident's real estate values and their high quality of life.
2. Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.
3. LU-IMP-2B: Review new development to be similar in scale to the adjoining residential neighborhood to preserve its character.
4. Goal LU-4: The City seeks to develop uses that are compatible with one another.

5. Policy H-3.7: Encourage infill housing development that is compatible in character with established residential neighborhoods.

The project application was filed prior to the adoption of Amendment No. A-035-2022, which became effective on November 10, 2022. Thus, the project was designed pursuant to the small-lot subdivision standards in effect prior to the Code Amendment, and the proposed Planned Unit Development (PUD) development standards would allow the project to be constructed under the prior standards.

Pursuant to Amendment No. A-035-2022, Garden Grove Municipal Code Section 9.32.030 (Land Use Actions) was also amended to provide that where a requested land use action also requires approval of an action by the City Council, the City Council shall be the final review authority for such land use action, and the Planning Commission shall transmit a recommendation to the City Council. Since the requested project requires City Council approval of Planned Unit Development (PUD) zoning, the City Council is also the final decision maker with respect to the requested Site Plan and Tentative Tract Map approval, and the Planning Commission is the recommending body.

The City recommended that the developer conduct a neighborhood meeting early in the design development stages of the project to gather community feedback. Notices were mailed to property owners within 300 feet of the project site inviting them to participate in a neighborhood meeting for the project. The neighborhood meeting was held on June 15, 2022, and five (5) members of the public were in attendance: four (4) residents of the multi-family development directly west of the project site, and one (1) resident of a single-family dwelling across Lampson Avenue to the south. Bill Holman, Vice President of Land Development for PLC Communities, the developer for the project, conducted a PowerPoint presentation that included a description of the proposed project, plans and elevations, a description of the requested entitlements, a project schedule for the approval process and construction phase, and examples of previously built projects.

Questions and concerns raised by the attendees were generally regarding parking, the current deteriorated condition of the shared perimeter wall along the west side of the subject project site, and privacy concerns with views from second story windows from the proposed dwellings into the recreation areas of the multi-family development to the west of the project site, including removal of existing trees that currently provide some privacy. The developer has already conducted repairs to the shared perimeter wall along the west side of the site, and conditions of approval have been included to address privacy concerns from the second story windows to the adjacent recreation areas. Overall, the members of the public in attendance were in support of the project. It was noted that, as proposed, the project provides sufficient parking to support the proposed dwellings, and that a small-lot subdivision type project is favored over a higher density development that could pose significant impacts to the immediate neighborhood, particularly with regard to parking.

PROJECT STATISTICS:

	Provided	Code Requirement
Lot Size	69,713 S.F. (1.6 acres)	43,560 S.F. (1.0 acre) ¹
Density	10 units per acre	11 units per acre
Building Height	2 stories (29'-3")	2 stories (30'-0") when abutting R-1
Private Street	36'-0"	36'-0" wide with two-sided parking
Parking Total	51 spaces	49 spaces (3.75 spaces / unit = 48.75 ~ 49)
Two-Car Garage (x13)	26 spaces	
Guest	12 spaces	
Driveway	13	
Recreation Area		
Common	2,864 S.F.	2,600 S.F. (13 units x 200 S.F. = 2,600 S.F.)
Private – Per Unit	15'-0" x 20'-0"	15'-0" x 20'-0"
Common Recreation Area Dimensions	35'-0" x 84'-0"	30'-0" x 30'-0"
Perimeter Setbacks	10'-0"	10'-0"
Building Setbacks		
Front - Garage	19'-0" – 20'-0"	19'-0"
Front – Adjacent to Private Street	10'-0"	10'-0"
Sides – Adjacent to Arterial Street	20'-0"	20'-0"
Sides – Adjacent to R-1	8'-3"	4'-0"
Sides – Adjacent to R-2	8'-7"	4'-0"
Sides – Internal	4'-0" – 8'-0"	4'-0"
Rear – Adjacent to R-1	20'-0"	20'-0"
Rear – Adjacent to R-2	15'-1" – 15'-7"	15'-0"

1. The project application was filed prior to the adoption of Amendment No. A-035-2022, which became effective November 10, 2022. Pursuant to Amendment No. A-035-2022, the minimum site size for a residential PUD was reduced from 3 acres to 1 acre. Although the applicant requested a Variance from the minimum 3-acre lot size requirement in effect at the time, the proposed project satisfies the new 1-acre minimum site size and a Variance is no longer required.

DISCUSSION:**PLANNED UNIT DEVELOPMENT NO. PUD-018-2022:**

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. The PUD is governed by zoning regulations that are contained within the ordinance that ultimately adopts the planned unit development and the base zone, which is the zoning district for the land contained within the PUD. Except as otherwise provided by the ordinance approving the PUD, all use and development standards of the base zone continue to apply to the PUD.

The project site is zoned R-1 (Single-Family Residential) and has a General Plan land use designation of Low Density Residential (LDR). The Municipal Code generally does not allow small-lot subdivision residential projects in the R-1 zone. However, adoption of a Planned Unit Development (PUD) covering the site would allow a small-lot subdivision residential development, provided that the proposed density is within the allowable range of one (1) to 11 dwelling units per acre as allowed by the LDR land use designation. Therefore, as part of the proposed project, the City's Zoning Map would be amended to change the zoning of the project site to Residential Planned Unit Development zoning (PUD-018-2022), which would allow a small-lot subdivision on the site, with R-1 base zoning, to facilitate development of the project. PUD-018-2022 would be the residential PUD zoning that establishes the development standards for the project. Development on the site would be subject to the special requirements set forth in Municipal Code Section 9.12.040.060 (Special Requirements – Small-Lot Subdivisions), and where not otherwise specified in Section 9.12.040.060, the zoning standards in the R-1 base zone would apply.

SITE PLAN:

Site Design and Circulation

The proposed design consists of 13 small-lot subdivision units. Units 1 thru 5 are located along the westerly side of the site, Units 6 thru 9 are located at the rear of the site along the northerly property line, and Units 10 thru 13 are located along the easterly side of the site. A common recreation area improved with play equipment and benches will be located on the east side of the private street, directly north of Unit 10. The units and common recreation area face a proposed internal 36'-0" wide private street that leads from a new drive approach located along the south property line off of Lampson Avenue. The proposed private street will serve as the only vehicular access point to the project site and will provide eight (8) on-street parallel parking spaces on both sides of the street. Each unit is improved with an attached garage and driveway for parking, which have access from the new private street. Four (4) additional visitor guest parking spaces are located toward the rear of the site: two (2) off of each side of the private street. The new drive approach, private street, and parking layout have been designed in accordance with City standards to provide adequate access for trash trucks and emergency vehicles.

Each unit can be accessed from its attached garage, or from the public right-of-way via 4'-0" wide internal sidewalks leading to each unit's front entry that faces the private street. The internal sidewalks also lead to the common recreation area and guest parking spaces throughout the development.

Each residential lot will range from 3,427 to 4,414 square feet and will be improved with a two-story dwelling, an attached two-car garage, a driveway with two (2) parking spaces, a private rear yard, a front yard, and side yards on each side. As required by Municipal Code Section 9.12.040.060 for small-lot subdivisions, the development observes a 20'-0" front setback from Lampson Avenue. Each individual lot observes a 20'-0" front setback to the units, and 19'-0" to the garages. Depending on the abutting zone, the Code requires 4'-0" side setbacks, and 15'-0" to 20'-0" rear setbacks. The

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project exceeds the required setbacks by providing side setbacks that range from 4'-0" to 8'-7", and rear setbacks ranging from 15'-1" to 20'-0".

Unit Design

The proposed project will consist of 13, two-story small-lot subdivision units. Five (5) units are identified as Unit Type P-1: Units 2, 3, 4, 5, and 12, while the remaining eight (8) units will be Unit Type P-2: Units 1, 6, 7, 8, 9, 10, 11, and 13. Unit Type P-1 units are approximately 2,524 square feet, and consist of five (5) bedrooms, three (3) bathrooms, a 93 square foot front porch, and a 481 square foot attached garage. Unit Type P-2 units are larger units, approximately 2,807 square feet, and consist of five (5) bedrooms, four (4) bathrooms, an office, a 67 square foot front porch, and a 449 square foot attached garage.

Unit Types

	Living Area	Porch	Garage	No. of Units
Unit Type P-1 Units 2, 3, 4, 5, and 12 Five (5) bedrooms Three (3) bathrooms	2,524 S.F.	93 S.F.	481 S.F.	5
Unit Type P-2 Units 1, 6, 7, 8, 9, 10, 11, and 13 Five (5) bedrooms Four (4) bathrooms Office	2,807 S.F.	67 S.F.	449 S.F.	8
			Total	13

Unit Type P-1 units will consist of a kitchen, a pantry, a great room, one (1) bedroom, one (1) bathroom, and 414 cubic feet of storage space (located in the garage) on the ground floor, and a laundry room, four (4) bedrooms, and two (2) bathrooms on the second floor.

Unit Type P-2 units will consist of a kitchen, a pantry, a great room, one (1) bedroom, one (1) bathroom, one (1) powder room (one-half bathroom), and 193 cubic feet of storage space (located in the garage) on the ground floor, and a laundry room, four (4) bedrooms, two (2) bathrooms, an office, and 189 cubic feet of storage space (located in the office) on the second floor.

Private Recreation Area

Per the Dwelling Private Recreation Area provisions of Municipal Code Section 9.12.040.060.K., small-lot subdivisions are required to provide a 15'-0" by 20'-0" private recreation area that is open and unobstructed from the ground to the sky. The private recreation area shall be conveniently located next to the unit, and accessed directly from a common area, such as a living room, family room, dining area, or kitchen. The private recreation area may also be located within the interior side, street side, or rear setback areas.

The project will provide the required recreation area. Each dwelling lot will provide a 15'-0" by 20'-0" private recreation area that is conveniently located within the rear yards off of the great room. Conditions of approval will require that all private recreation areas be open and unobstructed from the ground to the sky at all times. Therefore, the project complies with the requirements of the Code for dwelling private recreation area.

Common Recreation Area

Per Municipal Code Section 9.12.040.060.E (Common Recreation Area), small-lot subdivisions consisting of ten (10) or more units are required to provide a minimum of 200 square feet per unit of common recreation area. The common recreation area is required to provide minimum dimensions of 30'-0" when located between two-story buildings, and should be located in an area that is accessible to all residents within the subdivision. Based on the number of units proposed, the development is required to provide a common recreation area that is at least 2,600 square feet in area. The project will provide the required common recreation area. The project provides a 2,864 square foot active recreational open space area with minimum dimensions of 35'-0" located toward the rear of the residential community between Units 9 and 10. The recreation area features amenities which includes a playground and built-in bench seating. Therefore, the project complies with the Code requirements for common recreation areas for small-lot subdivisions.

Parking

Per Municipal Code Section 9.12.040.060.O (Required Parking and Enclosed Garages), the project is required to provide 3.75 parking spaces per unit, or 49 spaces. The required parking is to be provided in the form of a two-car garage for each unit, one (1) driveway space located in front of each two-car garage, and the remaining 0.75 parking spaces may be provided along the development's private street or a designated guest parking area. The project has been designed to provide two-car garages for each unit, eight (8) guest parallel parking spaces along the private street, and four (4) guest parking spaces in two (2) separate guest parking designated areas. In addition, the project provides one (1) required space in front of each two-car garage. The total parking will consist of 26 spaces within two-car garages, 12 open guest spaces, and 13 required spaces on the driveways of each garage. Therefore, the total parking provided is 51 spaces, which exceeds the required parking under the Small-Lot Subdivision Code by two (2) spaces.

Parking Spaces Required per Unit

	Required parking spaces	Provided
Units 1 – 13	3.75 spaces x13	Garage: 26 Driveway: 13 ¹ Guest: 12
Total	48.75 spaces (~ 49 spaces)	51

1. Although only one (1) driveway parking space can be used to satisfy the required number of parking spaces, each unit is able to provide two (2) parking spaces on the driveway, resulting in an additional 13 parking spaces.

Perimeter Walls and Landscaping

The project site is already improved with perimeter block walls along the westerly side and rear property lines. As required by Municipal Code Section 9.12.040.060.C (Development Perimeter Block Wall), the project will provide a 6'-0" high decorative block wall along the easterly property line. In addition, 6'-0" high vinyl fencing will be provided between each unit for privacy. Per Municipal Code Section 9.12.040.060.B (Development Site Setbacks), developments located along any primary arterial, secondary arterial, or collector street, such as the subject site, are to maintain a minimum setback of 10'-0" from the property line to the development's perimeter block wall. Therefore, a 6'-0" high decorative block wall is being proposed 10'-0" from the front property line along Lampson Avenue, which is also consistent with the development to the west of the project site. The location of the perimeter block wall is designed to ensure proper vision clearance for vehicles entering or leaving the driveway. The development's front setback will also be improved with landscaping, numerous trees, and various groundcover material. The development's entrance will also be improved with enhanced concrete paving to provide a sense of neighborhood arrival.

Municipal Code Section 9.12.040.060.S (Landscaping) requires all setback areas, and all areas not designated for walkways, parking, drive aisles, and private recreation areas, to be fully landscaped and irrigated. Aside from the landscaping in the required 10'-0" front setback area, the project proposes landscaping in the active recreation area, each dwelling's front and side yards visible from the private street, and in the designated guest parking areas, using a variety of trees and plant materials. The applicant is required to provide a landscape and irrigation plan that complies with the requirements of the Municipal Code. All of the landscaped areas will be fitted with automatic irrigation systems that comply with the City's Water Efficiency Guidelines.

Building Architecture

The project proposes two unit plans, Plan 1 and Plan 2. Each unit plan is also provided in two architectural styles: Spanish and Contemporary Spanish. The Spanish homes will exhibit enhanced elevations with multi-toned stucco exteriors, varied rooflines, concrete tile roofing, building pop-outs, decorative shutters, arched doorways, decorative tile vents, roof eaves with exposed rafters, decorative window trims, balconies, and Spanish style wall lighting. The Contemporary Spanish homes will also exhibit enhanced

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elevations with multi-toned stucco exteriors, varied rooflines, flat concrete tile roofing, and building pop-outs, but updated modern features, such as squared doorways, fascia board at roof rafters, modern window trims, and contemporary wall lighting.

TENTATIVE TRACT MAP:

In accordance with the State Subdivision Map Act, the applicant is requesting approval of Tentative Tract Map No. TT-19232 to subdivide the subject property into 17 separate lots to facilitate the development of the project. Thirteen (13) lots will consist of the dwelling units, one (1) lot for the private street, and three (3) lots for the open space along the front 10'-0" setback and common recreation areas. The proposed Tentative Tract Map is in conformance with the zoning requirements for the site, as well as the City's Subdivision Ordinance and the State Subdivision Map Act.

VARIANCE:

Section 9.12.030.020.C.2 of the Municipal Code previously required all residential Planned Unit Developments to provide a minimum lot (site) size of three (3) acres. The subject lot is 1.6 acres in area, which is less than the prior minimum. At the time the application was filed, the applicant requested a Variance from the minimum three-acre lot size requirement to facilitate the approval of the proposed residential Planned Unit Development (PUD). However, the project application was filed prior to the adoption of objective development standards under Amendment No. A-035-2022, which became effective on November 10, 2022, and which reduced the minimum lot size required for a residential PUD to one (1) acre. Although the applicant is requesting a Variance, as of November 10, 2022, a Variance is no longer a Code requirement to develop the 1.6-acre site with a residential PUD.

California Environmental Quality Act (CEQA):

The proposed project was reviewed and an Initial Study and Mitigated Negative Declaration (IS/MND) 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 can be mitigated to a level of less than significant. On this basis, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) have been prepared. Copies of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are attached to this report, along with a CD that contains a complete digital version of the environmental document with the corresponding technical studies. The complete environmental document is also available for review at the City's webpage at <https://ggcity.org/sites/default/files/2022-10/Draft%20IS-MND.pdf>.

The 30-day public comment period on the Mitigated Negative Declaration occurred from December 1, 2022 to November 18, 2022.

Remaining RHNA and Housing Element Sites Inventory:

Government Code Section 65863 requires jurisdictions to maintain adequate sites to accommodate their remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the Housing Element planning period. A jurisdiction may not take any action to reduce a parcel's residential density unless it makes findings that the reduction is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in its Housing Element sites inventory can accommodate its remaining unmet RHNA by each income category or it identifies additional sites so that there is no net loss of residential unit capacity.

In addition, if a jurisdiction approves a development on a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, the jurisdiction must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available additional adequate sites to accommodate the remaining unmet RHNA for each income category. However, a jurisdiction may not disapprove a housing development project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

The City's 6th Cycle RHNA requires the City to plan for 19,168 housing units for all income levels. A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the City's RHNA. Two (2) of the four (4) parcels within the project site are identified in the City's Housing Element sites inventory as having a realistic capacity to each accommodate one (1) "above moderate income" unit (Assessor's Parcel Numbers 133-183-57 and 58). The remaining two (2) parcels (Assessor's Parcel Numbers 133-183-55 and 56) are not on the City's Housing Element sites inventory list. The project proposes to subdivide and reconfigure the four existing sites to allow for construction of 13 "above moderate income" units. Therefore, the project proposes 11 "above moderate income units" in excess of the realistic capacity identified in the City's Housing Element sites inventory list for the project site. Therefore, the City is not required to make "No Net Loss" findings for this project.

SB 330 Compliance:

In 2019, the Legislature adopted and the Governor approved Senate Bill 330 (SB 330) enacting the Housing Crisis Act of 2019 (Government Code § 66300). Among its provisions, SB 330 imposed new requirements when a proposed new housing development would require the demolition of existing residential units. Pursuant to Government Code § 66300(d)(1), the City may not approve a housing development project that will require the demolition of residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished. This proposed project satisfies this requirement because it will replace three (3) existing units with 13 new dwellings.

In order to prevent new housing projects from displacing existing lower income rental households, SB 330 also imposes several requirements that the City must require a developer to comply with when a proposed housing development project will require the demolition of occupied or vacant "protected units". "Protected units" include residential dwelling units that are or were occupied by lower or very low income households within the past five (5) years. The City requires applicants for housing development projects to complete a Replacement Housing Determination Form, under penalty of perjury, providing the information necessary for the City to determine if any "protected units" will be demolished. The Form completed by this Applicant indicates that the income level of the current and prior occupants of the existing units are not within lower or very low income levels. Therefore, the project is not required to replace any "protected units".

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt the attached Resolution No. 6054-22 recommending that the Garden Grove City Council adopt a Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program, and approve Planned Unit Development No. PUD-018-2022; and
2. Adopt the attached Resolution No. 6055-22 recommending that the Garden Grove City Council approve Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232, subject to the recommended Conditions of Approval, and contingent upon Garden Grove City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project, and adoption and effectiveness of an Ordinance approving Planned Unit Development No. PUD-018-2022.

Lee Marino
Planning Services Manager

By: Mary Martinez
Associate Planner

Attachment: Draft Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

RESOLUTION NO. 6054-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL: (I) ADOPT A MITIGATED NEGATIVE DECLARATION AND AN ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT; AND (II) APPROVE PLANNED UNIT DEVELOPMENT NO. PUD-018-2022 FOR A PROPERTY LOCATED AT 9071, 9081, AND 9091 LAMPSON AVENUE, ASSESSOR'S PARCEL NOS. 133-183-55, 56, 57, AND 58.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on December 1, 2022, does hereby recommend that the City Council adopt a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program for the Project and adopt an ordinance approving Planned Unit Development No. PUD-018-2022, for land located on the north side of Lampson Avenue, between Magnolia Street and Loreleen Street, at 9071, 9081, and 9091 Lampson Avenue, Assessor's Parcel Nos. 133-183-55, 56, 57, and 58.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-018-2022, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by PLC Garden Grove, LLC.
2. The applicant requests (a) adoption of Residential Planned Unit Development No. PUD-018-2022 for a 1.6-acre lot, located at 9071, 9081, and 9091 Lampson Avenue (Assessor's Parcel Nos. 133-183-55, 56, 57, and 58), and currently zoned R-1 (Single-Family Residential) to allow and facilitate the development of a small-lot subdivision residential project consisting of 13 two-story homes; (b) approval of Site Plan No. SP-118-2022 to construct 13 two-story homes along with associated site improvements; and (c) approval of Tentative Tract Map No. TT-19232 to subdivide the subject property into 17 separate lots (collectively, the "Project"). In conjunction with the Site Plan approval, the applicant also requested Variance approval to deviate from the minimum lot size for a residential Planned Unit Development. Subsequent to the applicant's submittal of a complete application, the Land Use Code was amended to reduce the minimum lot size for a residential Planned Unit Development from three (3) acres to one (1) acre, eliminating the need for a Variance.
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were

prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

4. The property has a General Plan Land Use designation of Low Density Residential and is currently zoned R-1 (Single-Family Residential). The subject 1.6-acre lot is currently vacant.
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 December 1, 2022, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of December 1, 2022, and considered all oral and written testimony presented regarding the Project, and considered the initial study and the Mitigated Negative Declaration.
9. Concurrently with its adoption of this Resolution (6054-22), the Planning Commission adopted Resolution No. 6055-22 recommending that the City Council also approve Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232. The facts and findings set forth in Resolution No. 6055-22 are hereby incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.08.030.020 and 9.32.030, are as follows:

FACTS:

The project site is comprised of four (4) parcels with a combined area of approximately 69,713 square feet (1.6 acres) and is located on the north side of Lampson Avenue, between Magnolia Street and Loreleen Street. Although the site was previously developed with three (3) single-family dwellings, demolition permits were issued in August 2022 and the site is currently vacant. The subject site has a General Plan Land Use designation of Low Density Residential (LDR) and is zoned R-1 (Single-Family Residential). The property abuts R-1 zoned properties developed with single-family dwellings to the north, east, and south across Lampson Avenue, and an R-2 (Multiple-Family Residential) zoned property developed with a multi-family development to the west.

The applicant, PLC Garden Grove, LLC, is requesting (i) residential Planned Unit Development (PUD) zoning to facilitate the development of the small-lot subdivision project; (ii) Site Plan approval to construct 13, two-story, detached dwellings along with associated site improvements; and (iii) in accordance with the State

Subdivision Tract Map, approval to subdivide the subject properties into 17 separate lots. In conjunction with the request, the applicant is also requesting that the Planning Commission consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

The applicant proposes to construct a small-lot subdivision with lot sizes ranging from 3,427 to 4,414 square feet. The units will consist of a kitchen, a great room, a laundry room, storage space, five (5) bedrooms, three (3) or four (4) bathrooms, an attached two-car garage, and a front porch. Associated site improvements will consist of a private street, parallel visitor parking along the private street, two (2) visitor parking areas, driveways at each garage with additional parking spaces, a common recreation area, private open space areas at the rear yards of each unit, and site landscaping improvements. Proposed Tentative Tract Map No. TT-19232 would subdivide the subject property into 17 separate lots to facilitate the development of the project. Thirteen (13) lots will consist of the dwelling units, one (1) lot for the private street, and three (3) lots for the open space along the front 10'-0" setback and common recreation areas. The Project will have a residential density of 10 dwelling units per acre.

The Project has been designed to comply with the special requirements for small-lot subdivision set forth in Section 9.12.040.060 of the Garden Grove Municipal Code and other zoning and subdivision standards, which were in effect as of the date of application submittal, and prior to adoption of Ordinance No. 2939. The proposed provisions and standards of development for the Planned Unit Development would incorporate these standards and be implemented by the approved Site Plan and Tentative Tract Map.

Pursuant to Garden Grove Municipal Code Section 9.32.030.B., the City Council is the final decision maker with respect to the applicant's request, and the Planning Commission is the recommending body.

FINDINGS AND REASONS:

Planned Unit Development:

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

The City's Land Use Element encourages Planned Unit Developments (PUD). 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 PUD will facilitate the development of a 13-unit residential small-lot subdivision project on an approximately 1.6-acre site, with a resulting residential density of 10 dwelling units per acre.

The subject site has a General Plan land use designation of LDR, which is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high-quality architectural design. The LDR land use designation allows for one (1) to 11 dwelling units per acre, or up to 17 dwelling units for the subject site.

The PUD will follow the Small-Lot Subdivision development standards of the Municipal Code for Small-Lot Subdivisions. In addition, the proposed project is consistent with several goals and policies of the General Plan, including:

- a. *Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.*

The proposed residential small-lot subdivision development will add to the mix of diverse housing types in the immediate neighborhood that is currently improved with multi-family and single-family dwellings. The proposed 13-unit housing project will provide detached, two-story residential dwellings, on a site where maintenance of all common areas, such as the private street, guest parking areas, the common recreation area, and street frontage landscaping, will be the responsibility of a Homeowner's Association to ensure proper maintenance that preserves the resident's real estate values. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies

- b. *Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.*

The immediate area consists of both multiple-family and single-family dwellings. The proposed 13-unit residential small-lot subdivision project was reviewed and determined to be within the allowed density and in compliance with the development standards of the Municipal Code for small-lot subdivisions and the LDR land use designation in the General Plan, which is 17 units maximum for the 1.6-acre site. Thus, the development is consistent with the type and intensity of land use of the immediate neighborhood.

- c. *LU-IMP-2B: New development shall be similar in scale to the adjoining residential neighborhood to preserve its character.*

The 1.6-acre site is proposed to be improved with a 13-unit small-lot subdivision development, which is within the allowable density pursuant to the LDR General Plan land use designation, which is 17

units maximum. The proposed project was reviewed by the City staff and deemed to be within the allowed density and similar in scale to the adjoining residential neighborhood. The proposed design will consist of two-story units, which is compatible with the physical scale of the immediate neighborhood currently improved with multi-family and single-family dwellings ranging from one to two stories. Thus, the project is similar both in land use intensity and physical scale of the adjoining residential neighborhood.

- d. *Goal LU-4: The City seeks to develop uses that are compatible with one another.*

The proposed two-story small-lot subdivision project is located in a residential neighborhood that is improved with multi-family and single-family dwellings. The properties in the direct vicinity of the project site are zoned R-1 or R-2 (Multiple-Family Residential), and have a LDR or Low Medium Density Residential (LMR) land use designations, respectively. The properties directly to the west are developed with two-story multi-family residential buildings. Thus, the proposed housing project is consistent with the development pattern of the surrounding residential uses.

- e. *Policy H-3.7: Encourage infill housing development that is compatible in character with established residential neighborhoods.*

The 1.6-acre site is vacant and is comprised of four (4) parcels. The project site is located in a neighborhood improved with multi-family and single-family dwellings. As a vacant site that was previously developed with three (3) single-family dwellings, it offers an opportunity for in-fill housing development. The proposed 13-unit small-lot subdivision will consist of two-story detached units, which is compatible with the character of the immediate neighborhood. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

2. The location of the buildings, architectural design, and proposed use are compatible with the character of existing residential development in the vicinity, and the project will be well-integrated into its setting.

The applicant is requesting to construct a 13-unit residential small-lot subdivision project on an approximately 1.6-acre site that abuts R-1 zoned properties developed with single-family dwellings to the north, east, and south across Lampson Avenue, and an R-2 (Multiple-Family Residential) zoned property developed with a multi-family development to the west.

The proposed design consists of 13 small-lot subdivision units on separate lots. Each residential lot will range from 3,427 to 4,414 square feet and will be improved with a two-story dwelling, an attached two-car garage, a driveway for two (2) parking spaces, a private rear yard, a front yard, and side yards on each side. Each unit can be accessed from its attached garage, or from the public right-of-way via internal 4'-0" wide internal sidewalks leading to each unit's front entry that faces the private street. The internal sidewalks also lead to the common recreation area and guest parking spaces throughout the development.

The project meets or exceeds the setbacks required for small-lot subdivisions by providing a 20'-0" setback to each unit, a 19'-0" setback to the garages, side setbacks that range from 4'-0" to 8'-7", and rear setbacks ranging from 15'-1" to 15'-7". Five (5) units will be located along the westerly side of the site, four (4) units will be located at the rear of the site along the northerly property line, and four (4) units will be located along the easterly side of the site. A common recreation area improved with play equipment and benches will be located on the east side of the private street. The units and common recreation area face a proposed internal 36'-0" wide private street that leads from a new drive approach located along the south property line off of Lampson Avenue. The proposed private street will serve as the only vehicular access point to the project site and will provide eight (8) on-street parallel parking spaces on both sides of the street. Each unit is improved with an attached garage and driveway for parking, which have access from the new private street. Four (4) additional visitor guest parking spaces are located toward the rear of the site: two (2) off of each side of the private street. The new drive approach, private street, and parking layout have been designed in accordance with City standards to provide adequate access for trash trucks and emergency vehicles.

The project proposes two unit plans, Plan 1 and Plan 2. Each unit plan is also provided in two architectural styles: Spanish and Contemporary Spanish. The Spanish homes will exhibit enhanced elevations with multi-toned stucco exteriors, varied rooflines, concrete tile roofing, building pop-outs, decorative shutters, arched doorways, decorative tile vents, roof eaves with exposed rafters, decorative window trims, balconies, and Spanish style wall lighting. The Contemporary Spanish homes will also exhibit enhanced elevations with multi-toned stucco exteriors, varied rooflines, flat concrete tile roofing, and building pop-outs, but updated modern features, such as squared doorways, fascia board at roof rafters, modern window trims, and contemporary wall lighting.

The proposed residential small-lot subdivision development will add to the mix of diverse housing types in the immediate neighborhood that is currently improved with multi-family and single-family dwellings. The proposed project was reviewed by the City staff and deemed to be within the allowed density and similar in scale to the adjoining residential neighborhood. The proposed

design will consist of two-story units, which is compatible with the physical scale of the immediate neighborhood currently improved with multi-family and single-family dwellings ranging from one to two stories. Thus, the project is similar both in land use intensity and physical scale of the adjoining residential neighborhood.

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

The project consists of 13 detached two-story small-lot subdivision homes. Units 1 thru 5 are located along the westerly side of the site, Units 6 thru 9 are located at the rear of the site along the northerly property line, and Units 10 thru 13 are located along the easterly side of the site. The units face a proposed internal, 36'-0" wide private street leading from a new drive approach located along the south property line off of Lampson Avenue. The proposed private street will provide the only vehicular access point to the project site. Per the Municipal Code, the project is required to provide 3.75 parking spaces per unit, or 49 spaces. The required parking is to be provided in the form of a two-car garage for each unit, one (1) driveway space located in front of each two-car garage, and the remaining 0.75 parking spaces may be provided along the development's private street or a designated guest parking area. The project has been designed to provide two-car garages for each unit, eight (8) guest parallel parking spaces along the private street, and four (4) guest parking spaces in two (2) separate guest parking designated areas. In addition, the project provides one (1) required space in front of each two-car garage. The total parking will consist of 26 spaces within two-car garages, 12 open guest spaces, and 13 required spaces on the driveways of each garage. Therefore, the total parking provided is 51 spaces, which exceeds the required parking under the Small-Lot Subdivision Code by two (2) spaces. Moreover, although only one (1) driveway parking space can be used to satisfy the required number of parking spaces, each unit is able to provide two (2) parking spaces on the driveway, resulting in an additional 13 parking spaces. Therefore, the project is able to provide the required parking for a 13-unit small-lot subdivision project to minimize potential impacts to surrounding streets.

Additionally, as part of the Initial Study/Mitigated Negative Declaration for the project, a traffic study was prepared for the project. It was determined that due to the relatively small size of the 13-unit residential subdivision, it would not generate a substantial number of daily or peak-hour vehicle trips to cause undue traffic congestion on the surrounding streets. The City's Traffic Engineering Division reviewed the report and concurred with the report's findings. All appropriate conditions of approval have been incorporated to minimize any adverse impacts on surrounding streets. Therefore, the design of the project complies with the spirit and intent of the Garden Grove Municipal Code for a small-lot subdivision development and will provide for a stable and desirable environment.

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

Per the Municipal Code requirements for small-lot subdivisions consisting of ten (10) or more units, a minimum of 200 square feet per unit of common recreation area is required for the development. The common recreation area is required to provide minimum dimensions of 30'-0" when located between two-story buildings and should be located in an area that is accessible to all residents within the subdivision. Based on the number of units proposed, the development is required to provide a common recreation area that is at least 2,600 square feet in area. The project provides a 2,864 square foot active recreational open space area with minimum dimensions of 35'-0" that is accessible to the residents within the development. The recreation area features amenities which includes a playground and built-in bench seating. Additionally, each dwelling unit will provide a 15'-0" by 20'-0" private recreation area that is conveniently located in the rear yards off of the great room. Conditions of approval will require that all private recreation areas be open and unobstructed from the ground to the sky at all times. Therefore, the proposed Project complies with all recreation requirements of the Municipal Code.

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

Through the conditions of approval for the project, all necessary agreements for the protection and maintenance of private areas reserved for common use will be in place prior to the start of construction and will be required to be adhered to for the life of the project.

6. The quality of the project achieved through the proposed Planned Unit Development zoning is greater than could be achieved under the current zoning.

The subject 1.6-acre site is currently zoned R-1 and has a LDR General Plan land use designation. The City's Zoning Code was recently amended to reduce the acreage for a residential PUD from three (3) acres to one (1) acre. The proposed PUD will establish R-1 as the base zoning for the site, which will be consistent with the site's LDR General Plan land use designation provided that the density does not exceed 11 dwelling units per acre, or 17 units for the subject site. The project proposes 13 units, which is within density for the LDR General Plan land use designation. The PUD zoning will facilitate the development of the small-lot subdivision that would otherwise not be allowed under the current R-1 zoning of the property. Under the R-1 zone, the site would yield fewer units due to the 7,200 square-foot minimum lot size requirement for new single-family lots. Adopting a residential PUD for the site will ensure the development of additional units while maintaining consistency with the density established by the LDR General Plan land use

designation. In addition, the PUD zoning allows the project to have an overall quality that is greater than the current zoning as it allows a more integrated design of dwellings within a residential community. Moreover, the proposed development will be an added value to the neighborhood, and will add additional housing units that furthers the goals of the City's Housing Element.

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

The proposed 13-unit residential small-lot subdivision development will promote the public interest, health, and welfare. The proposed project is within the maximum allowable density, is compatible with surrounding uses, is similar in scale to the adjoining neighborhood, and is consistent with the land use type and intensity in the immediate neighborhood. Furthermore, the Project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

8. The subject parcel is physically suitable for the requested PUD designation, compatible with surrounding land uses, and consistent with the General Plan.

The 1.6-acre site is physically suitable for the proposed 13-unit small-lot subdivision development. The small-lot subdivision is allowed under the proposed rezone to PUD with R-1 base zoning. The residential development has been designed per the Municipal Code development standards for small-lot subdivisions. As designed, the site is able to accommodate 13 units, along with the required parking, landscaping, private and common recreation areas, setbacks, and building height. Therefore, the property is sufficient in size to accommodate the proposed development, and complies with all applicable provisions of the City of Garden Grove Municipal Code for small-lot subdivisions.

The proposed project was designed to comply with all applicable development standards for small-lot subdivisions in existence at the time a complete application was submitted, with the exception of meeting the minimum lot size for a residential PUD. Although approval of a Variance would have previously been required to deviate from the minimum lot size, the City Council amended the prior Code provisions reducing the minimum lot size of a residential PUD from three (3) acres to one (1) acre through the adoption of Ordinance No. 2939, which took effect on November 10, 2022.

The site abuts R-1 zoned properties developed with single-family dwellings to the north, east, and south, across Lampson Avenue, and an R-2 zoned property developed with a multi-family development to the west. The proposed residential small-lot subdivision development will add to the mix of diverse housing types in the immediate neighborhood that is currently improved with multi-family and single-family dwellings. The proposed project was reviewed by the City staff and deemed to be within the allowed density and similar in scale to the adjoining residential neighborhood. The proposed

design will consist of two-story units, which is compatible with the physical scale of the immediate neighborhood currently improved with multi-family and single-family dwellings ranging from one to two stories. Thus, the project is similar both in land use intensity and physical scale of the adjoining residential neighborhood.

The subject site has a General Plan land use designation of LDR, which allows for one (1) to 11 dwelling units per acre, or 17 dwelling units for the subject 1.6-acre site. The project proposes 13 units, which is within the density allowed for the site per the LDR land use designation. Therefore, the subject parcel is physically suitable for the requested PUD designation, compatible with surrounding land uses, and consistent with the General Plan.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Planned Unit Development possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.08.030.020 (Planned Unit Development) and 9.32.030 (Zone Change).
2. The following Provisions and Standards of Development shall apply to Planned Unit Development No. PUD-018-2022:

Planned Unit Development Provisions and Standards of Development

A. Purpose and Intent

The purpose and intent of Planned Unit Development No. PUD-018-2022 is to facilitate the development of a residential small-lot subdivision in accordance with Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232.

B. Small-Lot Subdivision Standards

The development standards applicable to small-lot subdivisions set forth in Section 9.12.040.060 of the Garden Grove Municipal Code in effect as of August 11, 2022 shall apply to the initial development of the small-lot subdivision project.

C. Base Zone

The base zone is R-1 (Single-Family Residential). Except as otherwise provided these Planned Unit Development Provisions and Standards of Development, all use and development standards of the R-1 zoning district shall continue to apply to property within the area covered by this Planned Unit Development. In the event of

any conflict between these Planned Unit Development Provisions and Standards of Development and the base zone, the provisions of these Planned Unit Development Provisions and Standards of Development shall prevail.

D. Implementation

The residential small-lot subdivision project authorized by this Planned Unit Development shall be implemented through development in compliance with Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232, as approved by the Garden Grove City Council, including all related Conditions of Approval, and/or any duly approved amendments to Site Plan No. SP-118-2022 and/or Tentative Tract Map No. TT-19232. Minor modifications to the Site Plan and/or the Conditions of Approval to Site Plan No. SP-118-2022 and/or Tentative Tract Map No. TT-19232, which do not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, may be approved by Department Director. Amendments to Site Plan No. SP-118-2022 and/or Tentative Tract Map No. TT-19232, which do not require an amendment to this Planned Unit Development, may be approved by the Planning Commission.

E. Project Modifications and Subsequent Development

The project reflected in Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 was designed in accordance with the zoning and subdivisions standards in effect as of the project application submittal date. Modifications to the approved project and all subsequent use and development occurring after construction of the approved project shall be subject to the zoning and development standards in effect on the date of submittal of a complete application for such modifications or subsequent development and/or commencement of such use.

Adopted this 1st day of December 2022

ATTEST:

/s/ JOSH LINDSAY
VICE CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on December 1, 2022, by the following vote:

AYES:	COMMISSIONERS:	(4)	ARESTEGUI, CUNNINGHAM, LEHMAN, LINDSAY
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(2)	PEREZ, RAMIREZ

/s/ JUDITH MOORE
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is December 22, 2022.

RESOLUTION NO. 6055-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL APPROVE SITE PLAN NO. SP-118-2022 AND TENTATIVE TRACT MAP NO. TT-19232, FOR PROPERTIES LOCATED AT 9071, 9081, AND 9091 LAMPSON AVENUE, ASSESSOR'S PARCEL NOS. 133-183-55, 56, 57, and 58.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on December 1, 2022, does hereby recommend that the City Council approve Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232, for land located on the north side of Lampson Avenue, between Magnolia Street and Loreleen Street, at 9071, 9081, and 9091 Lampson Avenue, Assessor's Parcel Nos. 133-183-55, 56, 57, and 58, subject to (i) the Conditions of Approval attached hereto as "Exhibit A"; (ii) City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Project, and adoption and effectiveness of an Ordinance approving Planned Unit Development No. PUD-018-2022 with R-1 (Single-Family Residential) base zoning.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by PLC Garden Grove, LLC.
2. The applicant requests (a) adoption of Residential Planned Unit Development No. PUD-018-2022 for a 1.6-acre lot, located at 9071, 9081, and 9091 Lampson Avenue (Assessor's Parcel Nos. 133-183-55, 56, 57, and 58), and currently zoned R-1 (Single-Family Residential) to allow and facilitate the development of a small-lot subdivision residential project consisting of 13, two-story, detached homes; (b) approval of Site Plan No. SP-118-2022 to construct the 13, two-story, detached homes along with associated site improvements; and (c) approval of Tentative Tract Map No. TT-19232 to subdivide the subject property into 17 separate lots (collectively, the "Project"). In conjunction with the Site Plan approval, the applicant also requested Variance approval to deviate from the minimum lot size for a residential Planned Unit Development. Subsequent to the applicant's submittal of a complete application, the Land Use Code was amended to reduce the minimum lot size for a residential Planned Unit Development from three (3) acres to one (1) acre, eliminating the need for a Variance.
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared

and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

4. Concurrently with its adoption of this Resolution (6055-22), the Planning Commission adopted Resolution No. 6054-22 recommending that the City Council: (i) adopt the Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the Project; and (ii) approve Planned Unit Development No. PUD-018-2022. The facts and findings set forth in Resolution No. 6054-22 are hereby incorporated into this Resolution by reference.
5. The property has a General Plan Land Use designation of Low Density Residential and is currently zoned R-1 (Single-Family Residential). The subject 1.6-acre lot is currently vacant.
6. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
7. Report submitted by City staff was reviewed.
8. Pursuant to a legal notice, a public hearing was held on December 1, 2022, and all interested persons were given an opportunity to be heard.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of December 1, 2022, and considered all oral and written testimony presented regarding the Project, the initial study, and the Mitigated Negative Declaration.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.32.030 and 9.40.060, are as follows:

FACTS:

The project site is comprised of four (4) parcels with a combined area of approximately 69,713 square feet (1.6 acres) and is located on the north side of Lampson Avenue, between Magnolia Street and Loreleen Street. Although the site was previously developed with three (3) single-family dwellings, demolition permits were issued in August 2022 and the site is currently vacant. The subject site has a General Plan Land Use designation of Low Density Residential (LDR) and is zoned R-1 (Single-Family Residential). The property abuts R-1 zoned properties developed with single-family dwellings to the north, east, and south across Lampson Avenue, and an R-2 (Multiple-Family Residential) zoned property developed with a multi-family development to the west.

The applicant, PLC Garden Grove, LLC, is requesting (i) residential Planned Unit Development (PUD) zoning to facilitate the development of the small-lot subdivision project; (ii) Site Plan approval to construct 13, two-story, detached dwellings along with associated site improvements; and (iii) in accordance with the State Subdivision Tract Map, approval to subdivide the subject properties into 17 separate lots. The applicant proposes to construct a small-lot subdivision with lot sizes ranging from 3,427 to 4,414 square feet. The units will consist of a kitchen, a great room, a laundry room, storage space, five (5) bedrooms, three (3) or four (4) bathrooms, an attached two-car garage, and a front porch. Associated site improvements will consist of a private street, parallel visitor parking along the private street, two (2) visitor parking areas, driveways at each garage with additional parking spaces, a common recreation area, private open space areas at the rear yards of each unit, and site landscaping improvements. Proposed Tentative Tract Map No. TT-19232 would subdivide the subject property into 17 separate lots to facilitate the development of the project. Thirteen (13) lots will consist of the dwelling units, one (1) lot for the private street, and three (3) lots for the open space along the front 10'-0" setback and common recreation areas. The Project will have a residential density of 10 dwelling units per acre.

The Project has been designed to comply with the special requirements for small-lot subdivision set forth in Section 9.12.040.060 of the Garden Grove Municipal Code and other zoning and subdivision standards, which were in effect as of the date of application submittal, and prior to adoption of Ordinance No. 2939. The proposed provisions and standards of development for the Planned Unit Development would incorporate these standards and be implemented by the approved Site Plan and Tentative Tract Map.

Pursuant to Garden Grove Municipal Code Section 9.32.030.B., the City Council is the final decision maker with respect to the applicant's request, and the Planning Commission is the recommending body.

FINDINGS AND REASONS:

SITE PLAN (HOUSING DEVELOPMENTS)

1. The proposed development project is consistent, in compliance, and in conformity with the applicable, objective standards, provisions, conditions or requirements of the General Plan, Title 9, or other applicable ordinances or policies of the City.

The applicant is requesting Site Plan approval to construct a 13-unit residential small-lot subdivision project on an approximately 1.6-acre site. In conjunction with the request for Site Plan approval, the applicant is requesting Tentative Tract Map approval and residential Planned Unit Development with R-1 (Single-Family Residential) base zoning to facilitate the development of the small-lot subdivision project.

The proposed project was designed to comply with all applicable development standards for small-lot subdivisions in existence at the time a complete application was submitted, with the exception of meeting the minimum lot size for a residential PUD. Although approval of a Variance would have previously been required to deviate from the minimum lot size, the City Council amended the prior Code provisions reducing the minimum lot size for a residential PUD from three (3) acres to one (1) acre through the adoption of Ordinance No. 2939, which took effect on November 10, 2022.

The subject site has a General Plan land use designation of Low Density Residential (LDR), which is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high-quality architectural design. The LDR land use designation allows for one (1) to 11 dwelling units per acre, or 17 dwelling units for the subject 1.6-acre site. Excluding the private street, the proposed project will provide a density of ten (10) dwelling units per acre, which is below the density allowed by the General Plan. The proposed project will consist of 13 detached single-family homes that satisfy each of these objectives and is within the permitted density for the LDR land use designation.

The Project has been designed to comply with the special requirements for small-lot subdivision set forth in Section 9.12.040.060 of the Garden Grove Municipal Code and other zoning and subdivision standards, which were in effect as of the date of application submittal, and prior to adoption of Ordinance No. 2939. The proposed provisions and standards of development for the Planned Unit Development would incorporate these standards and be implemented by the approved Site Plan and Tentative Tract Map.. In addition, the proposed project is consistent with the goals and policies of the General Plan, including:

- a. *Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.*

The proposed residential small-lot subdivision development will add to the mix of diverse housing types in the immediate neighborhood that is currently improved with multi-family and single-family dwellings. The proposed 13-unit housing project will provide detached, two-story residential dwellings, on a site where maintenance of all common areas, such as the private street, guest parking areas, the common recreation area, and street frontage landscaping, will be the responsibility of a Homeowner's Association to ensure proper maintenance that preserves

the residents' real estate values. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies

- b. *Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.*

The immediate area consists of both multiple-family and single-family dwellings. The proposed 13-unit residential small-lot subdivision project was reviewed and determined to be within the allowed density and in compliance with the development standards of the Municipal Code for small-lot subdivisions and the LDR land use designation in the General Plan, which is 17 units maximum for the 1.6-acre site. Thus, the development is consistent with the type and intensity of land use of the immediate neighborhood.

- c. *LU-IMP-2B: New development shall be similar in scale to the adjoining residential neighborhood to preserve its character.*

The 1.6-acre site is proposed to be improved with a 13-unit small-lot subdivision development, which is within the allowable density pursuant to the LDR General Plan land use designation, which is 17 units maximum. The proposed project was reviewed by the City staff and deemed to be within the allowed density and similar in scale to the adjoining residential neighborhood. The proposed design will consist of two-story units, which is compatible with the physical scale of the immediate neighborhood currently improved with multi-family and single-family dwellings ranging from one to two stories. Thus, the project is similar both in land use intensity and physical scale of the adjoining residential neighborhood.

- d. *Goal LU-4: The City seeks to develop uses that are compatible with one another.*

The proposed two-story small-lot subdivision project is located in a residential neighborhood that is improved with multi-family and single-family dwellings. The properties in the direct vicinity of the project site are zoned R-1 or R-2 (Multiple-Family Residential), and have a LDR or Low Medium Density Residential (LMR) land use designations, respectively. The properties directly to the west are developed with two-story multi-family residential buildings. Thus, the proposed housing project is consistent with the development pattern of the surrounding residential uses.

- e. *Policy H-3.7: Encourage infill housing development that is compatible in character with established residential neighborhoods.*

The 1.6-acre site is vacant and is comprised of four (4) parcels. The project site is located in a neighborhood improved with multi-family and single-family dwellings. As a vacant site that was previously developed with three (3) single-family dwellings, it offers an opportunity for in-fill housing development. The proposed 13-unit small-lot subdivision will consist of two-story detached units, which is compatible with the character of the immediate neighborhood. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

2. The provisions of the California Environmental Quality Act have been complied with.

Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines. Therefore, the provisions of the California Environmental Quality Act have been complied with. Pursuant to Resolution No. 6054-22, the Planning Commission recommended that the City Council adopt a Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the Project.

3. The proposed development project does not have specific, adverse impacts, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety without any feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project.

The proposed 13-unit residential small-lot subdivision development will not have specific, adverse impacts on the public health and safety. The proposed project is within the maximum allowable density, is compatible with surrounding uses, is similar in scale to the adjoining neighborhood, and is consistent with the land use type and intensity in the immediate neighborhood. Furthermore, the Project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

TENTATIVE TRACT MAP

1. The proposed map is consistent with the General Plan.

The proposed map is consistent with the provisions of the General Plan. The applicant is requesting Tentative Tract Map No. TT-19232 approval to subdivide the subject property to facilitate the development of a residential small-lot subdivision project consisting of 13 two-story units. The subject site has a General Plan land use designation of Low Density Residential (LDR), which is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high-quality architectural design. The LDR land use designation allows for one (1) to 11 dwelling units per acre, or 17 dwelling units for the subject 1.6-acre site. The proposed project will consist of 13 units, which is within the density allowed by the LDR land use designation and the proposed Planned Unit Development (PUD) with R-1 (Single-Family Residential) base zoning. Therefore, the proposed development is consistent with the General Plan. Moreover, construction of the residential project will increase the number of available housing in the area, and further the goals of the Housing Element of the General Plan to meeting the City's Regional Housing Needs Allocation (RHNA).

In addition, the proposed map is consistent with the goals and policies of the General Plan, including:

- a. *Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.*

The proposed residential small-lot subdivision development will add to the mix of diverse housing types in the immediate neighborhood that is currently improved with multi-family and single-family dwellings. The proposed 13-unit housing project will provide detached, two-story residential dwellings, on a site where maintenance of all common areas, such as the private street, guest parking areas, the common recreation area, and street frontage landscaping, will be the responsibility of a Homeowner's Association to ensure proper maintenance that preserves the residents' real estate values. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies

- b. *Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.*

The immediate area consists of both multiple-family and single-family dwellings. The proposed 13-unit residential small-lot subdivision project was reviewed and determined to be within the allowed density and in compliance with the development standards of the Municipal Code for small-lot subdivisions and the LDR land use designation in the General Plan, which is 17 units maximum for the 1.6-acre site. Thus, the development is consistent with the type and intensity of land use of the immediate neighborhood.

- c. *LU-IMP-2B: New development shall be similar in scale to the adjoining residential neighborhood to preserve its character.*

The 1.6-acre site is proposed to be improved with a 13-unit small-lot subdivision development, which is within the allowable density pursuant to the LDR General Plan land use designation, which is 17 units maximum. The proposed project was reviewed by the City staff and deemed to be within the allowed density and similar in scale to the adjoining residential neighborhood. The proposed design will consist of two-story units, which is compatible with the physical scale of the immediate neighborhood currently improved with multi-family and single-family dwellings ranging from one to two stories. Thus, the project is similar both in land use intensity and physical scale of the adjoining residential neighborhood.

- d. *Goal LU-4: The City seeks to develop uses that are compatible with one another.*

The proposed two-story small-lot subdivision project is located in a residential neighborhood that is improved with multi-family and single-family dwellings. The properties in the direct vicinity of the project site are zoned R-1 or R-2 (Multiple-Family Residential), and have a LDR or Low Medium Density Residential (LMR) land use designations, respectively. The properties directly to the west are developed with two-story multi-family residential buildings. Thus, the proposed housing project is consistent with the development pattern of the surrounding residential uses.

- e. *Policy H-3.7: Encourage infill housing development that is compatible in character with established residential neighborhoods.*

The 1.6-acre site is vacant and is comprised of four (4) parcels. The project site is located in a neighborhood improved with multi-family and single-family dwellings. As a vacant site that was previously developed with three (3) single-family dwellings, it offers an opportunity for in-fill housing development. The proposed 13-unit small-lot subdivision will consist of two-story detached units, which is compatible with the

character of the immediate neighborhood. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

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

The proposed map is consistent with the provisions of the General Plan. The applicant is requesting Tentative Tract Map No. TT-19232 approval to subdivide the subject property to facilitate the development of a residential small-lot subdivision project consisting of 13 two-story units. The subject site has a General Plan Land Use Designation of LDR, which is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high-quality architectural design. The LDR land use designation allows for one (1) to 11 dwelling units per acre, or 17 dwelling units for the subject 1.6-acre site. In accordance with the State Subdivision Map Act, the applicant is requesting approval of Tentative Tract Map No. TT-19232 to subdivide the existing property into 17 separate lots to facilitate the development of the project. Thirteen (13) lots will consist of the dwelling units, one (1) lot for the private street, and three (3) lots for the open space along the front 10'-0" setback and common recreation areas. The proposed Tentative Tract Map is in conformance with the City's General Plan, the City's Subdivision Ordinance, the Municipal Code requirements, and the State's Subdivision Map Act.

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

The site is physically suitable for the type of development proposed by the developer and complies with the spirit and intent of the Municipal Code. The proposed 1.6-acre site will consist of a 13-unit small-lot subdivision, which would be allowed under the proposed PUD zoning, which will allow a small-lot subdivision with R-1 base zoning. The residential development has been designed per the Municipal Code development standards for small-lot subdivisions in effect at the time of application submittal. As designed, the site is able to accommodate 13 units, along with the required parking, landscaping, private and common recreation areas, setbacks, and building height. Therefore, the property is sufficient in size to accommodate the proposed development, and complies with all applicable provisions of the City of Garden Grove Municipal Code for small-lot subdivisions.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure

fish or wildlife or their habitat, and the requirements of the California Environmental Quality Act have been satisfied.

Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

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

The site is physically suitable for the density proposed by the developer. The General Plan land use designation of LDR is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods at one (1) to 11 dwelling units per acre. Under the proposed PUD with R-1 base zoning, the site can be improved with a small-lot subdivision development. The proposed project will consist of 13 units, which does not exceed the maximum number of units allowed by the General Plan LDR land use designation, which is 17 units. The project has also been designed to comply with the Municipal Code development standards for small-lot subdivisions. As designed, the site is able to accommodate 13 units, along with the required parking, landscaping, private and common recreation areas, setbacks, and building height. Therefore, the property is sufficient in size to accommodate the proposed development, and complies with all applicable provisions of the City of Garden Grove Municipal Code.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The design of the residential subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard the public health. The proposed subdivision has been designed to comply with the development standards of the Municipal Code for Small-Lot Subdivisions. City Departments, including the Traffic Division, Water Division, Engineering Division and the Planning Division, and the Orange County Fire Authority (OCFA) have reviewed the proposed development and have applied conditions of approval to minimize potential impacts that the project may have on the community. The conditions of approval for on and off-site improvements will safeguard the public health.

7. The design of the project and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the subdivision; or, if such easements exist, alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

The design of the residential subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

8. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations.

The proposed subdivision has been specifically designed to accommodate the proposed 13-unit residential small-lot subdivision project on the property, which has been designed to comply with the small-lot subdivision standards of the Municipal Code. With the proposed PUD with R-1 base zoning, the 1.6-acre site can be improved with a residential subdivision designed within the small-lot subdivision guidelines of the Municipal Code. As designed, the subdivision is able to accommodate 13 units, along with the required parking, landscaping, private and common recreation areas, setbacks, and building height per the small-lot subdivision standards of the Municipal Code. Therefore, the design and improvement of the proposed subdivision is suitable for the proposed use and the subdivision can be developed in compliance with the applicable provisions of the City of Garden Grove Municipal Code.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

To the extent feasible, the project has been designed in accordance with Government Code Section 66473.1, such as to allow for passive or natural heating opportunities in the subdivision design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

10. The design, density, and configuration of the subdivision strike a balance between the affect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The applicant is requesting approval of Tentative Tract Map No. TT-19232 to subdivide the existing property into 17 separate lots to facilitate the development of the project. Thirteen (13) lots will consist of the dwelling units, one (1) lot for the private street, and three (3) lots for the open space along the front 10'-0" setback and common recreation areas. Approval of the map will allow construction of a two-story residential small-lot subdivision project consisting of 13 units on a site that is currently vacant. The project has been reviewed in relation to the housing needs and goals of the City and is compatible with the existing residential developments in the direct vicinity. The property is located in an area improved with existing single-family and multi-family uses. The 13-unit small-lot subdivision project has been designed under the maximum allowed density in the LDR land use designation, which is 11 dwelling units per acre, or 17 units for the project site. The proposed residential development will increase the number of available housing in the area, and further the goals of the Housing Element of the General Plan. Moreover, the project complies with the density requirements of the General Plan, as well as the Municipal Code development standards for small-lot subdivisions.

11. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed subdivision is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.
12. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Tentative Tract Map possess characteristics that would justify the request in accordance with Municipal Code Sections 9.32.030.3 (Site Plan), Section 9.40.060 (Tentative Maps), and 9.60.020 (Review of Housing Development Projects).
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-118-2022 and Tentative Tract Map No. TT-19232.

Adopted this 1st day of December 2022

ATTEST:

/s/ JOSH LINDSAY
VICE CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on December 1, 2022, by the following vote:

AYES:	COMMISSIONERS:	(4)	ARESTEGUI, CUNNINGHAM, LEHMAN, LINDSAY
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(2)	PEREZ, RAMIREZ

/s/ JUDITH MOORE
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is December 22, 2022.

EXHIBIT "A"

Site Plan No. SP-118-2022

Tentative Tract Map No. 19232

9071, 9081, and 9091 Lampson Avenue

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. 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, owner and developer of the project, PLC Garden Grove, LLC, and the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community and Economic Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. Site Plan No. SP-118-2022 and Tentative Tract Map No. 19232 only authorize approval to a two-story, 13-unit small lot subdivision project on an approximately 1.6-acre lot, located on the north side of Lampson Avenue, between Magnolia Street and Loreleen Street, at 9071, 9081, and 9091 Lampson Avenue (Assessor's Parcel Nos. 133-183-55, 56, 57, and 58), as depicted on the plans submitted by the applicant and made part of the record of the December 1, 2022, Planning Commission proceedings, and the [INSERT DATE], City Council proceedings. Approval of this Site Plan and Tentative Tract Map 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. The approved site plan and floor plan are an integral part of the decision approving this Site Plan. There shall be no additional changes in the design of the site plan and floor plan without the approval of the City. Minor modifications to the Site Plan and/or these Conditions of Approval, which do not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, may be approved

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Conditions of Approval

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

Project Design

6. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit per the requirements of the Orange County Health Department and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
7. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan that:
 - a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) approved Drainage Area Management Plan (DAMP) as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Document (TGD).
 - b. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.

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- 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.
 - h. Provides a hydrological analysis with scaled map as well as hydrologic and hydraulic calculations to size storm drains per the Orange County RDMD standards.
8. Parkway culverts shall be designed per City of Garden Grove Standard Plan B-209. Storm drain lateral pipe connections to City maintained storm drains within City right-of-way shall be RCP with a minimum diameter of 18-inches.
 9. Grading plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30'-0" 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 showing all existing utility facilities, easements and proposed utility facilities. All on-site improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted 20-foot wide throat access to the site is required from the street for the multi residential projects and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications. In addition, in order to ensure that damage does not occur at surrounding structures during project construction activities, all demolition and grading plans shall incorporate the mitigation measures set forth in Mitigation Measure NOI-2, described in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.
 10. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer (Policies and Procedures – TE-17).
 11. The applicant shall coordinate with Planning Services Division and Orange County Fire Authority to identify proper emergency vehicle access to the site

Site Plan No. SP-118-2022 and Tentative Tract Map No. 19232
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and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.

12. The applicant shall complete the following for the tract map:
 - a. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
 - b. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
 - c. Prior to issuance of a grading permit, the applicant shall submit to the Planning Services Division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat for review and approval of the parcel map.
 - d. All subdivision mapping shall be concurrently reviewed by the City Engineering Division and the County of Orange Survey Department. The applicant shall forward all plan check comments received from the County of Orange Survey Department to the City of Garden Grove's Engineering Division upon receipt from the county.
13. Prior to the issuance of the street improvement encroachment permit and grading permit, provide subdivision completion bonds for all work constructed under the street improvements and grading permit for review and approval by the City Engineer, City Attorney, and City Finance Department (Risk Management). Alternate forms of security may be considered, solely at the discretion of the City Engineer and with the concurrence of the City Attorney and City Finance Department (Risk Management).
14. Any new drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-120 (Option #2) as they conform to land use and roadway designation.
15. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the frontage of the development in conformance with City

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specifications and the approval of the City's Lighting Administrator. Location of lighting poles shall be shown on all the improvement plans and grading plan.

16. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and section 1110A of the California Building Code.
17. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic recycling Law, including AB 1826, SB 1383, and any other applicable State recycling laws related to refuse, recyclables, and/or organics:
 - a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.
 - b. Provide solid roof or awning to prevent direct precipitation into the enclosure.
 - c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.
 - d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
 - e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turn-arounds, in the area of enclosures, and concrete aprons for roll-out areas.
 - f. Pursuant to state mandated commercial organic recycling Law-AB 1826 and SB 1383, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
 - g. 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.
 - h. 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

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(MSW), recyclables, and organic green waste, including any other type of waste.

- i. 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.
 - j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).
18. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross sections. Cross sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506 and B-508 or designed by a professional registered engineer. In addition, the following shall apply:
- a. Any block walls shall be decorative and utilize stucco finish, slump stone or split-face block, and shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.
 - b. Openings for drainage through walls shall be shown in section details and approved by the City Engineer. Cross-lot drainage is not allowed.
19. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Lampson Avenue frontage improvements as identified below. All landscape, irrigation, sidewalk, and lighting improvements installed within the public rights-of-way shall be maintained by the applicant and shall require the approval of the City Engineer, Street Division, and Planning Services Division, and shall be maintained by the applicant for the life of the project.
- a. Existing substandard driveways on Lampson Avenue shall be removed and replaced with new curb, gutter, landscape, and sidewalk per City standards and specifications.

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- b. The new driveway approach to the site on Lampson Avenue shall be constructed in accordance with Garden Grove Standard B-120 (Option #3).
 - c. The applicant shall remove the existing damaged sidewalk panels fronting the project on Lampson Avenue and replace it with new sidewalk panels in accordance with City of Garden Grove Standard B-106. The owner/contractor shall verify the removal and replacement sections of the sidewalk concrete panels with public works inspector prior to start of construction.
 - d. The new tree wells fronting the project on Lampson Avenue shall be constructed in accordance with Garden Grove Standard B-123 and B-127.
 - e. The applicant shall plant total of three Southern Magnolia (*Magnolia grandiflora*). The applicant shall coordinate with City's Public Works Division prior to order and placement of trees on Lampson Avenue.
 - f. Construct curb and gutter when replacing any existing driveway approach along the property frontage on Lampson Avenue in accordance with City Standard Plan B-114.
 - g. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.
 - h. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of tree within public right-of-way and proposed landscape area.
 - i. Street signs shall be installed as required and approved by the City Traffic Engineer.
20. Any proposed new landscaping in public right-of-way shall be approved by the Planning Services Division and maintained by the owner for the life of the project.
21. Driveway widths shall be in accordance with City's Traffic Engineering Policy TE-8 (Driveway Opening Policy).
22. Sight Distance Standards shall be in accordance with City's Traffic Engineering Policy TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE 13.

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23. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to City's Traffic Engineering Policy TE-17 and provided to the applicant.
24. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Engineering Policy TE-19.
25. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Engineering Policy TE-20.
26. Parking lot layout shall be in accordance with City Standard B-311 and B-312.
27. Off-street parking requirements for residential uses shall be in accordance with the City of Garden Grove's Traffic Engineering Policy TE-17.
28. A minimum five-foot-by-five-foot-wide maneuvering area shall be provided at the end of a dead-end parking aisle and shall consist of a ten-foot-by-nineteen-foot-wide turn-around space.

Permit Issuance

29. The applicant shall be subject to Traffic Mitigation Fees (Garden Grove City Council Resolution 9401-16), In-Lieu Park Fees Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
30. A separate street permit is required for work performed within the public right-of-way.
31. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
32. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets. Construction vehicles should be parked off traveled roadways in a designated parking area. Parking areas, whether on-site or off-site, shall be included and covered by the erosion control plans.
33. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan for all the proposed improvements within public right-of-way, and shall be subject to the review and approval of the City Traffic Engineer.

Site Plan No. SP-118-2022 and Tentative Tract Map No. 19232
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34. In accordance to City of Garden Grove Municipal Code (Chapter 9.48.030), the applicant is required to underground all existing and proposed on-site and off-site utility facilities fronting the project which the developer is developing or redeveloping. All existing improvements and utilities shall be shown as part of the grading submittal package in the topography section and labeled as existing utility. In accordance to City of Garden Grove Municipal Code (9.48.050), the applicant may elect to pay the City an in-lieu fee to offset the developer's fair share of the costs of undergrounding the off-site utilities.
35. 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. The assigned WDID number must appear on the cover sheet of the project grading plan.

Project Construction/Operation

36. The applicant shall coordinate with City's Public Works Department (Engineering, Water Services and Streets Division) and setup appointments for pre-construction inspections for all the on-site and off-site improvements prior to commencement of grading operation and mobilization.
37. 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.
38. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be re-set after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be re-set per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical

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- controls. Temporary Benchmarks shall not be used for Vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).
39. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
40. 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 the applicant is prepared to implement and maintain 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.

Public Works Water Services Division

41. New water service installations and fire services shall be installed by developer/owner's contractor per City Standards. Water connections shall be off the 8" PVC water main across Lampson Avenue.
42. Water meters shall be located within the City right-of-way or within the dedicated waterline easement.
43. 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.
44. It shall be the responsibility of owner/developer 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.

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45. A composite utility site plan shall be part of the water plan approval.
46. Water system within private streets shall be constructed per City Standards by developer and dedicated to the City. Bonding will be required.
47. There shall be a minimum 15-foot clearance of building footings from water main. Clearances less than 15 feet shall be reviewed and approved by Water Engineering.
48. There shall be no structures or utilities built on or crossing water or sewer main easements.
49. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.
50. There shall be a minimum clearance from sewer main and water main of 10 feet from outside of pipe to outside of pipe.
51. All perpendicular crossings of proposed water main, shall maintain a vertical separation of minimum 12" above non-potable water sources (sewer, storm drain), outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.
52. Pothole required to confirm separations as part of design.
53. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
54. Any existing water services are to be abandoned at the main.
55. If fire sprinkler system is required, the meter and service for the new lot shall be installed per City Standard B-719, which specifies a residential fire sprinkler connection (RFSC) on the backside of the meter.
56. If separate fire service is required, service shall have above ground backflow device with a double-check valve assembly. Any private fire hydrant lateral shall also have above-ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above ground assembly shall be screened from public view as required by the Planning Services Division.
57. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) pass all bacteriological and pressure tests.

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58. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.
59. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).
60. Contractor shall abandon any existing unused private sewer system 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. Only one sewer connection per lot is allowed.
61. Owner shall install new private sewer main with clean out at right-of-way line and laterals on-site. The sewer main connection in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints and inspected by GGSD. All on site sewer and appurtenances to be installed per the California Plumbing Code and inspected by the Building and Safety Division.
62. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of min. 12" below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.

Orange County Fire Authority

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

Building and Safety Division

64. All work shall comply with the latest edition of the California (CA) Building Standards Code (CBC) at time of permit application.
65. A soils report per the latest edition of CBC Chapter 18 is required and shall be submitted at time of building permit application.
66. Each dwelling shall be provided with a solar system.
67. Each dwelling unit shall be equipped with a future ready Electric Vehicle (EV) charger.
68. An automatic fire sprinkler system shall be provided in each dwelling unit.
69. Fire rated exterior walls and eave projections shall comply with the latest edition of the California Residential Code (CRC) Table R302.1(2).

Planning Services Division

70. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Services Division 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 (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan shall be installed or relocated underground.
 - b. All above-ground utility equipment (e.g. electrical, gas, telephone, cable TV) shall not be located in the street setback, within the common areas, or any parking areas, and shall be screened by densely planted and maintained landscaped hedges or a fence or wall. Ground-mounted equipment shall not exceed the maximum allowable height for a wall, fence, or hedge.
 - c. Clinging vines shall be installed within the landscape planters along the perimeter block walls to deter graffiti.
 - d. Roof-mounted mechanical equipment shall be screened by parapet walls, rooftop architectural features such as a tower equal to the height of the equipment, or low walls surrounding the equipment and shall be painted to match the color of the building materials.
 - 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. Roof rain gutters are permitted. The rain gutters shall follow the natural architecture lines of the building.
 - f. Mechanical equipment (e.g., heating, ventilation, and air conditioning (HVAC) equipment) shall have a sound rating of less than 66.6 A-weighted decibels (dBA) when measured at more than 35 feet from the project property line to assure compliance with the City's Noise Ordinance, and the building plans shall so indicate. Should HVAC equipment be louder or closer than as described above, the applicant shall retain an acoustical engineer to model noise levels and confirm that noise levels would comply with City exterior noise standards, prior to issuance of a certificate of occupancy. In this circumstance, a follow-up noise study shall be prepared by a licensed acoustical engineer and submitted to the Community and Economic Development Director for approval.

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71. 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 micro-spray system sprinkler heads for water conservation.
 - b. Forty percent of the trees on a site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, Boston Ivy shall be used.
 - c. All landscape areas, including the areas located within the public rights-of-ways along Lampson Avenue that abuts the subject property, are the responsibility of the applicant/property owner(s).
 - d. No trees shall be planted closer than five feet (5'-0") from any public right-of-way. Trees planted within ten feet (10'-0") 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. All trees planted on the subject property, whether for screening the project from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.
 - e. All trees shall be double-staked in accordance with City standards.
 - f. Enhanced landscape treatment shall be provided in the 10'-0" wide site perimeter setback between the block wall and the street frontage property line. The enhanced landscaping within this area shall include trees, shrubs, vines, and flowering ground covers and turf in a hierarchical design order.
 - g. The landscape treatment along the street frontage, including the area designated as public right-of-way, shall incorporate the landscape area between the sidewalk and the development wall with ground cover, shrubs and bushes, and trees that highlight the project's entrance as well as enhance the exterior appearance along Lampson Avenue. The

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- plant material for the entrance shall be the type to inhibit graffiti such as vines and dense growing shrubs and bushes, and shall be maintained.
- h. Clinging vines shall be installed within the landscape planters along the perimeter block walls to deter graffiti.
 - i. Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.
 - j. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30% of the groundcover area shall have the mulch substitute.
 - k. Groundcover plants shall be planted at a density and spacing necessary for them to become well established and provide surface coverage within 18 months of planting.
 - l. 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 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.
 - m. 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.
 - n. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure proper landscape screening will be provided.
72. Hours and days of construction and grading shall be as set forth in the City of Garden Grove Municipal Code Chapter 8.47 as adopted, except that:
- a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.
 - b. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.
 - c. Sunday and Federal Holidays – no construction shall occur.

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73. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, use of solar, low emission water heaters, and low sodium parking lot lights, shall be required to ensure compliance with Title 24.
74. The applicant shall prepare Covenants, Conditions, and Restrictions (CC&R's) for review and approval by the City Attorney's office and Community and Economic Development Department prior to the issuance of building permits. The approved CC&R's shall be recorded at the same time that the subdivision map is recorded and two copies (a hard copy and an electronic copy) of the recorded CC&R's shall be provided to the Planning Services Division. The CC&R's shall include the following stipulations and/or provisions:
- a. All units shall maintain the ability to park two cars within the garages at all times. Unless otherwise permitted by State Law, garages shall not be converted to any other use.
 - b. There shall be no business activities, day care, or garage sales conducted within or from the garages.
 - c. Parking spaces in the garages shall be made available to the occupants of the unit at all times.
 - d. Residents shall not park or store vehicles anywhere on the site except within the designated parking spaces in the garages for their dwelling unit. However, the 12 unassigned open, on-street, guest parking spaces, located throughout the development, may be utilized by residents or guests for temporary parking. Any issues arising from the use, application, or restriction of such open parking spaces shall be at the resolve of the Homeowner's Association.
 - e. All graffiti vandalism shall be abated within the premises. Best management practices shall be implemented to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
 - f. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.

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- g. The CC&R's shall include provisions providing the owners or tenants a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters for a development of this type. This shall also include scheduling of maintenance of such items as the recreation area, landscape area maintenance, etc. This also includes ensuring tree overhangs do not block or hinder any vehicles such as street sweepers, trash trucks, fire trucks, etc., from maneuvering around the cul-de-sac.
- h. Storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited.
- i. The CC&R's shall include stipulations that maintenance of the private drive aisles, storm drain, sewer system, and open space areas within the interior of the development, and the landscape setback areas outside the development walls adjacent to Lampson Avenue is the responsibility of the Homeowner's Association, including the common landscaped areas.
- j. Each unit shall have a minimum of 200 cubic feet of storage space, which may be provided in the garage parking areas, and typical closet space within the unit shall not count toward this requirement.
- k. Each unit shall maintain a private open space area with minimum dimensions of 15 feet by 20 feet. This area shall be open and unobstructed from the ground to the sky.
- l. All recreation areas, landscaping along the front and side yards of each unit, the project site entryway, landscaped areas in all common areas, and any landscaping within the public right-of-way shall be maintained for the life of the project and such maintenance provisions shall be included in the CC&R's.
- m. The common recreation areas, as identified on the approved site plan, shall be equipped with outdoor furniture and playground equipment, subject to review by the Planning Services Division, and Building and Safety Division.
- n. There shall be no parking allowed along the private street, except within the designated parking areas and stripped parallel parking spaces. All curbs not designated as parking areas shall be painted red. The applicant shall post "No Parking" signs along the drive aisle.
- o. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.
- p. The maintenance of the private street, storm drains, sewer system, and open space areas is the responsibility of the applicant and property

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owner(s), including the common recreation areas, and the common landscape areas.

- q. Each unit shall be provided with an air conditioning condensing unit and/or system so that there are no wall-mounted, or window mounted units. If units are located on the roof, an architectural design of the roof areas shall be done to effectively screen such units from adjacent properties and the public right-of-way.
- r. Mailboxes shall be provided and installed by the applicant. The local postmaster shall approve the design and location.
- s. Each unit shall be provided with washer and dryer hook-ups.
- t. The Conditions of Approval for Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 shall be incorporated into the CC&Rs, and provisions corresponding to any applicable Conditions of Approval shall be included in the CC&Rs.
- u. The following provisions shall be included within the CC&R's (in substantially the same form as below or as otherwise approved by the City Attorney):
 - i. Compliance with Stormwater Quality Regulations. The Homeowner's Association shall implement, and fund implementation of, the Operation and Maintenance ("O&M") Plan for the Property, which was approved by the City as part of the Water Quality Management Plan ("WQMP") required for development of the Property, and shall operate and maintain the Best Management Practices ("BMPs") described in the O&M Plan for the Property, which includes:
 - 1. Description of all post-construction BMPs (non-structural and structural),
 - 2. Description of the Property owner's(s') responsibilities and required training of persons performing BMP implementation, operation and maintenance,
 - 3. Implementation frequency and operating schedule,
 - 4. Inspection/maintenance frequency and schedule,
 - 5. Specific maintenance activities,
 - 6. Required permits from resource agencies, if any,

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7. Forms to be used in documenting implementation, operation and maintenance activities,
8. Recordkeeping requirements.

A copy of the approved O&M Plan is described in the current WQMP for the Project, as it may be amended from time to time according to its terms, which is on file with the City of Garden Grove Community and Economic Development Department, and is incorporated herein by this reference. The Committee shall maintain a copy of the current WQMP at a location on the Property.

The Property shall be, and the Homeowner's Association shall ensure that the Property is, used and maintained in full compliance with the provisions of the O&M Plan and Chapter 6.40 (Stormwater Quality) of the Garden Grove Municipal Code, as it may be amended. The City shall have the right to inspect the Property for the purpose of verifying compliance with this provision. The City of Garden Grove shall be an intended third-party beneficiary to this provision. The City shall have the right and authority, but not the obligation, to enforce this provision by any legal or equitable means, or by any method available to the Property owners as provided elsewhere in the Declaration, against the Declarant, Homeowner's Association, Owners, their successors and assigns, or other persons in possession of the Property. This provision shall not be amended or terminated without the written approval of the City of Garden Grove Community and Economic Development Department.

- ii. Enforcement: The City is hereby made a party to this Declaration solely for purposes of enforcing its provisions and the Conditions of Approval of Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232. The City, its agents, departments and employees shall have the unrestricted right and authority, but not the obligation, to enforce the provisions of this Declaration and the Conditions of Approval of Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232. In the enforcement of this Declaration, the City shall not be limited to the procedures or processes described in this Declaration and may use any remedy provided under law or equity, including the City's Municipal Code. The City, its agents, departments and employees may further refuse to issue any building, electrical or plumbing permit that may be in violation of these Declarations or Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232 approvals. However, the City shall not be liable for failing or refusing to enforce the provisions of these Declarations or the Conditions of Approval of Planned Unit Development

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No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232. The alternative dispute resolution provisions set forth in Section / Article [SECTION] of this Declaration shall not apply to or legally bind the City.

- iii. Assessments: The City may levy special assessments against the properties in connection with its actions to enforce the conditions of this Declaration or Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232 approvals, or to abate the violation thereof. The City shall have the same power as the Association to levy special assessments pursuant to the provisions of [SECTION] of this Declaration in the event that it incurs expenses in the enforcement of the conditions of these Declarations or Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232 approvals. Notice of intention to make such assessment shall be mailed by the City to the Owner of each affected [LOT/UNIT] affording the Owner thirty (30) days' notice to satisfy or reimburse the City's expenditure. In the event of the failure of any Owner of any affected [LOT/UNIT] to reimburse the City within thirty (30) days, notice of such assessment shall be mailed by the City to said Owner, and said assessment shall thereafter be due as a separate debt to the City within thirty (30) days following the mailing of such notice. Any such delinquent assessment may be and may become a lien upon the interest of the defaulting Owner in the Lot upon the execution by the City and the recording in the Orange County Recorder's office of a notice of delinquent assessment under the same conditions that the Association could record the same pursuant to the provisions of [SECTION]. The City may foreclose on such notice of delinquent assessment in the same manner and with the same power as the Association could foreclose on such notice pursuant to the provisions of [SECTION]. It is the intent of Declarant, which intent shall be binding upon all of Declarant's successors in interest in the Properties, that the City shall be deemed an interest holder pursuant to the provisions of these Declarations in order to enforce the rights which have been given to the City generally in these Declarations and specifically pursuant to this Section.
- iv. Attorney Fees: The City shall be entitled to recover its attorney's fees incurred in connection with its actions to enforce the conditions of these Declarations or Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232 approvals, or to abate the violation thereof.

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- v. Public Safety Access: The Police and Fire Department personnel may enter upon any part of the common area for the purpose of enforcing State and Local laws.
 - vi. Modification/Termination: This Declaration shall not be terminated or substantially amended without the prior written approval of the City of Garden Grove Community and Economic Development Department.
75. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.
76. All units shall be equipped with a minimum of three cubic feet of space for the collection and storage of refuse and recyclable material. All exterior collection areas shall be located within a screened yard.
77. Decorative stamped concrete or pavers shall be provided within the front 20-feet for the driveway along Lampson Avenue. The final design and configuration shall be shown on the final site plan, grading plan, and landscape plans.
78. Second-story windows, balconies, and decks on side and rear building sides shall be located to avoid direct views from those windows, balconies, and decks into any immediately opposite windows and private recreation areas of residential dwelling units on adjacent properties. Where second-story windows are oriented toward an adjacent property's private recreation area, one or more of the following measures shall be provided:
- a. High-windows with a minimum sill height of six feet, as measured from the finished floor.
 - b. View-obscuring treatment such as wing walls.
 - c. Obscure, opaque, or frosted fixed (non-slider) windows.
 - d. A row of screening/canopy trees evenly spaced shall be placed along the property line(s), which shall be of a minimum height that blocks any direct views. Screening/canopy trees shall be maintained in perpetuity.
79. All new block walls, and/or retaining wall(s), including existing block walls to remain, if any, shall be shown on the grading plans. Block walls shall be

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developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:

- a. Decorative masonry walls are required along the north, south, east, and west property lines and shall be constructed to a minimum height of 6'-0", as measured from highest point of finished grade. The block walls shall be decorative and utilize stucco finish, slump stone or split-face block, and shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.
 - b. The applicant shall work with the existing property owners along the project perimeter in designing and constructing the required perimeter block walls. This requirement is to avoid having double-walls and minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to address this situation. The Community and Economic Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such wall.
80. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.
81. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5 and 3515 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.

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82. All mitigation measures that are part of the Mitigated Negative Declaration that was adopted in conjunction with approval of Planned Unit Development No. PUD-018-2022, Site Plan No. SP-118-2022, and Tentative Tract Map No. TT-19232 shall be implemented. In addition, the project is subject to the Mitigation Monitoring and Reporting Program adopted by the City Council as part of the Mitigated Negative Declaration. In order to assist the City to verify that all required project mitigation measures and project design features are complied with in a timely manner, a project-specific mitigation-monitoring program for monitoring all applicable project-related mitigation measures shall be prepared by the developer/applicant and approved by the Planning Services Division prior to issuance of building permits. Said mitigation monitoring program shall be implemented during project construction through completion. The developer/applicant shall provide the City with a report demonstrating adherence to all mitigation measures quarterly or otherwise upon request.
83. Final Tentative Tract Map No. TT-19232 shall be approved by the City and recorded by the applicant prior to issuance of building permits for the proposed development.
84. A copy of the resolution approving Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232, including these Conditions of Approval, shall be kept on the premises at all times.
85. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 and his/her agreement with all conditions of the approval.
86. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Planned unit Development No. PUD-018-2022, Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232. 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.
87. In accordance with Garden Grove Municipal Code Sections 9.32.160 and 9.40.070.A, respectively, the rights granted pursuant to Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 shall be valid for a period of two years from the effective date of this approval. Unless a time extension

Site Plan No. SP-118-2022 and Tentative Tract Map No. 19232
Conditions of Approval

is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-118-2022 and Tentative Tract Map No. TT-19232 shall expire if the building permits for the project expire.

MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, PLANNED UNIT DEVELOPMENT NO. PUD-018-2022, SITE PLAN NO. SP-118-2022, TENTATIVE TRACT MAP NO. TT-19232 AND VARIANCE NO. V-038-2022 FOR PROPERTY LOCATED ON THE NORTH SIDE OF LAMSPON AVENUE, BETWEEN MAGNOLIA STREET AND LORALEEN STREET, AT 9071 9081, 9091 LAMPSON AVENUE.

Applicant: PLC GARDEN GROVE, LLC
Date: December 1, 2022

Request: A request that the Planning Commission recommend City Council approval of residential Planned Unit Development zoning and related entitlements for a proposed 13-unit small-lot subdivision project on an approximately 1.6-acre site, located at 9071, 9081, and 9091 Lampson Avenue (Assessor's Parcel Nos. 133-183-55, 56, 57, and 58). The specific land use entitlement approvals requested include the following: (i) residential Planned Unit Development zoning to facilitate the development of the small-lot subdivision project; (ii) Site Plan approval to construct 13 two-story homes along with associated site improvements; and (iii) in accordance with the State Subdivision Tract Map, approval to subdivide the subject properties into 17 separate lots. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

Action: Resolution Nos. 6054-22 (MND/MMRP/PUD) and 6055-22 (SP/TT) were approved. Other than the applicant, one person spoke in support of the project and one letter of support was submitted by the President of Lampson Court HOA. Note: The Variance was not required for the project due to a recent Code Amendment.

Motion: Arestegui Second: Lindsay

Ayes: (4) Arestegui, Cunningham, Lehman, Lindsay
Noes: (0) None
Absent: (2) Ramirez, Perez

DRAFT

**INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

**LAMPSON AVENUE RESIDENTIAL PROJECT
GARDEN GROVE, CALIFORNIA**



October 2022

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DRAFT

**INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

**LAMPSON AVENUE RESIDENTIAL PROJECT
GARDEN GROVE, CALIFORNIA**

Submitted to:

City of Garden Grove
11222 Acacia Parkway
Garden Grove, California 92840

Prepared by:

LSA
20 Executive Park, Suite 200
Irvine, California 92614
(949) 553-0666

Project No. CGG2201



October 2022

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- B: PRELIMINARY GEOTECHNICAL REPORT
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- D: PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)
- E: NOISE AND VIBRATION IMPACT MEMORANDUM

1.0 PROJECT INFORMATION

1. Project Title:

Lampson Avenue Residential Project

2. Lead Agency Name and Address:

City of Garden Grove
11222 Acacia Parkway
Garden Grove, California 92840

3. Contact Person and Phone Number:

Mary Martinez, Associate Planner, (714) 741-5315

4. Project Location:

The 1.6-acre project (Assessor's Parcel Numbers [APN] 133-183-55, 133-183-56, 133-183-57, and 133-183-58) site located at 9071, 9081, and 9091 Lampson Avenue in Garden Grove is currently developed with three single-family homes and is surrounded by single-family and multifamily residential units (the surrounding uses are further described below). As shown on Figure 2-1, Project Location and Vicinity, regional access to the project site is provided by State Route 22 (SR-22), which is approximately 1 mile south of the project site and State Route 39 (SR-39), which is 1.1 mile west of the project site.

5. Project Sponsor's Name and Address:

Bill Holman, PLC Communities
888 San Clemente Drive, Suite 200
Newport Beach, California 92660

6. General Plan Designation:

According to the City of Garden Grove's (City) General Plan Land Use Map (2008), the project is designated Low Density Residential (LDR). Figure 2-3, General Plan Land Uses (provided in Chapter 2.0) shows the existing land use designations for the proposed project area.

7. Zoning:

According to the City's Zoning Map, the site is zoned R-1-7, single-family residential (City of Garden Grove 2008). Figure 2-2, Zoning in the Project Vicinity, shows the existing zoning map for the proposed Project area.

8. Description of Project:

The proposed project would consist of the development of 13 residential lots with private recreational areas, an open space parcel, and two private streets. Access to the project site would be provided by Lampson Avenue, and internal access would be provided by the two newly constructed private streets. See the detailed discussion below in Chapter 2.0, Project Description.

9. Surrounding Land Uses and Setting:

The project site is located at 9071, 9081, and 9091 Lampson Avenue in a highly urbanized and residential area of Garden Grove. Surrounding land uses include single-family residential uses to the north, south, and east and multifamily residential uses to the west. There are office uses farther to the west on the northwest corner of Magnolia Street and Lampson Avenue, and there is a church to the east past Barbara Avenue; however, the uses immediately surrounding the project site are residential.

10. Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements):

- a) **City of Garden Grove:** Adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) and approval of: a Site Plan to construct the 13 two-story homes along with associated site improvements, zone change from R-1-7 to Planned Unit Development (PUD), and variance to deviate from the minimum 3-acre requirement to allow a zone change to PUD, and a Vesting Tentative Tract Map to subdivide the subject properties.

11. California Native American Consultation: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resource Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Letters were sent to the list of tribal contacts provided by the Native American Heritage Commission (NAHC) via certified mail on August 3, 2022, notifying them of their opportunity to consult for this Project.

On August 10, 2022, the representative from the Gabrieleno Tribe – Kizh Nation responded with a list of construction monitoring measures that were requested to be included as part of project implementation. These mitigation measures are included in Section 4.18, Tribal Cultural Resources. With implementation of mitigation measures MM-TCR-1 through MM-TCR-3, the proposed project would avoid any impacts on any unforeseen resources encountered during grading activities.

2.0 PROJECT DESCRIPTION

This section describes the Lampson Avenue Residential Project (project) evaluated in this Initial Study/Mitigated Negative Declaration (IS/MND). It provides a description of the proposed project's location, objectives, and required approvals.

2.1 PROJECT LOCATION AND SITE DESCRIPTION

2.1.1 Regional Setting

The 1.6-acre project (Assessor's Parcel Numbers [APNs] 133-183-55, 133-183-56, 133-183-57, and 133-183-58) site, located in Garden Grove, California, is currently developed with three single-family homes and is surrounded by single-family and multifamily residential units. As shown on Figure 2-1, Project Location and Vicinity, regional access to the project site is provided by State Route 22 (SR-22), which is approximately 1.0 mile south of the project site and State Route 39 (SR-39), which is 1.1 miles west of the project site.

2.1.2 Project Vicinity and Surrounding Land Uses

The project site is located at 9071, 9081, and 9091 Lampson Avenue in a highly urbanized and residential area of Garden Grove. Surrounding land uses include single-family residential uses to the north, south, and east and multifamily residential uses to the west. There are office uses farther to the west on the northwest corner of Magnolia Street and Lampson Avenue and there is a church to the east past Barbara Avenue, however, the uses immediately surrounding the project site are residential.

2.1.3 Current Land Use and Zoning Designations

According to the City of Garden Grove's (City) General Plan Land Use Map (2008), the project is designated Low Density Residential (LDR). According to the City's Zoning Map, the site is zoned R-1-7, single-family residential (City of Garden Grove 2022). Figure 2-2, Zoning in the Project Vicinity, shows the existing zoning map for the proposed project area, and Figure 2-3, General Plan Land Uses, shows the existing land use designations for the proposed project area.

2.1.4 Existing Project Site

As illustrated by Figure 2-4, Project Area, the project site is currently developed with three unoccupied single-family homes and a small accessory building that was previously used as an office. Additional features on the site include open space areas and landscape/hardscape, including several large trees. The project would demolish all existing on-site structures and remove all landscaping.

The topography of the project site is relatively flat with a very gently downwards slope from the northern boundary of the project site to the southern boundary. In the existing condition, stormwater and urban runoff drain south towards the existing storm drain at the southern boundary of the project site on the north side of Lampson Avenue.

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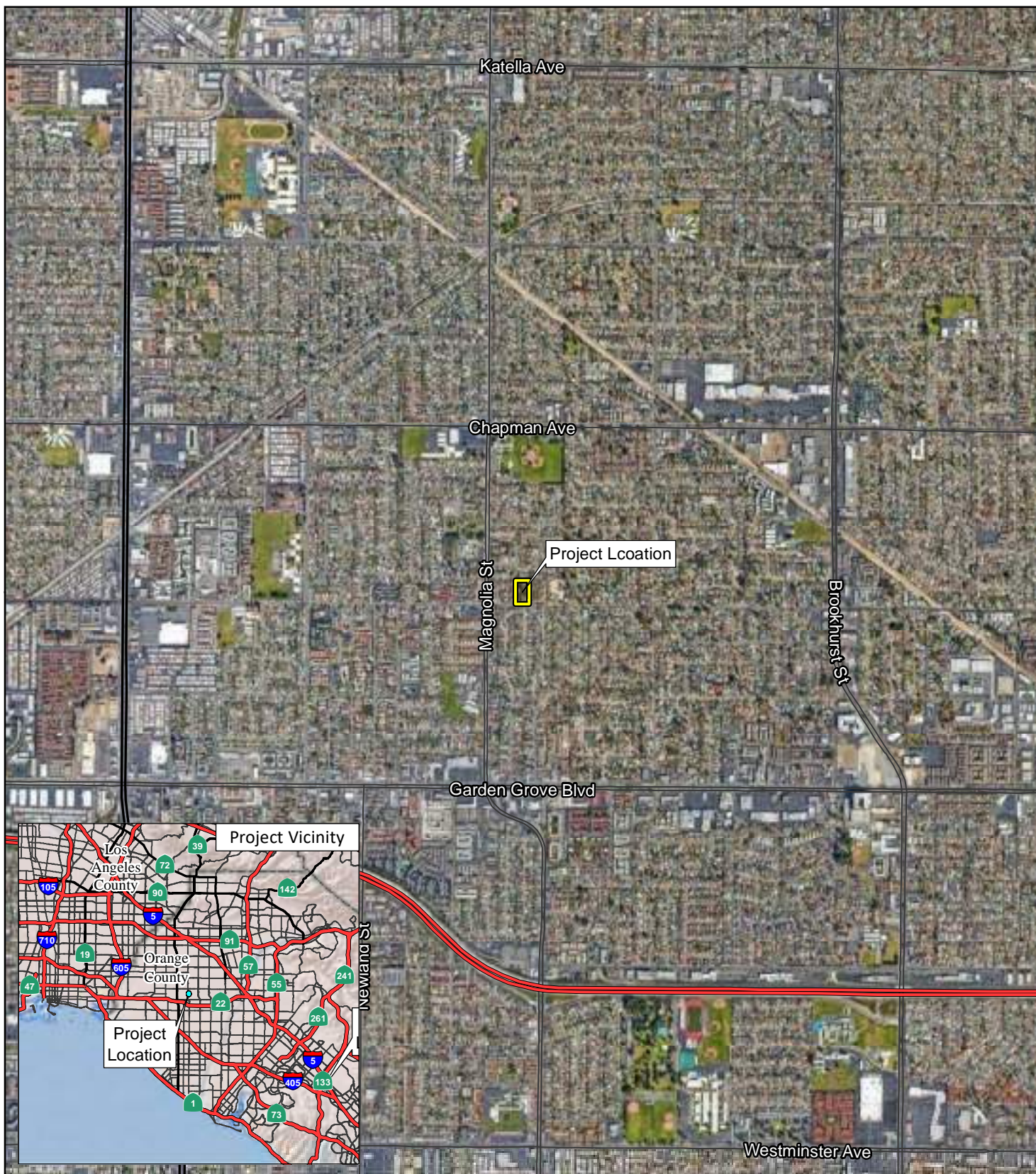


FIGURE 2.1

LSA

LEGEND

 Project Location



0 1000 2000
FEET

SOURCE: Google (2021)

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Lampson Avenue Residential Project

Project Location and Vicinity

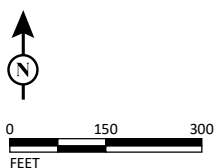
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FIGURE 2.2

LSA



LEGEND

- | | |
|-----------------------------------|--------------------------------|
| Project Location | Office Professional Zone |
| Zoning | Open Space Zone |
| Limited Multiple Residential Zone | Planned Unit Development |
| Multiple-Family Residential Zone | Single-Family Residential Zone |

Lampson Avenue Residential Project
Zoning in the Project Vicinity
Page 238 of 485

SOURCE: Google (2021), Orange County (2022)

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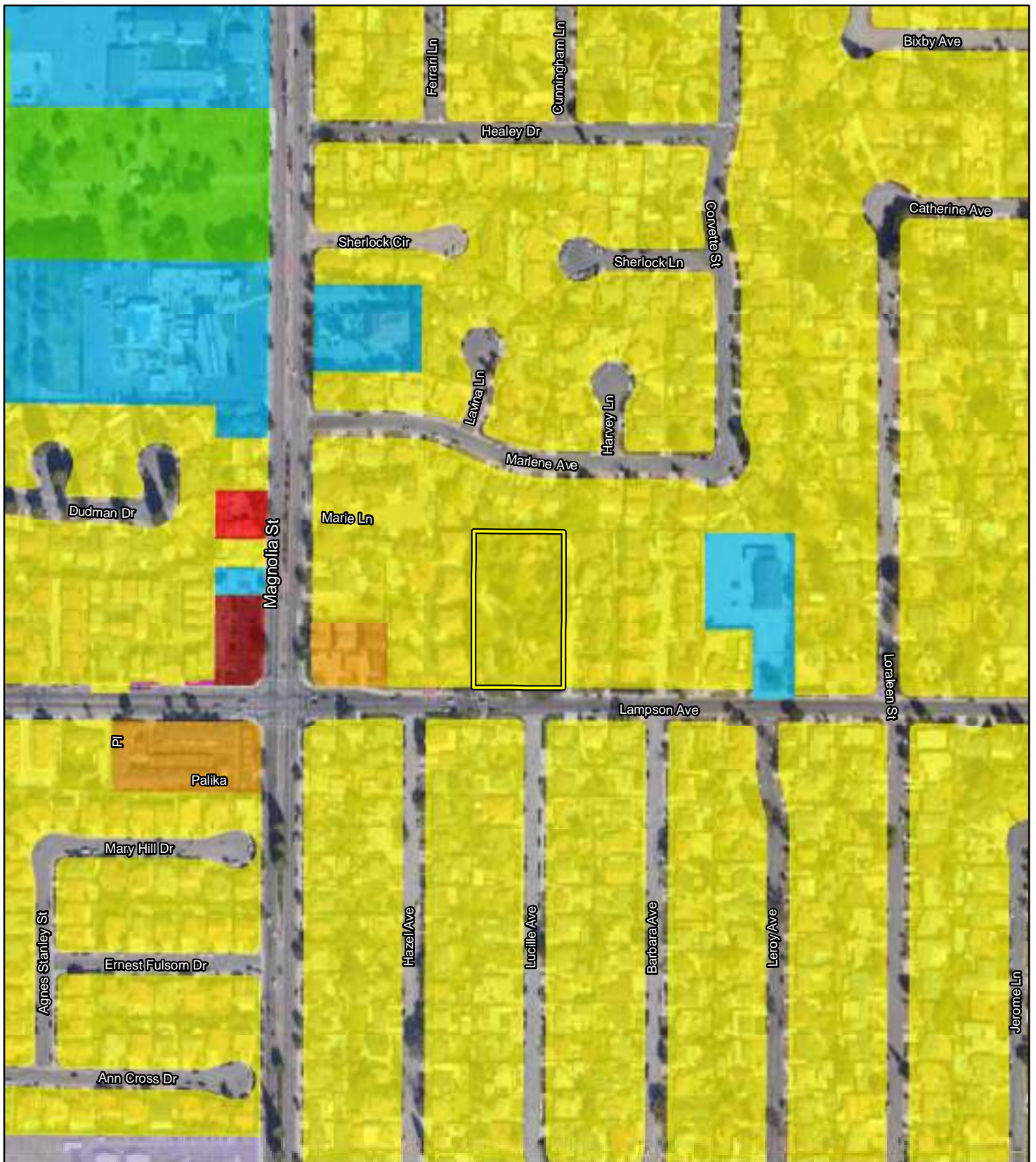
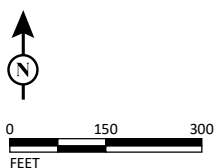


FIGURE 2.3

LSA



LEGEND

- | | |
|---------------------------|---------------------------|
| Project Location | Commercial and Services |
| General Plan Land Use | Facilities |
| Single Family Residential | Education |
| Multi-Family Residential | Open Space and Recreation |
| General Office | Vacant |

SOURCE: Google (2021), Orange County (2016)

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Lampson Avenue Residential Project

General Plan Land Uses

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LSA

LEGEND

Project Location



0 50 100
FEET

SOURCE: Google (2021)

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FIGURE 2.4

Lampson Avenue Residential Project

Project Area
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2.2 PROPOSED PROJECT CHARACTERISTICS

The Applicant is requesting approval of the following discretionary actions and entitlements as part of the proposed project: (1) a zone change from R-1-7 to a Planned Unit Development (PUD), (2) variance to deviate from the minimum 3-acre requirement to allow a zone change to a PUD, (3) approval of a Vesting Tentative Tract Map to subdivide the subject properties, (3) approval of a Site Plan to construct the 13 two-story homes along with associated site improvements, and (4) adoption of the IS/MND.

2.2.1 Site Plan

The proposed project would result in the development of 13 residential lots with private recreational areas, an open space parcel, and two private streets (see Figure 2-5, Conceptual Site Plan). Of the 1.6-acre property, 1.17 acres would be reserved for the 13 single-family homes that would be constructed as a part of the project, 0.32 acre would be reserved to provide access and circulation throughout the project site by way of sidewalks and private streets, and 0.11 acre would be reserved for the open space lot.

All residential units would be constructed along the eastern, western, and northern boundaries of the project site, with private streets "A" and "B" forming a T through the center of the property. The residential lot areas would vary between 3,427 square feet (sf) and 4,414 sf. Each residential lot would include a 300 sf private recreational area.

2.2.2 Residential Units

The project proposes to subdivide the 1.6-acre property into 13 single-family residential lots and construct a single-family home on each lot. Five of the units would be 2,524 sf (Plan 1), and the remaining eight units would be 2,807 sf (Plan 2). All units would be two stories and would include a two-car garage, covered entryways, associated front yard landscaped areas, and private backyards. The proposed homes would be designed to reflect Spanish or Contemporary Spanish aesthetics.

The elevations of the various units would vary depending on the architectural style and the square footage of the home. All units that are constructed in Contemporary Spanish style, regardless of whether they follow Plan 1 or Plan 2, would reach a maximum height of 27 feet (ft), 4 inches. The Plan 1 units that would be constructed in Spanish style would reach a maximum height of 28 ft, 4 inches, and the Plan 2 units that would be constructed in Spanish style would reach a maximum height of 29 ft, 3 inches.

2.2.3 Landscaping

The project site and the surrounding vicinity is generally flat in elevation. The landscaping plans would comply with all applicable codes of the Garden Grove Municipal Code. Landscaping would include a variety of plants that are native and indigenous to California's climatic conditions and require low and medium water use. The proposed trees include three, 36-inch, box canopy shade trees (Chinese elms) which would be in the open space area on the northeastern portion of the project site, four 24-inch street trees (Brisbane boxes) lining Lampson Avenue, and thirteen 24-inch box street trees (strawberry trees and carrotwood trees) lining the interior of Street "A" and Street "B." All proposed trees have moderate or low water use classifications. Figure 2-6, Conceptual Landscaping Plan, details

the types and locations of shrubbery, trees, and groundcover that would be present on the project site.

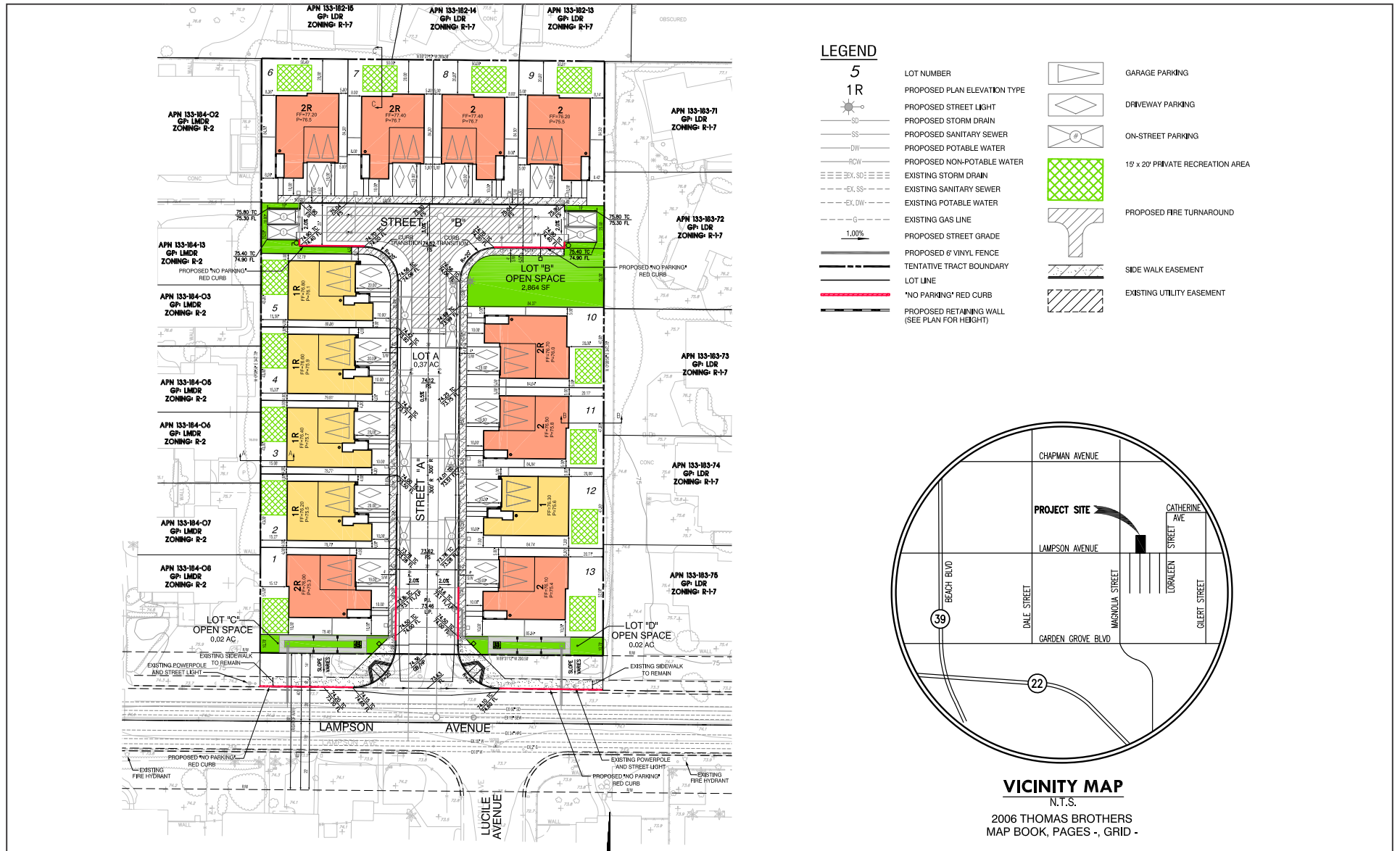


FIGURE 2.5

LSA



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SOURCE: MDS Consulting

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Lampson Avenue Residential Project
Conceptual Site Plan

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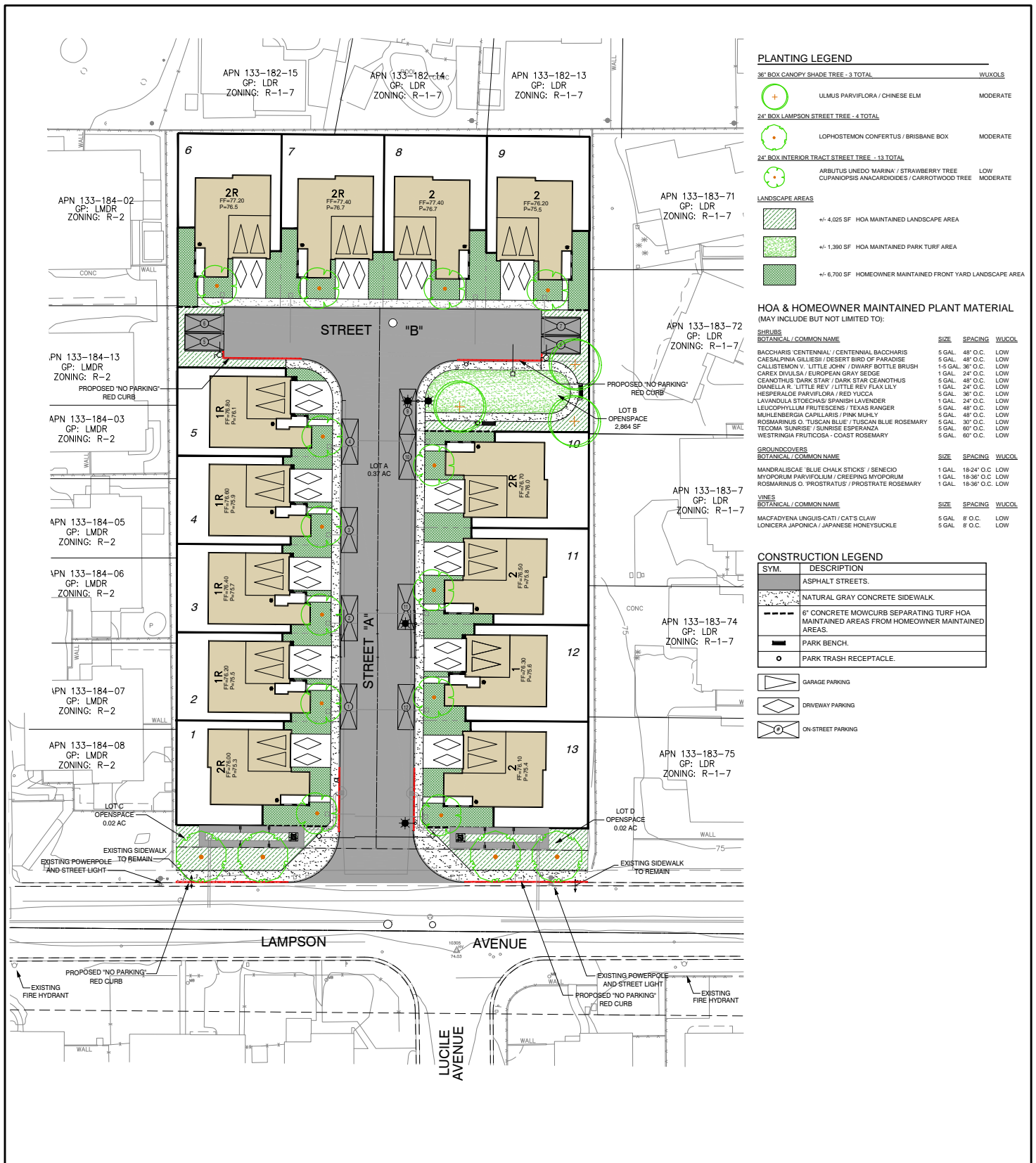


FIGURE 2.6

LSA



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FEET

SOURCE: RHA Landscape Architects Planners, Inc.

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Lampson Avenue Residential Project
Conceptual Landscaping Plan
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The proposed project would incorporate smart irrigation technologies and high-efficiency irrigation methods, which would include sub-surface drip, stream bubblers with pressure-compensating screens that would be installed on separate valves, rotary nozzles, and smart irrigation controllers that shut off automatically when it rains. Bark mulch would be used to retain moisture and reduce the amount of evaporation.

Additionally, the proposed project includes the formation of a homeowners association (HOA), which would be in charge of maintaining the landscaped areas in the open space in the northeastern portion of the project site as well as along Lampson Avenue on the southern boundary of the project site. Individual homeowners would maintain all other landscaping of each proposed single-family home.

2.2.4 Access, Circulation, and Parking

Access to the project site would be provided by Lampson Avenue. The proposed "Street A" would be extended from Lampson Avenue and would terminate as it reaches Street "B" and forms a T-intersection at the northern portion of the project site. These proposed streets would be private and be maintained by the HOA. The project also includes sidewalks on both sides of Street "A" and Street "B." The proposed sidewalk along the eastern and western sides of Street "A" would connect to the existing sidewalk on Lampson Avenue. These sidewalks would extend farther north into the project site until they reach Street "B," where they would continue extending east and west into the project site. Another proposed sidewalk would be constructed in front of the front yards for Units 6, 7, 8, and 9.

Parking for residents would be provided with attached two-car parking garages with additional space for two cars on the driveway of each home. Parking for residents or visitors would also be provided along the Streets "A" and "B" and would include four spaces on each side of Street "A," and four spaces on Street "B", for a total of 12 on-street spaces for visitors/residents.

2.2.5 Lighting

There are two existing power poles and streetlights along the northern side of Lampson Avenue at the project site boundary that would be protected in place. Four additional streetlights are proposed along Street "A."

2.2.6 Infrastructure

2.2.6.1 Water

The Water Services Division of the City's Public Works Department currently provides potable water service to the project site. The water supply comes from two sources; imported water from the Metropolitan Water District of Southern California and local groundwater. The Water Services Division is responsible for maintaining the wells, reservoirs, import water connections, and the distribution systems that would deliver water to the project area. There are two existing water lines: an 8-inch water line and an 18-inch water line along the southern boundary of the project site on the south of Lampson Avenue. The proposed project would extend an 8-inch water line through Street "A" north towards Street "B", where it would connect to another proposed 8-inch water line that would extend along Street "B." These proposed water lines would connect to the existing 18-inch water line at the southern boundary of the project site along the south side of Lampson Avenue.

2.2.6.2 Sewer

Sewer operations are maintained by the City's Water Services Division of the Public Works Department. The Orange County Sanitation District (OCSD) treats the wastewater that passes through the City's sewer system. There is an existing 18-inch sewer line along the southern boundary of the project site on the north side of Lampson Avenue. The proposed project would extend an 8-inch sewer line through Street "A" north towards Street "B", where it would connect to another proposed 8-inch sewer line that would extend along Street "B." These proposed sewer lines would connect to the existing 15-inch sewer line at the southern boundary of the project site along the south side of Lampson Avenue.

2.2.6.3 Drainage and Stormwater

The City of Garden Grove Environmental Compliance Division is responsible for maintaining and protecting public health and the environment in the Garden Grove, including the street and storm drain system. There is an existing 60-inch storm drain that runs along the southern boundary of the project site on the north side of Lampson Avenue. The proposed project would install a 6-inch curb and gutter along the proposed Street "B" that would drain toward Street "A". Street "A" would consist of rolled curbs and a 2 percent street grade that would direct all runoff from the street to the two catch basins that are proposed along both sides of Street "A" near Lampson Avenue. There would also be two catch basins along the two proposed open space asphalted areas adjacent to the landscaped areas near Lampson Avenue. These proposed gutters and catch basins would connect to the existing 60-inch storm drain at the southern boundary of the project site along the north side of Lampson Avenue.

2.2.6.4 Utilities and Service Systems

The project site is served by Southern California Edison (SCE) for electrical services, Southern California Gas Company (SoCalGas) for natural gas services, Time Warner/Spectrum for cable services, and Verizon for telecommunication facilities, including telephone and fiber optic lines. There is an existing 2-inch natural gas line that runs along the southern boundary of the project site on the north side of Lampson Avenue.

2.2.7 Zone Change to PUD

The proposed project involves a zone change from Single-Family Residential (R-1-7) to PUD in order to utilize the Special Requirements for Small Lot Subdivisions per Code section 9.12.040.060. The zoning regulations and development standards for the proposed project would be required to comply with the regulations and standards established for Small Lot Subdivisions in Section 9.12.040.060 of the City of Garden Grove Municipal Code.

The small lot subdivision requires that setbacks be provided with a minimum of 10 ft from the property line. These setbacks are required to [provide](#) landscaping along the perimeter in the form of screening or canopy trees staggered along the property lines. Rear yard setbacks are determined by the zoning on the adjacent parcels. Therefore, the proposed project would provide 15 ft setbacks to the R-2 zoned property to the west of the project site and 20 ft setbacks to the R-1-7 zoned properties to the north and east of the project site. Additionally, a 6 to 8 ft perimeter block wall is required to be constructed around the proposed project site. Maximum heights for the proposed dwelling units are

determined by the zoning on the adjacent parcels. Developments adjacent to R-1 zoned parcels may not exceed heights of 30 ft, and developments adjacent to R-2 zoned parcels may not exceed heights of 35 ft. The units for the proposed project would not exceed 29 ft, 3 inches, and would therefore comply with the height regulations.

2.2.8 Variance to Deviate from the Minimum 3-Acre Requirement

The proposed project involves a variance from the requirement that a PUD for a residential development must be a minimum of 3 acres. Per Section 9.12.030.020 of the Garden Grove Municipal Code, “planned unit development procedures shall apply only to those individual sites having a net area of... three acres for residential developments.” Because the proposed project site is a net of 1.6 acres, a variance from this requirement would allow for the proposed residential development to be constructed.

2.2.9 Adoption of the IS/MND

Per *California Environmental Quality Act (CEQA) Statutes and Guidelines* Section 15070(b)(1), a Mitigated Negative Declaration may be prepared for a project when the Initial Study has identified potentially significant effects on the environment but revisions in the project plans would void the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment. The project is anticipated to result in the preparation and eventual adoption of an IS/MND.

2.3 PROJECT CONSTRUCTION

2.3.1 Grading and Earthwork

The proposed site elevations would be similar to the existing conditions on the project site. There would be no manufactured slopes or retaining walls proposed by the grading plan. Grading activity would result in 11,770 cubic yards of cut (including 10,253 cubic yards of over excavation) and 9,743 cubic yards of fill. The grading elevations would vary from approximately 76.5 to 76.7 ft above mean sea level along the northern boundary of the project site and 75.3 to 75.4 ft above mean sea level along the southern boundary of the project site.

2.4 REQUIRED PERMITS AND APPROVALS

In accordance with Sections 15050 and 15367 of the *State CEQA Guidelines*, the City is the designated Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions and project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

The discretionary actions to be considered by the City as a part of the proposed project include:

- Adoption of the IS/MND
- Zone change from R-1-7 to PUD
- Site Plan approval to construct the 13 two-story homes along with associated site improvements
- Vesting Tract Map approval to subdivide the subject properties
- Variance to deviate from the minimum 3-acre requirement to allow a zone change to PUD

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist in Chapter 3.0.

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

DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “Potentially Significant Impact” or “Potentially Significant Unless Mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Mary Martinez
Associate Planner

October 11, 2022
Date

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4.0 CEQA ENVIRONMENTAL CHECKLIST

4.1 AESTHETICS

	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 of the site and its surroundings (Public views are those that are experienced from a 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"/>

4.1.1 Impact Analysis

a. *Would the project have a substantial effect on a scenic vista?*

No Impact. The City of Garden Grove is largely urban by nature. The proposed project area and the surrounding vicinity are developed with residential, commercial, and institutional uses. There are no undeveloped or vacant lands or areas in the proposed project area or within 0.5 mile of the proposed project area. Additionally, the City's General Plan does not indicate any scenic vistas that must be preserved (City of Garden Grove 2008). Rather, the City has included a Parks, Recreation, and Open Space Element in its General Plan because providing adequate parkland, recreation opportunities, and management and conservation of limited open space resources is a priority to the urbanized City.

The current use of the project site is residential, with three single-family units developed on the project site. The approximately 1.6-acre project site consists of four separate parcels, which are bounded by Lampson Avenue to the south, and residential uses to the north, east, and west. The surrounding views comprise a developed suburban environment that is built out. No scenic vistas are visible from or through the project site. Additionally, no public parks are located on or adjacent to the project site. The park closest to the project site is Hare School Park which is located approximately 0.3 mile north of the project site at 12012 Magnolia Street.

The proposed project would be located in a fully urbanized area of the City. The proposed project includes the construction of 13 two-story residential units which would have a maximum height of 29 ft and 3 inches, which would be consistent with the City's height standards in the Municipal Code. Additionally, the project site is surrounded by a mix of low-density and medium low-density residential uses. While no designated scenic vistas are visible from the project site or surrounding

properties, the proposed project would not block views of scenic vistas because it would not be substantially taller than the existing surrounding uses. Therefore, because the proposed project constitutes an expansion to existing buildings in an already built-out area of the City and no identified scenic vistas are within its proximity, the proposed project would not have the potential to damage scenic vistas, and no mitigation would be required.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. There are no officially designated or eligible State scenic highways within the proposed project area or in City of Garden Grove. The nearest eligible listing for State scenic highways to the proposed project area according to the California Department of Transportation (Caltrans) is a portion of State Route 1 (SR-1), which is approximately 7.1 miles southwest of the proposed project area. The nearest officially designated State scenic highway is a portion of State Route 91 (SR-91) that is located approximately 9.5 miles northeast of the proposed project area (Caltrans 2018).

Additionally, the proposed project includes the demolition of four structures on the proposed project site, none of which are designated historic buildings. The proposed project does not include changes to any designated historic buildings and would not result in impacts to scenic trees or rock outcroppings within a State-designated scenic highway. Therefore, the proposed project would not result in damage to any scenic resources, and no impact within a State scenic highway would occur.

c. In non-urbanized areas, would the project 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 a 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 described above, the proposed project is located in a largely urbanized area, surrounded by residential, commercial, and institutional land uses. The area surrounding the proposed project limits is zoned for the following zoning designations: single-family residential (R-1-7), limited multiple residential (R-2), planned unit development (PUD (R-2)), office professional (O-P), and multiple-family residential (R-3). General plan land use designations for the area surrounding the proposed project limits include low-density residential, low medium density residential, and office professional. Lampson Avenue is designated as a four-lane undivided highway (secondary arterial) in the City of Garden Grove General Plan Circulation Element.

No structures are being proposed that would diminish the existing visual character of the area or quality of public views of the site and its surroundings. Although the proposed project includes the removal of all existing trees on the project site, the landscaping plan for the proposed project would offset this loss by proposing to plant 20 new trees, by adding approximately 10,700 sf of landscaped area and approximately 1,300 sf of park turf area, and by complying with all applicable codes of the Garden Grove Municipal Code as required. The proposed trees to be planted include 3 Chinese elms, 4 Brisbane boxes, and 13 strawberry trees and carrotwood trees which would reach 40–50 ft, 30–35 ft, 15–30 ft, and approximately 35 ft at maturity, respectively. The 4 Brisbane box trees (24-inch box) would be planted as street trees within the public right-of-way frontage of Lampson Avenue, where no street trees exist.

Other proposed improvements include the development of 13 residential lots with private recreational areas, an open space parcel, and two private streets. The residential units would be designed to reflect Spanish or Contemporary Spanish aesthetics. The proposed units would be consistent with the current urban character of the proposed project area and would reinforce the existing residential development patterns in the area. Because the zoning regulations and development standards for the proposed project would comply with the regulations and standards established for Small Lot Subdivisions in Section 9.12.040.060 of the City of Garden Grove Municipal Code, any regulations governing scenic quality from this section of the Municipal Code would apply to the proposed project. According to the Municipal Code, however, in R-1, R-2, and R-3 zones, there are no regulations specifically governing scenic quality. The project would be compliant with general provisions and requirements for landscaping, trees on the project site, open space, recreation and leisure areas, and building design such as those articulated in Sections 9.12.040.

Due to the residential, commercial, and institutional land uses and developed nature of the surrounding area, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. 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 in the area?

Less Than Significant Impact. Existing sources of night lighting attributed to nearby residential and commercial developments include streetlamps, accent lighting, parking lot lighting, and vehicle headlights. There are two existing power poles and streetlights along the north side of Lampson Avenue that would be protected in place. The proposed project would also include additional street lighting along the proposed internal street, Street "A." Four streetlights would be constructed along the east side of Street "A" to illuminate the interior of the development. All streetlights would direct the light away from adjoining premises and would comply with City regulations for outdoor lighting, including but not limited to Section 9.08.040 of the Garden Grove Municipal Code. Additionally, the proposed project would comply with the City's General Plan Community Design Element, which states that street lighting along collector and residential streets should reflect the smaller scale and traditional character of the residential neighborhood by replacing cobra-head style with a smaller pedestrian scaled thematic streetlight.

Sources of glare during the day result primarily from parked cars and from sunlight reflected from window glazing on buildings. The proposed project provides 12 parking spaces along internal Street "A" and Street "B," and 26 driveway parking spaces. The proposed project also includes 13 new residential units with windows that are typical of residential uses and are unlikely to introduce a significant source of daytime glare. Lighting associated with the 13 residential units would conform to the City's lighting regulations and would be typical of safety and security lighting associated with residential developments, including those in the project vicinity. Based on the above considerations, any source of glare caused by the proposed project would be incremental. The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and impacts would be less than significant.

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4.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or 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"/>
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"/>

4.2.1 Impact Analysis

- 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. The California Natural Resources Agency's Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California's agricultural resources. According to the California Important Farmland Finder, the proposed project is in an area classified as Urban and Built-Up Land and is not designated as farmland (California DOC, Important Farmland Finder, 2017a). Additionally, no agricultural uses exist on the site. Because the proposed project area is not designated as farmland pursuant to the FMMP, the proposed project would not result in the conversion of farmland to a non-agricultural use. Therefore, no impacts related to farmland conversion 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 area surrounding the proposed project is zoned for single-family residential (R-1-7), limited multiple residential (R-2), planned unit development (PUD (R-2)), office professional (O-P), and multiple family residential (R-3), and therefore it is not zoned for agricultural use. According to the California Department of Conservation's most recently published Williamson Act Contracted Land Map, there are no Williamson Act agricultural preserves located within the City boundaries (California DOC Williamson Act Contract Land, 2017). Therefore, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact would occur.

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. Public Resources Code Section 12220(g) identifies forest land as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

The area surrounding the proposed project area is zoned for residential and office professional uses. There is no land zoned for forest land, timberland, or timberland production within the City's zoning code. The proposed project area is not currently being managed or used for forest land or timberland. No impact would occur.

d. Would the project result in the loss of forest land or conversion of forestland to non-forest use?

No Impact. As discussed in the section above, the proposed project does not support forests, nor is there any forest land adjacent to the proposed project. Further, there is no land zoned for forest land, timberland, or timberland production in the City's zoning code. The proposed project would not result in the loss of forest land or the conversion of forest land to non-forest uses. No impact would occur.

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. There are no agricultural operations or timberland production operations within the proposed project area (DOC 2017a); therefore, the proposed project would not result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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"/>

The impact analysis below is based on the *Air Quality and Greenhouse Gas Technical Memorandum* (2022), prepared by LSA for the proposed project, which is provided in Appendix A of this document.

4.3.1 Impact Analysis

a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact. The proposed project would construct 13 single-family residences. The proposed project is not considered a project of statewide, regional, or area-wide significance (e.g., large-scale projects such as airports, electrical generating facilities, petroleum and gas refineries, residential developments of more than 500 dwelling units, shopping centers, or business establishments employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space) as defined in the California Code of Regulations (Title 14, Division 6, Chapter 3, Article 13, Section 15206(b)). Because the proposed project would not be defined as a regionally significant project under the California Environmental Quality Act (CEQA), it does not meet the Southern California Association of Governments' (SCAG) Intergovernmental Review criteria.

The City's General Plan is consistent with the SCAG Regional Comprehensive Plan Guidelines and the Southern California Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP). Pursuant to the methodology provided in SCAQMD's 1993 *CEQA Air Quality Handbook* and its associated updates, consistency with the Basin's 2016 AQMP is affirmed when a project (1) would not increase the frequency or severity of an air quality standards violation or cause a new violation, and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented as follows:

1. The project would not result in short-term construction and long-term operational pollutant emissions that exceed any emissions thresholds established by SCAQMD, as demonstrated under

Threshold 4.3 (b), below; therefore, the project would not result in an increase in the frequency or severity of an air quality standards violation or cause a new air quality standards violation. Therefore, the proposed project would be consistent with the first criterion.

2. The *CEQA Air Quality Handbook* indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities; therefore, the proposed project is not defined as significant. In addition, the project does not require a General Plan or Specific Plan Amendment. Therefore, the proposed project would be consistent with the second criterion.

Based on the consistency analysis presented above, the proposed project would be consistent with the regional AQMP, and impacts would be less than significant. No mitigation is necessary.

- 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. The proposed project is a part of the South Coast Air Basin. The South Coast Air Basin includes portions of Los Angeles, Riverside, and San Bernardino Counties and all of Orange County. In total, the South Coast Air Basin covers an area of 6,745 square miles with a population of 14.6 million. The Basin is currently designated as non-attainment for the federal and State standards for ozone (O₃) and particulate matter less than 2.5 microns in size (PM_{2.5}). In addition, the Basin is in non-attainment for the particulate matter less than 10 microns in size (PM₁₀) standard. During construction, short-term degradation of air quality may occur due to the release of particulate matter emissions (i.e., fugitive dust) generated by grading, building construction, paving, and other activities. Emissions from construction equipment are also anticipated and would include carbon monoxide (CO), nitrogen oxides (NO_x), volatile organic compounds (VOCs), directly emitted PM_{2.5} or PM₁₀, and toxic air contaminants such as diesel exhaust particulate matter.

Construction. Project construction activities would include demolition, grading, site preparation, building construction, architectural coating, and paving activities. Construction-related effects on air quality from the proposed project would be greatest during the site preparation phase due to the disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions. Sources of fugitive dust would include disturbed soils at the construction site. Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM₁₀ emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. PM₁₀ emissions would depend on soil moisture, silt content of soil, wind speed, and the amount of operating equipment. Larger dust particles would settle near the source, whereas fine particles would be dispersed over greater distances from the construction site.

Water or other soil stabilizers can be used to control dust, resulting in emissions reductions of 50 percent or more. SCAQMD has established Rule 403: Fugitive Dust, which would require the Applicant to implement measures that would reduce the amount of particulate matter generated

during the construction period. In addition to dust-related PM₁₀ emissions, heavy trucks and construction equipment powered by gasoline and diesel engines would generate CO, sulfur oxides (SO_x), NO_x, VOCs, and some soot particulate (PM_{2.5} and PM₁₀) in exhaust emissions. If construction activities were to increase traffic congestion in the area, CO and other emissions from traffic would increase slightly while those vehicles idle in traffic. These emissions would be temporary in nature and limited to the immediate area surrounding the construction site.

Construction emissions were estimated for the project using California Emissions Estimator Model (CalEEMod) and summarized in Table 4.3.A. Attachment B of the *Air Quality and Greenhouse Gas Technical Memorandum* located in Appendix A provides CalEEMod output sheets.

Table 4.3.A: Short-Term Regional Construction Emissions

Construction Phase	Maximum Daily Regional Pollutant Emissions (lbs/day)							
	VOC	NO _x	CO	SO _x	Fugitive PM ₁₀	Exhaust PM ₁₀	Fugitive PM _{2.5}	Exhaust PM _{2.5}
Demolition	1.2	26.4	19.7	<0.1	0.3	0.9	0.1	0.9
Site Preparation	0.7	19.4	14.0	<0.1	2.9	0.5	1.4	0.5
Grading	0.7	19.2	12.7	<0.1	3.4	0.5	1.6	0.5
Building Construction	1.1	20.7	16.8	<0.1	0.4	0.9	0.1	0.9
Paving	0.6	11.8	10.5	<0.1	0.3	0.4	0.1	0.4
Architectural Coating	1.9	2.4	2.5	<0.1	0.3	0.1	0.1	0.1
Peak Daily Emissions	3.0	26.4	19.7	<0.1	3.9		2.1	
SCAQMD Threshold	75.0	100.0	550.0	150.0	150.0		55.0	
Significant?	No	No	No	No	No		No	

Source: Compiled by LSA (May 2022).

Note = Maximum emissions of VOC occurred during the overlapping building construction and architectural coating phases.

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

VOC = volatile organic compounds

Based on the analysis results, the proposed project would not exceed daily emissions thresholds for any criteria pollutant. Therefore, the proposed project would not lead to cumulatively considerable increases in construction emissions, and impacts would be less than significant. No mitigation is required.

Operation. Long-term air pollutant emissions associated with operation of the proposed project include emissions from area, energy, and mobile sources. Area-source emissions include architectural coatings, consumer products, and use of landscape maintenance equipment. Energy-source emissions result from activities in buildings that use electricity and natural gas. Mobile-source emissions are from vehicle trips associated with operation of the project.

Long-term operational emissions associated with the proposed project were calculated using CalEEMod. Table 4.3.B provides the proposed project's estimated operational emissions.

Table 4.3.B: Project Operational Emissions

Emission Type	Pollutant Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	0.6	0.2	1.2	<0.1	<0.1	<0.1
Energy Sources	<0.1	0.1	<0.1	<0.1	<0.1	<0.1
Mobile Sources	0.3	0.3	2.6	<0.1	0.7	0.2
Total Project Emissions	0.9	0.6	3.8	<0.1	0.7	0.2
SCAQMD Threshold	55.0	55.0	550.0	150.0	150.0	55.0
Exceeds Threshold?	No	No	No	No	No	No

Source: Compiled by LSA (May 2022).

Note: Some values may not appear to add correctly due to rounding.

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

VOC = volatile organic compounds

The results shown in Table 4.3.B indicate the proposed project would not exceed the daily significance criteria for VOCs, NO_x, CO, SO_x, PM₁₀, or PM_{2.5} emissions. Therefore, operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard, and impacts would be less than significant. No mitigation is required.

Vehicular trips associated with the proposed project could contribute to congestion at intersections and along roadway segments in the vicinity of the proposed project site. Localized air quality impacts would occur when emissions from vehicular traffic increase as a result of the proposed project. The primary mobile-source pollutant of local concern is CO, a direct function of vehicle idling time and, thus, of traffic flow conditions. Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service or with extremely high traffic volumes. In areas with high ambient background CO concentrations, modeling is recommended to determine a project's effect on local CO levels.

An assessment of project-related impacts on localized ambient air quality requires that future ambient air quality levels be projected. The proposed project is expected to generate 95 net new average daily trips, with 7 trips occurring in the AM peak hour and 10 trips occurring in the PM peak hour. As the proposed project would not generate 100 or more AM or PM peak hour trips, CO concentrations are not expected to significantly increase as a result of the proposed project.

Therefore, given the extremely low level of CO concentrations in the project area and the lack of unacceptable operating conditions at any intersections, project-related vehicles are not expected to result in CO concentrations exceeding the State or federal CO standards. No CO hot spots would occur, and the project would not result in any project-related impacts on CO concentrations. Therefore, 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, and impacts would be less than significant. No mitigation is required.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Sensitive receptors are defined as people who have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units. The closest sensitive receptors include single-family residential uses adjacent to the north and east of the site, multifamily residential uses adjacent to the west of the site, and single-family uses across Lampson Avenue to the south of the site. A localized significance threshold (LST) analysis was completed to show the construction and operational impacts at 25 meters (82 ft) to the nearest sensitive receptors to the project site in Source Receptor Area 17, based on the 1.6-acre project size. Tables 4.3.C and 4.3.D show the results of the LST analysis during project construction and operation, respectively.

Table 4.3.C: Project Localized Construction Emissions

Source	Pollutant Emissions			
	NO _x (lbs/day)	CO (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-Site Emissions	26.2	19.3	3.7	2.0
Localized Significance Threshold	98.0	600.0	5.0	3.5
Significant?	No	No	No	No

Source: Compiled by LSA (May 2022).

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

Table 4.3.D: Project Localized Operational Emissions

Source	Pollutant Emissions			
	NO _x (lbs/day)	CO (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-Site Emissions	<1.0	1.3	<1.0	<1.0
Localized Significance Thresholds	98.0	600.0	1.5	1.0
Significant?	No	No	No	No

Source: Compiled by LSA (May 2022).

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

As detailed in Tables 4.3.C and 4.3.D, the emissions levels indicate that the project would not exceed SCAQMD LSTs during project construction or operation. On a regional scale, the quantity of emissions from the project is incrementally minor. Because the SCAQMD has not identified any other methods to quantify health impacts from small projects, and due to the size of the project, it is speculative to assign any specific health effects to small project-related emissions. However, based on this localized analysis, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Therefore, the project would not expose sensitive receptors to substantial levels of pollutant concentrations, and impacts would be less than significant. 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. Heavy-duty equipment on the project site during construction would emit odors, primarily from equipment exhaust. However, the construction activity would cease after construction is completed. The nature of the proposed residential uses are not anticipated to emit any objectionable odors. No other sources of objectionable odors have been identified for the proposed project. Therefore, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. No mitigation is required.

4.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife 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"/>
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 impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.4.1 Impact Analysis

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. In its existing condition, there are four buildings on the project site including three single-family residential homes and a small accessory building. Additional features include open space areas, hardscape, and ornamental landscaping, including mature trees. The project site is entirely developed with residential uses and located in an urban area and surrounded by developed single-family and multi-family residential neighborhoods. The United States Fish and Wildlife Service (USFWS) Critical Habitat for Threatened & Endangered Species map does not identify any locations of critical habitat within the project site or within the City of Garden Grove. The closest known critical habitat is located approximately 6.6 miles southwest of the project site at the Bolsa Chica Ecological Reserve. Due to the developed character of the project site and its surroundings, no special-status species are anticipated to be directly affected by the project due to the lack of suitable habitat on the project site.

Therefore, no impacts to sensitive or special-status species would result from implementation of the proposed project, and no mitigation is required.

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 an urban area and is previously disturbed and developed with four buildings, a paved driveway that traverses the project site, and ornamental landscaping. It does not support any special-status or sensitive riparian habitat as identified in regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or USFWS (Orange County 2013). Therefore, no impacts related to riparian habitat or other sensitive natural communities identified in a local or regional plan would result from project implementation, and no mitigation is 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. According to the National Wetlands Inventory managed by the USFWS, the project site does not contain federally protected wetlands (USFWS n.d.). The project site is located entirely outside of streambeds, banks, and riparian habitat. No potential waters of the United States or CDFW jurisdictional areas are located on the project site, which is entirely developed with single-family residential uses and surrounded by development consisting of similar urban uses.

Although construction activities have the potential to result in temporary indirect effects to water quality, including a potential increase in erosion and sediment transport into downstream aquatic areas and the contamination of waters from construction equipment, these potential indirect effects to hydrology and water quality would be avoided or substantially minimized through the implementation of Best Management Practices (BMPs) and the Stormwater Pollution Prevention Plan (SWPPP) as discussed in Section 4.10, Hydrology and Water Quality. Specifically, adherence to Regulatory Compliance Measure RC-WQ-1 and RC-WQ-4, provided in Section 4.10, Hydrology and Water Quality, would address erosion-related impacts during construction through implementation of construction site BMPs which would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on-site and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters. As specified in RC-WQ-1, the proposed project would comply with the requirements of the Construction General Permit and the City of Garden Grove Municipal Code. With compliance with the requirements in the Construction General Permit and implementation of the construction BMPs as specified in RC-WQ-1, construction impacts related to on- or off-site erosion would be less than significant. Therefore, there would be no impacts on State or federally protected wetlands, and no mitigation is required.

- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less Than Significant Impact with Mitigation Incorporated. Due to the lack of sensitive or special-status species or their habitats on the project site, the project would not result in impacts on candidate, sensitive, or special-status animal species. However, the proposed project would involve the removal or demolition of all existing site features, including removal of existing mature trees within the project site. These trees have the potential to provide suitable nesting habitat for migratory bird species. In compliance with the federal Migratory Bird Treaty Act, which protects the active nests of migratory bird species, the proposed project would be required to avoid impacts on nesting resident and/or migratory birds by avoiding vegetation removal during the avian nesting season (February 1 through August 31) as outlined in Mitigation Measure MM-BIO-1. The proposed project has the potential to impact active migratory bird nests if and to the extent that those trees are removed during the avian nesting season and they contain nests. Mitigation Measure MM-BIO-1 would address any impacts to nesting resident and/or migratory birds should it be necessary to conduct vegetation removal during the nesting season and nests are present. With implementation of MM-BIO-1, the proposed project's potential impacts on nesting migratory birds would be reduced to a less than significant level.

Mitigation Measure

MM-BIO-1 Nesting Bird Survey and Avoidance. If vegetation removal, construction, or grading activities are planned to occur within the active nesting bird season (February 1 through August 31), the City of Garden Grove Director of Community and Economic Development, or designee, shall confirm that the Applicant has retained a qualified biologist who shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. The nesting bird survey shall include the work area and areas adjacent to the site (within 500 feet, as feasible) that could potentially be affected by project-related activities such as noise, vibration, increased human activity, and dust. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around the active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and the nature of the proposed activities. If active nests are present at the time of survey, the buffer shall be deemed effective by the qualified biologist if nesting birds do not appear to be affected by construction activities and young birds successfully fledge from the nest. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active, as determined by the qualified biologist.

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact. The City's Conservation Element in the General Plan acknowledges that biological resources in Garden Grove are almost non-existent due to the urban nature of the City and surrounding area. Therefore, the Conservation Element does not provide specific policies for the protection of biological resources. However, the City of Garden Grove adopted Tree Ordinance

Number 552 in 1961, which codified Garden Grove Municipal Code Chapter 11.32, Trees. Chapter 11.32 of the City's Municipal Code is intended to preserve, protect, and promote the health, safety, and general welfare of the public by providing for the regulation of trees located in thoroughfares, parks, and public areas owned or controlled by the City. The Municipal Code regulates the planting, maintenance, and removal of trees within public property and establishes tree planting standards to ensure that newly planted trees thrive.

The proposed project is located in an urbanized area and is bordered on all sides by development and has been previously disturbed. Although there are no biologically significant resources within the project site, there are mature trees on the project site that would be removed. However, the on-site trees are located on private property and none are located within the public right-of-way. Therefore, project implementation would not conflict with the City's Tree Ordinance. As discussed above in Section 2.3.3, of Chapter 2.0, Project Description, the project would implement the planting of four street trees (24-inch box) in the Lampson Avenue right-of way where no trees currently exist. Overall, the proposed project would have no impact related to a conflict with local policies or ordinances protecting biological resources, and no mitigation is required.

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site is located in a residential area which is surrounded by single- and multi-family land uses, and it is not located in an environmentally sensitive area. The project site is not located within or otherwise affected by a Habitat Conservation Plan or Natural Community Conservation Plan. The proposed project does not propose or require development or activities that would conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, the proposed project would have no impact related to a conflict with an adopted Habitat Conservation Plan or Natural Community Conservation Plan. No mitigation is required.

4.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.5.1 Impact Analysis

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less Than Significant Impact. As described earlier, the project site is currently developed with three unoccupied single-family homes and a small accessory building used as an office. Additional features on the site include open space areas and landscape/hardscape, including several large trees. The record search conducted for the site did not identify any historic resources. Additionally, the on-site structures are not locally designated as historic or listed on the state's register. However, a review of building permits available online indicate that in 1979 a building was demolished and new buildings were constructed in 1979 and later on 9091 Lampson Avenue and 9071 Lampson Avenue. A survey was also conducted as a part of the Cultural Resources Assessment, which concluded that the residence located at 9081 Lampson Avenue on the northwestern corner of the project site was at least 70 years old, and the garage structures on the west were built at about the same time that the house was constructed. However, over the years alterations have been made to the structures; the City has a Code Enforcement case on record from 2002 stating that the dwelling was altered without permits. Therefore, due to lack of any historic resources being identified in the records search and none locally designated as historic or listed on the state's register, impacts are considered less than significant.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact with Mitigation Incorporated. A record search to identify previously recorded prehistoric and historic cultural resources and prior cultural resource surveys within 0.25 mile of the project area as well as a pedestrian survey of the project area was conducted for the proposed project. The record search indicated that only one cultural resource study which included the project area was conducted. This study identified no previously recorded cultural resources within the project area. The record search also indicated that another study which included but did not survey the project area was also conducted. Therefore, the report prepared for the proposed project is the first instance in which an archaeological survey was conducted within the project area.

No known archaeological resources were identified in the proposed project area during the survey. The survey found visible sediment everywhere across the property except where gravel, asphalt, concrete, buildings, or vegetation existed. However, there is a potential to encounter unknown archaeological resources during construction excavation activities that extend five to eight feet below ground surface. With implementation of MM-TCR-1 through MM-TCR-3 (see section 4.18), which require archeological monitoring during construction, potential impacts to unknown archaeological resources are reduced to less than significant.

c. Would the project disturb any humans remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. As indicated above, the record search and survey conducted for the proposed project did not identify any archaeological resources on the project site. If human remains are encountered at the project areas, California Health and Safety Code Section 7050.5 and *State CEQA Guidelines* Section 15064.5(e)(1) state that no further disturbance may occur to the area of the find until the County Coroner has made a determination of origin and disposition of the human bone pursuant to Public Resources Code Section 5097.98. The County Coroner would be required to be notified of the find immediately and shall make a determination within two working days of being notified. If the remains were determined to be Native American, the County Coroner would notify the NAHC by phone within 24 hours, and the NAHC would then immediately determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD would complete the inspection and make recommendations or preferences for treatment of the remains within 48 hours of being granted access to the site. The MLD's recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment. The required adherence to state law would ensure that potential impacts to unknown human remains during construction are less than significant.

4.6 ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in a 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 type="checkbox"/>	<input checked="" type="checkbox"/>

The *Air Quality and Greenhouse Gas Technical Memorandum* (2022), prepared by LSA for the proposed project, is provided in Appendix A of this document. A portion of the section below is based on the results of the Air Quality and Greenhouse Gas Technical Memorandum.

4.6.1 Impact Analysis

a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?*

Less Than Significant Impact. The proposed project would require demolition, site preparation, grading/utility improvements, construction, paving, and architectural coating activities during construction. Construction activities require energy for the manufacture and transportation of construction materials, preparation of the site for grading activities, and construction. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities. Construction activities are not anticipated to result in an inefficient use of energy because gasoline and diesel fuel would be supplied by construction contractors who would conserve the use of their supplies to minimize their costs on the project. Energy usage on the project site during construction would be temporary in nature and would be relatively small in comparison to the State's available energy sources. Therefore, construction energy impacts would be less than significant.

Operational energy-source emissions would result from activities in buildings that use electricity and natural gas. As identified above, the proposed project would comply with the 2019 California Green Building Standards Code (CALGreen Code) for energy conservation and green building standards. The proposed project would also be constructed to Title 24 standards, which would help to reduce energy and natural gas consumption. The project would be required to adhere to all federal, State, and local requirements for energy efficiency, which would substantially reduce energy usage. In addition, the proposed project would be designed to include a 3-megawatt solar system. Overall, the proposed project would be subject to renewable energy or energy efficiency measures for building design, equipment uses, and transportation. Therefore, the project would have a less than significant impact related to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. No mitigation is required.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. In 2002, the Legislature passed Senate Bill 1389, which required the California Energy Commission (CEC) to develop an integrated energy plan every 2 years for electricity, natural gas, and transportation fuels for the Integrated Energy Policy Report. The plan calls for the State to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators in implementing incentive programs for zero emission vehicles (ZEVs) and their infrastructure needs, and encourages urban designs that reduce vehicle miles traveled (VMT) and accommodate pedestrian and bicycle access.

The CEC recently adopted the *2020 Integrated Energy Policy Report*. The Integrated Energy Policy Report provides the results of the CEC assessments of a variety of energy issues facing California. The City relies on the State integrated energy plan and does not have its own local plan to address renewable energy or energy efficiency.

Energy usage on the project site during construction would be temporary in nature and would represent a negligible fraction of the overall use in Orange County. In addition, energy usage associated with operation of the proposed 13-unit residential subdivision would also be a negligible fraction in comparison to the overall use in Orange County, and the State's available energy resources. Therefore, energy impacts at the regional level would be negligible. Because California's energy conservation planning actions are conducted at a regional level, and because the proposed project's total impact on regional energy supplies would be negligible, the proposed project would not conflict with or obstruct California's energy conservation plans as described in the CEC Integrated Energy Policy Report. Additionally, as demonstrated above, the proposed project would not result in the inefficient, wasteful, and unnecessary consumption of energy. Potential impacts related to conflict with or obstruction of a State or local plan for renewable energy or energy efficiency would be less than significant, and no mitigation is required.

4.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The *Preliminary Geotechnical Report* (2022), prepared by LGC Geotechnical, Inc., and the *Preliminary Water Quality Assessment Report* (WQAR) prepared by MDS Consulting for the proposed project, are available in Appendices B and C, respectively. A portion of the section below is based on the results of the *Preliminary Geotechnical Report* and the WQAR.

4.7.1 Impact Analysis

- 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? Refer to Division of Mines and Geology Special Publication 42.*

Less Than Significant Impact. According to the California Department of Conservation, there are no known active or potentially active faults or fault traces crossing the site, nor is the site located within a currently designated Alquist-Priolo Earthquake Fault Zone (DOC 2022). The closest mapped active

fault to the project site is the Newport-Inglewood Fault, which is located approximately 6.9 miles southwest of the site.

The State of California establishes minimum standards for building design and construction through the California Building Code (CBC) (California Code of Regulations, Title 24). The CBC is based on the Uniform Building Code, which is used widely throughout the United States (generally adopted on a state-by-state or district-by-district basis) and has been modified for conditions in California. State regulations and engineering standards related to geology, soils, and seismic activity in the Uniform Building Code are reflected in the CBC requirements.

The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. Although no active faults traverse the project site, the project would be required to comply with the requirements of the Alquist-Priolo Fault Zoning Act and the CBC. CBC requirements address structural seismic safety and include design criteria for seismic loading and other geologic hazards, including design criteria for geologically induced loading that govern sizing of structural members, building supports, and materials and provide calculation methods to assist in the design process. The CBC includes provisions for buildings to structurally survive an earthquake without collapsing and measures such as anchoring to the foundation and structural frame design. Furthermore, the proposed project would be required to prepare a Final Geotechnical Report that would provide site-specific geotechnical recommendations for proposed residential buildings, including pad compaction levels, foundation requirements, wall footing design parameters, and myriad other recommendations to ensure all buildings are constructed to appropriate engineering requirements. Following these requirements would further minimize or reduce potential safety risks to project residents and guests.

Because of the distance to the nearest fault and the magnitude of past seismic activity, the proposed project would neither negate nor supersede the requirements of the Alquist-Priolo Earthquake Fault Zoning Act, nor would the proposed project expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault as delineated on the current Alquist-Priolo Earthquake Fault Zoning Map. Therefore, impacts would be less than significant, and no mitigation is required.

ii. Strong seismic ground shaking?

Less Than Significant Impact. As with all of Southern California, the project site is subject to groundshaking resulting from earthquakes on nearby faults. Secondary effects of seismic shaking resulting from large earthquakes on the major faults in the Southern California region, which may affect the site, include ground lurching and shallow ground rupture, soil liquefaction, and dynamic settlement. As discussed previously, the site is not located within an Alquist-Priolo Earthquake Fault Zone. However, the Newport-Inglewood Fault is located approximately 6.9 miles southwest of the site and is capable of producing strong ground motion.

Seismic activity poses two types of potential hazards for people and structures, categorized as either primary or secondary hazards. Primary hazards include ground rupture, ground shaking, ground displacement, subsidence, and uplift from earth movement. Secondary hazards include ground failure

(lurch cracking, lateral spreading, and slope failure), liquefaction, water waves (seiches), movement on nearby faults (sympathetic fault movement), dam failure, and fires.

The project site is in a seismically active region and could experience ground shaking associated with an earthquake along faults in the region, including the Newport-Inglewood Fault Zone. The project site is likely to be subjected to strong ground motion from seismic activity, similar to that of the rest of Orange County and Southern California, due to seismic activity in the region as a whole. Regardless of seismic activity anticipated to occur on-site, the proposed project would be designed in accordance with CBC requirements that address structural seismic safety.

The project would be required to comply with the CBC, which includes design criteria for seismic loading and other geologic hazards. These measures include design criteria for geologically induced loading that govern sizing of structural members and provide calculation methods to assist in the design process. Thus, while shaking impacts would be potentially damaging, they would also tend to be reduced in their structural effects due to CBC criteria that recognize this potential. The CBC includes provisions for buildings to structurally survive an earthquake without collapsing and measures such as anchoring to the foundation and structural frame design. Project conformance with CBC and local requirements relative to grading and construction would ensure that the proposed project does not result in exposure of people or structures to potentially substantial adverse effects involving strong seismic ground shaking. Therefore, impacts would be less than significant, and no mitigation is required.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant with Mitigation Incorporated. Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Liquefaction occurs when three general conditions coexist: (1) shallow groundwater; (2) low density non-cohesive (granular) soils; and (3) high-intensity ground motion. Studies indicate that saturated, loose near-surface cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential. In general, cohesive soils are not considered susceptible to liquefaction, depending on their plasticity and moisture content. Effects of liquefaction on level ground include settlement, sand boils, and bearing capacity failures below structures. Dynamic settlement of dry loose sands can occur as the sand particles tend to settle and densify as a result of a seismic event.

According to the California Department of Conservation and the City's General Plan, the project site is within an area prone to liquefaction (DOC 2022). The Geotechnical Evaluation Report prepared for the proposed project also indicated the potential for liquefaction, and the data obtained from field evaluations indicates that the project site contains sandy layers susceptible to liquefaction within the upper 50 feet. Table 4.7.A below depicts the estimated total and differential seismic settlement due to liquefaction potential.

Table 4.7.A: Estimated Settlement Due to Liquefaction Potential

Approximate Total Seismic Settlement	Differential Seismic Settlement
1 ½ inches	¾ inch over 40 feet

Source: *Geotechnical Evaluation Report* (LGC Geotechnical, Inc. 2022).

In order to address the liquefaction potential, proposed building foundations would be designed in accordance with engineering design standards and recommendations of the project's geotechnical reports. With implementation of Mitigation Measure MM-GEO-1 below, impacts related to potential liquefaction effects would be reduced to less than significant.

Mitigation Measures

MM-GEO-1 Geotechnical Plan Review. Prior to grading and building permit issuance, project construction plans shall be reviewed by the City of Garden Grove's (City) Land Development Section in order to verify that all geotechnical recommendations provided in the project's *Preliminary Geotechnical Report* (LGC Geotechnical, Inc. 2022) and the final geotechnical report are implemented to address on-site geotechnical constraints, including recommendations to address liquefaction, subsidence, and importation of expansive fill material. Recommendations outlined in the *Preliminary Geotechnical Report* to address liquefaction, subsidence, and importation of expansive material include designing post-tensioned foundations for the conservative seismic settlement due to liquefaction, as moisture conditioning of the subgrade soils prior to trenching the foundation, interconnecting any isolated structural pad footings with grade beams, evaluating foundation plans of required infiltration systems that are adjacent to foundations, and importing soils that consist of "very low" expansion potential with an expansion index of 20 or less per ASTM S4829 for general fill. The geotechnical recommendations shall be included on the grading and building plans to the satisfaction of the City.

Geotechnical observation and/or testing should be performed by the project engineer at the following stages:

- During grading (removal bottoms, fill placement, etc.);
- During utility trench backfill and compaction;
- After presoaking building pads and other concrete-flatwork subgrades, and prior to placement of aggregate base or concrete;
- Preparation of pavement subgrade and placement of aggregate base;
- After building and wall footing excavation and prior to placing steel reinforcement and/or concrete; and
- When any unusual soil conditions are encountered during any construction operation subsequent to issuance of this report.

iv. Landslides?

No Impact. Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes in areas with significant ground slopes. The project site is relatively flat, and there are no substantial hillsides or unstable slopes immediately adjacent to the site boundary. According to the California Department of Conservation, the project site is not within an area prone to landslides (DOC 2022). Therefore, the project would have no impacts related to landslides, and no mitigation is required.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Soil erosion occurs when topsoil is carried away by the physical forces of water and is relocated to an area where it builds up over time. During the construction activities of the proposed project, bare 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. During construction, approximately 1.7 acres of area would be disturbed, and soil would be exposed during grading and other construction activities that would increase the potential for soil erosion compared to existing conditions.

The project Applicant would be required to adhere to the requirements of the General Construction Permit, which requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to identify construction Best Management Practices (BMPs) to be implemented as part of the proposed project to reduce impacts on water quality during construction, including those impacts associated with soil erosion and siltation (e.g., dust control, fiber rolls, and storm drain inlet protection). As specified in Regulatory Compliance Measure RC-WQ-1 in Section 4.10, Hydrology and Water Quality, and in accordance with City Municipal Code, the proposed project would comply with the requirements of the Construction General Permit. With compliance with the requirements in the Construction General Permit, implementation of the construction BMPs as specified in RC-WQ-1, and in compliance with the City Municipal Code, construction impacts related to soil erosion or loss of topsoil would be less than significant. Additionally, with future landscaping and hardscape conditions on site, operation of the proposed project after construction would not result in substantial soil erosion or the substantial loss of topsoil. Therefore, the proposed project would have a less than significant impact related to substantial soil erosion or the loss of topsoil, 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 with Mitigation Incorporated. Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. Because the project site is in a relatively flat area, landslides or other forms of natural slope instability do not represent a significant hazard to the project site or the surrounding area. Moreover, the proposed project does not include any physical improvements that would increase risks associated with landslides on the site.

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. The analysis in the Preliminary Geotechnical Report determined that due to the site being relatively level and the lack of an adjacent free face to drive lateral spreading, the potential for lateral spreading is considered low. The project is not located on a geologic unit or soil that is anticipated to be unstable as a result of lateral spreading. Therefore, impacts related to lateral spreading would be less than significant, and mitigation is not required.

Subsidence, the sinking of the land surface due to excessive groundwater pumping in Orange County, causes loss of pore pressure as the weight of the overburden compacts the underlying sediments. As over half of the City's water supply comes from local groundwater wells accessing the Santa Ana River groundwater basin, subsidence relating to excessive groundwater withdrawal is a potential hazard. According to the Preliminary Geotechnical Report, subsidence due to earthwork operations is expected to be on the order of 0.1 foot, which excludes losses due to removal of any vegetation or debris. Although the preliminary geotechnical evaluation did not identify hazardous conditions related to the effects of any on-site subsidence, any potential significant effects related to subsidence would be avoided with implementation of Mitigation Measure MM-GEO-1.

As noted in Response 4.7 (a) (iii) above, the project is located in an area that contains liquefiable soils. In order to address the liquefaction potential, proposed building foundations would be designed in consideration of the liquefaction potential on site and dynamic seismic settlement, and Mitigation Measure MM-GEO-1 would be implemented to avoid any significant impacts related to liquefaction.

Overall, impacts related to a geologic unit or soil that is unstable or would become unstable are considered less than significant with implementation of MM-GEO-1.

d. Would the project 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?

Less Than Significant with Mitigation Incorporated. Expansive soils contain types of clay minerals that occupy considerably more volume when they are wet or hydrated than when they are dry or dehydrated. Volume changes associated with changes in the moisture content of near-surface expansive soils can cause uplift or heave of the ground when they become wet or, less commonly, cause settlement when they dry out. Soils with an expansion index (EI) of greater than 20 are classified as expansive for building purposes and, therefore, have a potentially significant impact.

Based on findings of the Preliminary Geotechnical Report, on-site soils are anticipated to have "Very Low" expansion potential (EI of 20 or less per ASTM D4829). However, imported fill material may include expansive soils if not tested prior to placement. With implementation of MM-GEO-1, direct or indirect risks to life or property due to expansive soil from imported fill material would be less significant.

- e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact. The proposed project would not involve the use of septic tanks. Wastewater from the project site would continue to discharge into the City sewer following project approval. Therefore, the proposed project would have no impact related to use of septic tanks or use of alternative wastewater disposal systems. No mitigation would be required.

- f. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less than Significant with Mitigation Incorporated. According to the City's Focused General Plan Update and Zoning Amendments EIR (2021), the City contains predominantly younger alluvial deposits from geologically recent flood plain deposits. These younger alluvial deposits are from the Holocene Epoch (11,700 years ago to modern day). The project site is entirely developed, and the geotechnical analysis does not reveal the presence of, or potential for, unique geological features.

According to the project's *Preliminary Geotechnical Report*, the project site is located more specifically within the Santa Ana River drainage basin, approximately 4 miles northwest of the current channelized location of the river. In general, the site is underlain at depth by poorly consolidated alluvial sediments mapped as a sandy member of Quaternary Young Alluvial Fan deposits, ("Qyf-sand"). The Holocene to late Pleistocene aged materials are described as gravel, sand, and silt layers, deposited over broad river floodplain areas prior to channelization of the Santa Ana River. Generally, younger alluvial fan deposits are considered to have Low Paleontological sensitivity because not enough time has passed for plant and animal species to become fossilized. The potential for paleontological resources on the project site is therefore considered low due to the character of subsurface soils (Young Alluvial Fan Deposits) and because of the amount of disturbance associated with the previous development that has occurred on site. Although it is unlikely that paleontological resources would be encountered during ground-disturbing project construction activities, in order to ensure protection of unknown resources, Mitigation Measure MM-GEO-2 below requires that construction activities be halted and a qualified paleontologist be contacted in the event that unknown paleontological resources are encountered during ground-disturbing activities. With implementation of this condition, the project would ensure that significant effects to a paleontological resource or site are avoided.

Mitigation Measure

MM-GEO-2 Paleontological Resources. Prior to grading permit issuance, grading plans shall indicate that in the event that paleontological resources are encountered during project construction, work in the immediate area of the find shall be redirected. Subsequently, the Applicant shall retain, with the approval of the City of Garden Grove's (City) Community Development Director, or designee, a qualified paleontologist from the Orange County List of Qualified Paleontologists to assess the findings for scientific significance. If any fossil remains are discovered in sediments with a low paleontological sensitivity rating (Young Alluvial Fan Deposits), the

paleontologist shall make recommendations as to whether monitoring shall be required in these sediments on a full-time basis.

4.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The impact analysis below is based on the results of the Air Quality and Greenhouse Gas Technical Memorandum (2022), prepared by LSA for the proposed project, and included as Appendix A.

4.8.1 Impact Analysis

- a. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact. Construction activities associated with the proposed project would produce combustion emissions from various sources. Construction would emit greenhouse gases (GHGs) through the operation of construction equipment and from worker and builder supply vendor vehicles for the duration of the approximately 15-month construction period. The combustion of fossil-based fuels creates GHGs such as CO₂, CH₄, and N₂O. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

The Southern California Air Quality Management District (SCAQMD) does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are required to quantify and disclose GHG emissions that would occur during construction. The SCAQMD then requires the construction GHG emissions to be amortized over the life of the project, defined as 30 years, added to the operational emissions, and compared to the applicable interim GHG significance threshold. Table 4.8.A shows CO₂e emissions calculations for each respective construction phase of the proposed project.

As indicated in Table 4.8.A, it is estimated that the project would generate 437.9 MT CO₂e during construction of the project. When amortized over the 30-year life of the project, annual emissions would be 14.6 MT CO₂e.

Table 4.8.A: Construction Greenhouse Gas Emissions

Construction Phase	Greenhouse Gas Emissions, CO ₂ e (metric tons per year)
Demolition	41.9
Site Preparation	94.7
Grading	36.1
Building Construction	223.9
Paving	20.8
Architectural Coating	20.5
Total Project Emissions	437.9
Total Construction Emissions Amortized over 30 years	14.6

Source: Compiled by LSA (May 2022).

Note: Numbers may not appear to add correctly due to rounding.

CO₂e = carbon dioxide equivalent

Long-term operation of the proposed project would generate GHG emissions from area, mobile, waste, and water sources as well as indirect emissions from sources associated with energy consumption. Area-source emissions would be associated with activities such as landscaping and maintenance on the project site and other sources. Mobile-source GHG emissions would include project-generated vehicle trips associated with trips to the proposed project. Waste source emissions generated by the proposed project include energy generated by landfilling and other methods of disposal related to transporting and managing project-generated waste. In addition, water source emissions associated with the proposed project are generated by water supply and conveyance, water treatment, water distribution, and wastewater treatment.

Because the project would begin operations in the post-2020 timeframe, the SCAQMD's 2020 numerical screening threshold of 3,000 MT CO₂e per year would need to be adjusted to reflect the State's post-2020 GHG reduction goals for the 2030 target. A scaled threshold consistent with State goals, detailed in Senate Bill (SB) 32, Executive Order (EO) B-30-15, and EO S-3-05 to reduce GHG emissions by 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050, respectively, was developed for 2023, when construction of the proposed project would be completed. Though the SCAQMD has not published a quantified threshold beyond 2020, this assessment uses a threshold of 2,640 MT CO₂e per year or 4.2 MT CO₂e per year per service population, which was calculated for the project operational year of 2023 based on the GHG reduction goals of SB 32 and EO B-30-15.

GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod). Table 4.8.B shows the estimated operational GHG emissions for the proposed project. Motor vehicle emissions, which are included as mobile source emissions, are the largest source of GHG emissions for the project at approximately 68 percent of the project total. Energy sources are the next largest category at approximately 23 percent. Waste sources are approximately 5 percent of the total emissions, and area and water sources are each 2 percent of the total emissions.

The project would have less than significant GHG emissions if it would result in operational-related GHG emissions of less than the scaled SCAQMD threshold of 2,640 MT CO₂e per year. Based on the analysis results, the proposed project would result in 169.0 MT CO₂e per year, which would be below

the scaled numeric threshold of 2,640 MT CO₂e per year. Therefore, operation of the proposed project would result in less than significant impacts related to generating GHG emissions, and no mitigation is required.

Table 4.8.B: Greenhouse Gas Emissions

Emission Type	Operational Emissions (metric tons per year)				
	CO ₂	CH ₄	N ₂ O	CO ₂ e	Percentage of Total
Area Source	3.0	<1	<1	3.1	2
Energy Source	34.6	<1	<1	34.8	23
Mobile Source	103.7	<1	<1	105.2	68
Waste Source	3.1	<1	0	7.6	5
Water Source	3.0	<1	<1	3.7	2
Total Operational Emissions				154.4	100.0
Amortized Construction Emissions				14.6	—
Total Annual Emissions				169.0	—
SCAQMD Tier 3 GHG Numerical Screening Threshold for 2023				2,640.0	
Exceedance?				No	

Source: LSA (May 2022).

CH₄ = methane

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

GHG = greenhouse gas

N₂O = nitrous oxide

SCAQMD = South Coast Air Quality Management District

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The City of Garden Grove does not have an adopted climate action plan or GHG reduction plan. Therefore, the proposed project was analyzed for consistency with the goals of Assembly Bill (AB) 32, the AB 32 Scoping Plan, B-30-15, 32, and AB 197 and Southern California Association of Governments' (SCAG) 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

CARB Scoping Plan. AB 32 is aimed at reducing GHG emissions to 1990 levels by 2020. AB 32 requires CARB to prepare a Scoping Plan that outlines the main State strategies for meeting the 2020 deadline and to reduce GHGs that contribute to global climate change. The 2017 Scoping Plan has a range of GHG reduction actions, which include direct regulations, alternative compliance mechanisms, monetary and nonmonetary incentives, voluntary actions, market-based mechanisms (e.g., cap-and-trade system), and an AB 32 implementation fee to fund the program.

EO B-30-15 added the immediate target of reducing GHG emissions to 40 percent below 1990 levels by 2030. CARB released a second update to the Scoping Plan, the 2017 Scoping Plan, to reflect the 2030 target set by EO B-30-15 and codified by SB 32. SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reduction target of at least 40 percent below 1990 levels by 2030 contained in EO B-30-15. SB 32 builds on AB 32 and keeps us on the path toward achieving the State's 2050 objective of reducing emissions to 80 percent below 1990 levels. The companion bill to SB 32, AB 197, provides additional direction to CARB related to the adoption of strategies to reduce GHG emissions. As identified above, the 2017 Scoping Plan contains GHG

reduction measures that work towards reducing GHG emissions, consistent with the targets set by AB 32 and EO B-30-15, and codified by SB 32 and AB 197.

In addition, the Draft 2022 Scoping Plan Update¹ assesses progress toward the statutory 2030 target, while laying out a path to achieving carbon neutrality no later than 2045. The 2022 Scoping Plan Update focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities.

The measures applicable to the proposed project include energy efficiency measures, water conservation and efficiency measures, and transportation and motor vehicle measures, as discussed below. The proposed project would comply with the 2019 California Green Building Standards Code (CALGreen Code) standards, regarding energy conservation and green building standards. In addition, the proposed project would be designed to include a 3-megawatt solar system. Therefore, the proposed project would comply with applicable energy measures. In addition to the requirement for the project to be compliant with the 2019 CALGreen Code standards, which include measures related to the reduction of wastewater and water use, the proposed project would be required to comply with the California Model Water Efficient Landscape Ordinance and would include low-flow plumbing fixtures, and drip irrigation systems. Therefore, the proposed project would not conflict with any of the water conservation and efficiency measures. Specific regional emission targets for transportation emissions would not directly apply to the proposed project. However, vehicles traveling to the project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. The second phase of Pavley standards will reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all vehicles by 2020. Therefore, the proposed project would not conflict with the identified transportation and motor vehicle measures.

The proposed project would comply with existing State regulations adopted to achieve the overall GHG emissions reduction goals identified in AB 32, the AB 32 Scoping Plan, EO B-30-15, SB 32, and AB 197.

SCAG's RTP/SCS. SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) identifies that land use strategies that focus on new housing and job growth in areas served by high-quality transit and other opportunity areas would be consistent with a land use development pattern that supports and complements the proposed transportation network. The core vision in the 2020–2045 RTP/SCS is to better manage the existing transportation system through design management strategies, integrate land use decisions and technological advancements, create complete streets that are safe to all roadway users, preserve the transportation system, and expand transit and foster development in transit-oriented communities. The 2020–2045 RTP/SCS does not require that local General Plans, Specific Plans, or zoning be consistent with the 2020–2045 RTP/SCS but provides incentives for consistency for governments and developers.

¹ CARB. 2021. *Draft 2022 Scoping Plan Update*. May 10. Website: <https://ww2.arb.ca.gov/sites/default/files/2022-05/2022-draft-sp.pdf> (accessed September 2022).

The proposed project would not conflict with the stated goals of the RTP/SCS; therefore, the proposed project would not interfere with SCAG's ability to achieve the region's GHG reduction targets at 8 percent below 2005 per capita emissions levels by 2020 and 19 percent below 2005 per capita emissions levels by 2035, and it can be assumed that regional mobile emissions will decrease in line with the goals of the RTP/SCS. Furthermore, the proposed project is not regionally significant per *State CEQA Guidelines* Section 15206, and, as such, it would not conflict with the SCAG RTP/SCS targets since those targets were established and are applicable on a regional level. Therefore, the proposed project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions, and there would be no impact. No mitigation is required.

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4.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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 type="checkbox"/>	<input checked="" 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"/>

The impact analysis below is based on the results of the *Phase I Environmental Site Assessment (ESA)* (2022), prepared by Ardent Environmental Group for the proposed project, and included as Appendix D.

4.9.1 Impact Analysis

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. A Phase I ESA was prepared for the proposed project to evaluate whether hazardous substances or petroleum products were being used or stored on the project site. Hazardous substances include substances defined by the CERCLA as hazardous as well as substances that occur naturally or through biological digestion, and substances about which human understanding is evolving such as “emerging contaminants”. The project site is entirely developed with single-family residential uses. According to the Phase I ESA, no use, storage, or disposal of hazardous substances, hazardous wastes, or petroleum products were observed. The proposed project is a single-family residential development consisting of 13 homes and associated improvements. These residential uses would not create a significant hazard to the public or environment through the routine transport, use,

or disposal of hazardous materials. Therefore, no related impact is anticipated, and no mitigation is necessary.

- 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?*

No Impact. The proposed project would involve construction activities including removal of existing pavement, grading, site preparation, and landscaping associated with existing single-family residential uses. During construction activities that would redevelop the project site, the Applicant would be required to comply with relevant applicable federal, state, and local laws and regulations that pertain to hazardous materials and waste during construction and operation of the proposed project.

According to the Phase I ESA, there is no evidence of releases (i.e., stained soil or surfaces or stressed vegetation) or threatened releases of hazardous substances on, at, in, or to the project site. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and there would be no impacts. 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?*

No Impact. The two nearest existing schools to the project site are Stanford Elementary School and Hare High School, located approximately 0.3 mile south and north of the project site, respectively. Additionally, there are no proposed schools within 0.25 mile of the proposed project area. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the State of California Department of Toxic Substances Control (DTSC). The Cortese List identifies hazardous waste and substance sites including public drinking water wells with detectable levels of contamination; sites with known USTs having a reportable release; and solid waste disposal facilities from which there is a known migration. The Cortese List also includes hazardous substance sites selected for remedial action; historic Cortese sites; and sites with known toxic material identified through the abandoned site assessment program. Review of the EnviroStor database indicates that the project site is not on a list of hazardous materials sites compiled pursuant to Government Code §65962.5.

However, former operations in several properties in the proposed project vicinity indicate that there may potentially be residual contaminants in the proposed project area. One property, located approximately 0.9 mile west of the site at 8141 Lampson Avenue, Stanton, was listed on the Clandestine Drug Labs (CDL) database as a location where an illegal drug lab was operated and/or

drug lab equipment/materials were stored. The second facility, located approximately 2-miles north of the site at 10502 Magnolia Avenue South, Stanton, was listed on the Leaking Underground Storage Tanks (LUST) database due to methyl-tert-butyl-ether (MTBE) contamination released from a piping run, with a discovery date of January 15, 1992. Based on the distance, direction, and/or type of facility, these listings would not be considered an environmental concern to the site. Therefore, the proposed project would not have an impact and would not create a significant hazard to the public or the environment as it relates to being located on a site which is included in a list of hazardous materials sites. No mitigation is necessary.

e. Would the project be located within an airport land use plan or, where such a plan has not been adopted, within 2 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?

No Impact. The proposed project is not within an airport land use plan or within 2 miles of a public airport or public use airport, and therefore would not result in impacts to safety or excessive noise for people residing or working in the project area. 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 proposed project is served by the Garden Grove Police Department, which implements the Emergency Operations Plan (EOP) (City of Garden Grove 2021a). The proposed project consists of the demolition of all existing structures and landscaping on the project site and the development of 13 residential units with private recreational areas, an open space parcel, and two private streets. Although Lampson Avenue is a designated emergency evacuation route as articulated in the City's General Plan Safety Element, no roadway closures or lane closures are anticipated as part of Project construction, and traffic volumes resulting from construction vehicles would not impede traffic flow. Therefore, implementation of the proposed project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. No mitigation is required.

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. According to the California Department of Forestry and Fire Protection's (CAL FIRE) Fire and Resource Assessment Program (FRAP), the proposed project is not located within or near a High or Very High Fire Hazard Severity Zone in either a State Responsibility Area or a Local Responsibility Area (CAL FIRE 2020). Therefore, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. There would be no potential impacts associated with wildland fires, and no mitigation is necessary.

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4.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater 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 offsite;	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

The analysis in this section is based on the Preliminary Water Quality Assessment Report (MDS Consulting May 2022) and the Preliminary Drainage Study (MDS Consulting May 2022) prepared for the proposed project. These reports are provided in Appendix C.

4.10.1 Impact Analysis

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact. The proposed project involves the demolition of three single-family residential homes and a small accessory building and construction of 13 single-family residential lots with private recreational areas, an open space parcel, and two private streets. Pollutants of concern during construction include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the

potential to be transported via stormwater runoff into receiving waters (i.e., Bolsa Chica Channel and Anaheim Bay) (MDS Consulting, 2022).

During construction, the disturbed soil area would be approximately 1.7 acres. Because construction of the proposed project would disturb greater than 1 acre of soil, as specified in Regulatory Compliance Measure RC-WQ-1, the Project is subject to the requirements of the SWRCB's NPDES permit *Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities* (Order No. 2009-0009-DWQ, NPDES No. CAS000002, as amended by Orders No. 2010-0014-DWQ and 2012-0006-DWQ) (Construction General Permit). The Construction General Permit (CGP) requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of BMPs during construction activities. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on-site and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters. In addition, as specified in Regulatory Compliance Measure RC-WQ-2, the proposed project must comply with the City's Municipal Code (Title 6 Section 6.40.05 Controls for Water Quality Management) which requires compliance with the DAMP (Drainage Area Management Plan).² Compliance with the DAMP requires compliance with the CGP and the preparation of a SWPPP to implement BMPs that can significantly control pollution from construction sites. As required by RC-WQ-1 and RC-WQ-2, prior to approval of a grading or building permit, the proposed project would be required to obtain coverage under the CGP, including preparation of a SWPPP, which will specify construction BMPs to be implemented during construction to target pollutants of concern. Therefore, implementation of RC-WQ-1 and RC-WQ-2 would ensure construction impacts related to surface water quality standards and waste discharge requirements would be less than significant. No mitigation is required.

According to the Geotechnical Evaluation Report prepared for the project (LGC 2022), groundwater was encountered during exploratory borings at depths at 14 feet (ft) below ground surface (bgs). Excavation associated with the proposed project is anticipated to reach a maximum depth of 8 ft bgs. Therefore, groundwater dewatering is not anticipated to be required during construction. However, due to the relatively shallow site groundwater, construction activities may require groundwater dewatering. As specified in Regulatory Compliance Measure WQ-3, If dewatering is required, the Applicant would be required to seek cover under the *General Waste Discharge Requirements For Discharges To Surface Waters That Pose An Insignificant (De Minimis) Threat To Water Quality (Groundwater Discharge Permit)*, Order No. R8-2020-0006, NPDES No. CAG998001. This order requires water sampling, analysis, treatment (if required), and reporting of dewatering related discharges of groundwater extracted during construction prior to its release into surface waters to ensure that effluent limitations for constituents are not exceeded. As a result, groundwater dewatering during project construction would not introduce pollutants into receiving waters or violate water quality standards or waste discharge requirements. Therefore, if groundwater dewatering is required, adherence to the Groundwater Discharge Permit as outlined in RC-WQ-3

² The Drainage Area Management Plan is a cooperative project of the County of Orange, the cities of Orange County and the Orange County Flood Control District. It is a policy, programmatic guidance, and planning document for the Orange County Stormwater Program for the management and protection of Orange County's streams, rivers, creeks, and coastal waters. (2007 Orange County Drainage Area Management Plan).

would ensure that the proposed project would not violate any water quality standards or waste discharge requirements and impacts to water quality would be less than significant. No mitigation is required.

Pollutants of concern from long-term operations include pathogens (bacteria/viruses), metals, nutrients, toxic organic compounds, pesticides/herbicides, sediments/total suspended solids, trash and debris, and oil and grease (MDS Consulting 2022). The proposed project involves removing 3 existing residential units and constructing 13 new residential units on an approximately 1.6-acre project site. The project also includes the construction of private streets and driveways, sidewalks, and open space. The proposed project would increase the amount of impervious surface area on site by approximately 11,500 sf (approximately 40 percent increase) over existing conditions.

As specified in Regulatory Compliance Measure WQ-4, the project would comply with the requirements of the California Regional Water Quality Control Board, Santa Ana Region, *Waste Discharge Requirements for The County of Orange, Orange County Flood Control District and The Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff* (Orange County MS4 Permit), Order No. R8-2009-0030, NPDES Permit No. CAS618030, as amended by Order No. R8-2010-0062. The Orange County Flood Control District, the County of Orange, and incorporated cities, including the City of Garden Grove, are subject to the Orange County MS4 permit. The Orange County MS4 permit requires that a WQMP be prepared for priority new development and redevelopment projects. The proposed project is considered a priority new development project because it adds more than 10,000 sf of new impervious surface.

WQMPs specify the Site Design, Source Control, Low Impact Development (LID), and Treatment Control BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff. Site Design BMPs are stormwater management strategies that emphasize conservation and use of existing site features to reduce the amount of runoff and pollutant loading generated from a project site. Source Control BMPs are preventative measures that are implemented to prevent the introduction of pollutants into stormwater. LID BMPs mimic a project site's natural hydrology by using design measures that capture, filter, store, evaporate, detain, and infiltrate runoff rather than allowing runoff to flow directly to piped or impervious storm drains. Treatment Control BMPs are structural BMPs designed to treat and reduce pollutants in stormwater runoff prior to releasing it to receiving waters. In compliance with the Orange County MS4 Permit, MDS Consulting prepared a Preliminary WQMP, which provides details regarding the proposed project's stormwater management program, including proposed BMPs to reduce or eliminate pollutants of concerns in stormwater runoff and on-site water infiltration basins. According to the Preliminary WQMP, stormwater runoff will be conveyed as surface flow southerly down the proposed drive aisle until it is captured by the curb and gutter on the easterly and westerly sides of the proposed drive aisle. From there, it will continue flowing south until it is captured by an on-site catch basin. Runoff from the catch basin will flow through pipes to infiltration basins for treatment. The on-site infiltration basins will infiltrate treated stormwater on site and the stormwater overflow would be conveyed to a 60-inch public storm drain under Lampson Avenue and then to Bolsa Chica Channel where stormwater outlets to Anaheim Bay and ultimately the Pacific Ocean. According to the Preliminary WQMP, the proposed project will include the following site design principles, structural and non-structural controls, and

stormwater quality control measures to reduce and/or eliminate pollution from entering the storm drain system:

- Infiltration basins;
- Education for property owners, tenants, and occupants;
- Activity restrictions;
- Common area landscape management;
- BMP maintenance;
- Title 22 CCR compliance;
- Spill Contingency Plan;
- Uniform Fire Code implementation;
- Common Area litter control;
- Common area catch basin inspection;
- Street sweeping for private streets and parking lots;
- Provide storm drain system stenciling and signage;
- Use efficient irrigation systems and landscape design, water conservation, smart controllers, and source control;
- Incorporate requirements applicable to individual priority project categories.

As discussed above and specified in RC-WQ-4, the proposed project would comply with the Orange County MS4 Permit which requires the preparation of a Final WQMP and implementation of operational BMPs to target and reduce pollutants of concern in stormwater runoff from the project site. Compliance with the Orange County MS4 Permit would reduce operational impacts related to surface water quality standards, waste discharge requirements, and/or degradation of water quality to a less than significant level, and no mitigation is required.

Infiltration of stormwater has the potential to affect groundwater quality in areas of shallow groundwater. As discussed above, groundwater could occur at depths below 14 ft bgs. According to the *Preliminary WQMP* the majority of on-site soils are in Soil Group A and favorable for infiltration. Under current conditions approximately 63 percent of the project site is pervious surface area. The proposed project would increase the amount of impervious surface area by 40 percent (approximately 11,500 sf) compared to existing conditions. Increasing the total impervious surface area decreases the ability for stormwater to infiltrate into the groundwater. The proposed project would implement BMPs to capture and treat stormwater from impervious surfaces, direct it to an infiltration basin where it would be treated before percolating into the soil and thereby prevent potentially contaminated stormwater runoff from reaching groundwater. Any stormwater that exceeds the capacity of the infiltration basins would be conveyed to the public storm drain system via curbs, gutters and catch basins and would not infiltrate the soil. Therefore, untreated overflow stormwater would not infiltrate onsite and would be conveyed to the City storm drain system. According to the

Preliminary Drainage Study (MDS Consulting 2022), the proposed drainage plan, including the streets, storm drain system, and basins, was designed using the methodology outlined in the Orange County Hydrology Manual and are sized to handle the increase in flows in the post-project condition. Therefore, implementation of the proposed project would not violate groundwater quality standards, waste discharge requirements, and/or degradation of groundwater quality, impacts would be less than significant, and no mitigation would be required.

Standard Conditions and Regulatory Compliance Measures

- RC-WQ-1 Construction General Permit.** Prior to issuance of a grading permit, the Applicant or designee shall obtain coverage under the *State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002, as amended by Orders No. 2010-0014-DWQ and 2012-0006-DWQ)* (Construction General Permit). This shall include the submission of Permit Registration Documents (PRDs), including a Notice of Intent (NOI) for coverage under the permit to the State Water Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTS). The Applicant shall provide the Waste Discharge Identification Number (WDID) to the City of Garden Grove (City) to demonstrate proof of coverage under the Construction General Permit. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction best management practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities (e.g., dust control, fiber rolls, and storm drain inlet protection). Construction Site BMPs shall also conform to the requirements specified in the latest edition of the Orange County Stormwater Program *Construction Runoff Guidance Manual for Contractors, Project Owners, and Developers* to control and minimize the impacts of construction and construction-related activities, materials, and pollutants on the watershed. Upon completion of construction and stabilization of the site, a Notice of Termination will be submitted via SMARTS.
- RC-WQ-2 City of Garden Grove Municipal Code.** Prior to issuance of grading or building permits or prior to recordation upon subdivision of land, the Applicant or designee shall submit final project plans to the City for review and approval, which address compliance with the water quality management requirements of Title 6 Section 6.40.05 Controls for Water Quality Management of the City of Garden Grove Municipal Code.
- RC-WQ-3 Orange County Groundwater Discharge Permit.** At least 45 days prior to groundwater dewatering activities, the Applicant or designee shall submit an NOI to the Santa Ana Regional Water Quality Control Board (RWQCB) to obtain coverage under the *General Waste Discharge Requirements for Discharges to Surface Waters That Pose an Insignificant (De Minimis) Threat to Water Quality* (Groundwater

Discharge Permit), Order No. R8-2020-0006, NPDES No. CAG998001. The construction contractor shall comply with the requirements of Order No. R8-2020-0006, NPDES No. CAG998001. Groundwater dewatering activities shall comply with all applicable provisions in the Groundwater Discharge Permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, a Notice of Termination (NOT) shall be submitted to the Santa Ana RWQCB.

RC-WQ-4 Orange County MS4 Permit. Prior to issuance of grading or building permits or prior to recordation upon subdivision of land, the Applicant or designee shall submit a Final Water Quality Management Plan (WQMP) to the City of Garden Grove, for review and approval, in compliance with the *Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff Orange County*, (Orange County MS4 Permit) Order No. R8-2009-0030, NPDES No. CAS618030, as amended by Order No. R8-2010-0062. The Final WQMP shall be prepared consistent with the requirements of the *Model Water Quality Management Plan (WQMP)* (County of Orange 2011), *Technical Guidance Document for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans (WQMPs)* or subsequent guidance manuals. The Final WQMP shall specify the BMPs to be incorporated into the project design to target pollutants of concern in runoff from the project site. The Director of the City of Garden Grove Public Works Department, or designee, shall ensure that the BMPs specified in the Final WQMP are incorporated into the final project design.

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. According to the Geotechnical Evaluation Report prepared for the Project (LGC 2022), groundwater was encountered during exploratory borings at depths at 14 feet (ft) below ground surface (bgs). Excavation associated with the proposed project is anticipated to reach a maximum depth of 8 ft bgs. Although not anticipated, if dewatering is required it would be conducted in accordance with the requirements of the Groundwater Discharge Permit, Order No. R8-2020-0006, NPDES No. CAG998001, as specified in Regulatory Compliance Measure RC-WQ-3 Groundwater dewatering would be localized and temporary, and the volume of groundwater removed would not be substantial. In addition, any volume of water removed during groundwater dewatering would be minimal compared to the size of the Coastal Plain of the Orange County Groundwater Basin, which has a surface area of 350 square miles and a storage capacity of 38,000,000 acre-feet (af) (California DWR 2004). Groundwater dewatering would not interfere with the sustainable management of the groundwater basin because the groundwater basin has been sustainably managed over the last 10 years and will continue to be sustainably managed (refer to Response 4.10 (a) for additional discussion on sustainable groundwater management). Therefore, construction impacts related to depletion of groundwater supplies or interference with groundwater recharge would be less than significant, and no mitigation would be required.

In its existing condition, the project site includes three single-family residential homes and a small accessory building. According to the Preliminary WQMP, development of the project would increase impervious surface area on the project site by approximately 11,500 sf (approximately 40 percent increase), which would decrease opportunities for infiltration and groundwater recharge. Impervious surfaces preclude groundwater infiltration and thereby interfere with groundwater recharge. However, the proposed project includes two infiltration basins that would treat runoff from impervious surface areas and allow it to infiltrate back into the soil, which would allow for continued groundwater recharge and partially offset the reduction in infiltration from new impervious surface areas. Therefore, the proposed project would not substantially interfere with groundwater recharge. Project operations would not require groundwater extraction. While the project would increase water use, which may be obtained from groundwater, the Orange County Water District ensures that sufficient water supplies are available so that groundwater overdraft does not occur.³ For these reasons, impacts related to depletion of groundwater supplies or interference with groundwater recharge in a manner that may impede sustainable groundwater management would be less than significant, and no mitigation would be required

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;

Less Than Significant Impact. During construction activities, approximately 1.7 acres of area would be disturbed. Soil would be exposed and drainage patterns would be temporarily altered during grading and other construction activities, and there would be an increased potential for soil erosion and siltation compared to existing conditions. Additionally, during a storm event, soil erosion and siltation could occur at an accelerated rate. As discussed above under Response 4.10 (a), the Construction General Permit requires the preparation of a SWPPP to identify construction BMPs to be implemented as part of the proposed project to reduce impacts on water quality during construction, including those impacts associated with soil erosion and siltation. As specified in RC-WQ-1 and RC-WQ-2, the proposed project would comply with the requirements of the Construction General Permit and the City of Garden Grove Municipal Code. With compliance with the requirements in the Construction General Permit and implementation of the construction BMPs as specified in RC-WQ-1 and RC-WQ-2, construction impacts related to on- or off-site erosion or siltation would be less than significant, and no mitigation is required.

In the proposed condition, 40,603 sf (58.2 percent) of the project site would be impervious surface area and not prone to on-site erosion or siltation because no soil would be included in these areas. The remaining 41.9 percent of the site would consist of pervious area, which would contain landscaping that would minimize on-site erosion and siltation by stabilizing the soil. Therefore, on-site erosion and siltation impacts would be minimal. However, the proposed project would increase impervious area on the project site, which would result in a net increase in stormwater runoff that can lead to downstream erosion in receiving waters (Bolsa Chica Channel). The Bolsa Chica Channel, however, is a completely stabilized concrete channel and therefore not susceptible to

³ Orange County Water District. 2017. *Basin 8-1 Alternative – OCWD Management Area*.

hydromodification. Therefore, the project is not required to implement hydromodification performance measures. Additionally, as specified in RC-WQ-4, in compliance with the Orange County MS4 Permit requirements and the Orange County DAMP, infiltration basins would remove debris and sediment prior to stormwater runoff entering the project's storm drain system. Therefore, operation impacts related to substantial on- or off-site erosion or siltation would be less than significant, and no mitigation is required.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less Than Significant Impact. As discussed under Response 4.10 (a), project construction would comply with the requirements of the Construction General Permit and would include the preparation and implementation of a SWPPP. The SWPPP would include construction BMPs to control and direct on-site surface runoff to ensure that stormwater runoff from the construction site does not exceed the capacity of the stormwater drainage systems. With implementation of BMPs, construction impacts related to a substantial increase in the rate or amount of surface runoff that would result in flooding would be less than significant, and no mitigation is required.

In the existing condition approximately 63 percent of the project site is pervious surface area and utilizes natural infiltration. For the remaining portion of the project site, stormwater runoff sheet flows from north to south, where it is eventually captured by the public curb and gutter along the north side of Lampson Avenue.

The proposed project would increase the amount of impervious surface from 29,188 sf to 40,603 sf (16.3 percent), which would increase the stormwater runoff generated by the project site. The proposed stormwater drainage plan would divide the project site into two almost equal-sized drainage areas. Drainage Management Area (DMA)-1 would collect stormwater from the western half of the project site and DMA-2 would collect stormwater from the eastern half of the project site. Stormwater runoff from each of the DMAs would flow south until captured by the curb and gutter on the easterly (DMA-2) and westerly (DMA-1) sides of the proposed drive aisle. Once captured by the curb and gutter, drainage would continue to flow south until captured by on site catch basins and to infiltration basins for treatment. Overflow would be conveyed south to the public curb and gutter on Lampson Avenue and then west to the public catch basin located near the Magnolia and Lampson Avenue intersection. The infiltration basins would allow treated stormwater to be infiltrated and the overflow that is sent to the public storm drain system would ultimately be conveyed to the Bolsa Chica Channel and eventually to Anaheim Bay. The proposed project would increase flows in DMA-1 by 0.11 cubic feet per second (cfs), 0.13 cfs, and 0.15 cfs for the 10-year, 25-year, and 100-year storm events, respectively. DMA-2 flows would be increased by 0.15 cfs, 0.18 cfs, and 0.23 cfs, for the 10-year, 25-year, and 100-year storm events, respectively.

According to the Preliminary Drainage Study (MDS Consulting 2022), the proposed drainage plan, including the streets, storm drain system, and basins, was designed using the methodology outlined in the Orange County Hydrology Manual are sized to handle the increase in flows in the post-project condition. Because the on-site drainage systems and stormwater BMPs would be sized to collect and convey stormwater

runoff on the project site, proposed project impacts related to on- or off-site flooding from an increase in surface runoff would be less than significant, and no mitigation is required.

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

Less Than Significant Impact. As discussed under Response 4.10 (a), pollutants of concern during construction include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. Drainage patterns would be temporarily altered during grading and other construction activities, and construction-related pollutants could be spilled, leaked, or transported via storm runoff into adjacent drainages and downstream receiving waters. However, as specified in RC-WQ-1, the proposed project would be required to comply with the requirements set forth by the Construction General Permit and SWPPP, which would specify BMPs to be implemented to control the discharge of pollutants in stormwater runoff as a result of construction activities. Additionally, as discussed under Response 4.10 (c)(ii), the SWPPP would include construction BMPs to control and direct surface runoff on site to ensure that stormwater runoff from the construction site does not exceed the capacity of the stormwater drainage systems. Furthermore, any groundwater extracted during groundwater dewatering activities that is discharged to surface waters must meet the water quality limits specified in the applicable NPDES permit, as specified in RC-WQ-3.

For these reasons, with implementation of RC-WQ-1 and RC-WQ-3, construction impacts related to creation or contribution of runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff would be less than significant, and no mitigation is required. The operation of the proposed project has the potential to introduce pollutants to the storm drain system from the proposed on-site uses. As discussed under Response 4.10 (a), expected pollutants of concern from long-term operations include pathogens (bacteria/viruses), metals, nutrients, toxic organic compounds, pesticides/herbicides, sediments/total suspended solids, trash and debris, and oil and grease. As required by RC-WQ-2 and RC-WQ-4, the WQMP would require the implementation of operational BMPs to reduce pollutants of concern in stormwater runoff. With implementation of operational BMPs, no substantial additional sources of polluted runoff would be discharged to the storm drain system.

Development of the proposed project would increase impervious surface area on the project site by a total of approximately 11,500 sf, which would increase stormwater runoff generated during project operation. The proposed project would install new storm drains, catch basins, and utilize onsite infiltration. As discussed in the Preliminary WQMP, on-site drainage facilities would be adequately sized to convey and reduce runoff, such that on-site and off-site drainage facility capacity would not be exceeded during a design storm. Therefore, the proposed project would not result in an exceedance of planned or existing stormwater drainage systems.

For the reasons discussed above, with adherence to Regulatory Compliance Measures RCM-WQ-2 and RCM-WQ-4, operational project impacts associated with the introduction of substantial sources of

polluted runoff or additional runoff would be less than significant and would not result in an exceedance in capacity of existing or planned stormwater drainage systems. No mitigation is required.

iv. Impede or redirect flood flows?

Less Than Significant Impact. The project site is not located within a Federal Emergency Management Agency (FEMA) designated 100-year floodplain. According to the FEMA Flood Insurance Rate Map (FIRM) No. 06059C0136J, the project site is located within Zone X (FEMA 2009). Zone X is designated as an area determined to be outside the 500-year floodplain. As the proposed project would not place improvements and structures directly within a 100-year floodplain, the proposed project would not impede or redirect flood flows. Therefore, impacts related to impeding or redirecting of flood flows would be less than significant, and no mitigation would be required.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No Impact. Tsunamis are ocean waves generated by tectonic displacement of the seafloor associated with shallow earthquakes, seafloor landslides, rock falls, and exploding volcanic islands. Tsunamis can have wavelengths of up to 120 miles and travel as fast as 500 miles per hour across hundreds of miles of deep ocean. Upon reaching shallow coastal waters, the waves can reach up to 50 ft in height, causing great devastation to near-shore structures. The project site is located approximately 7.25 miles from the Pacific Ocean shoreline. According to the Department of Conservation Orange County Tsunami Hazard Areas Map (DOC 2021), the project site is located outside of the tsunami hazard area. Therefore, the project site would not be subject to inundation from tsunamis, and there would be no risk of release of pollutants due to inundation from tsunami.

Seiche occurs when seismic ground shaking induces standing waves (seiches) inside water retention facilities (e.g., reservoirs and lakes). Such waves can cause retention structures to fail and flood downstream properties. The closest water retention facility to the project site is the West Street Basin located approximately 2.9 miles east of the project site. This water retention facility is quite small and distant from the project site and therefore does not cause a risk of inundation from seiche. Therefore, the project site would not be subject to inundation from seiche waves, and there would be no risk of release of pollutants due to inundation from seiche.

As discussed under Response 4.10 (c)(iv), the project site is located within Zone X (designated as an area determined to be outside the 500-year floodplain). The project would not change existing land uses on the project site compared to existing conditions. The proposed project would increase the number of residential units and include a small portion of open space; however, existing pollutants of concern are not anticipated to change due to land use changes. As discussed under Response 4.10 (a), BMPs would be implemented to target and reduce pollutants of concern on the project site. In addition, as previously discussed in Section 4.9, Hazards and Hazardous Materials, hazardous substances associated with residential uses would be limited in both amount and use. The materials used on site would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. There are no levees within the vicinity of the project site and as discussed above there are no water bodies within the vicinity of the project site that would pose a risk of flooding. Furthermore, because BMPs would reduce the

introduction of pollutants on the site and any hazardous materials used on site would be properly stored and contained, there would be a low potential for pollutants to be released from the project site in the unlikely event of inundation of the project site. Therefore, there would be no impacts related to release of pollutants in the event of inundation from flooding. No mitigation is required.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The project is within the jurisdiction of the Santa Ana RWQCB. The Santa Ana RWQCB adopted a Water Quality Control Plan (i.e., Basin Plan) (1995, last updated February 2016) which designates beneficial uses for all surface and groundwater within its jurisdiction and establishes the water quality objectives and standards necessary to protect those beneficial uses. As summarized below, the project would comply with the applicable NPDES permits and would implement construction and operational BMPs to reduce pollutants of concern in stormwater runoff.

As discussed under Response 4.10 (a), during construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the potential to be transported via stormwater runoff into receiving waters. As specified in Regulatory Compliance Measure RC-WQ-1, the proposed project would be required to comply with the requirements set forth by the Construction General Permit, which requires the preparation of a SWPPP and implementation of construction BMPs to control stormwater runoff and discharge of pollutants.

As discussed under Response 4.10 (a), the primary pollutants of concern during project operations are pathogens (bacteria/viruses), metals, nutrients, toxic organic compounds, pesticides/herbicides, sediments/total suspended solids, trash and debris, and oil and grease. As stated under Response 4.10 (a), a final WQMP would be prepared for the project in compliance with the Orange County MS4 Permit and the DAMP. The Final WQMP would detail the Site Design, Source Control, and/or Treatment Control BMPs that would be implemented to treat stormwater runoff and reduce impacts to water quality during operation. The proposed BMPs would capture and treat stormwater runoff and reduce pollutants of concern in stormwater runoff.

The proposed project would comply with the applicable NPDES permits, which require the preparation of a SWPPP, preparation of a Final WQMP, and implementation of construction and operational BMPs to reduce pollutants of concern in stormwater runoff. As such, the project would not result in water quality impacts that would conflict with Santa Ana RWQCB's Water Quality Control Plan (Basin Plan). Impacts related to conflict with a water quality control plan would be less than significant, and no mitigation is required.

The Sustainable Groundwater Management Act (SGMA) was enacted in September 2014. SGMA requires governments and water agencies of high- and medium-priority basins to halt overdraft of groundwater basins. SGMA requires the formation of local Groundwater Sustainability Agencies (GSAs), which are required to adopt Groundwater Sustainability Plans to manage the sustainability of the groundwater basins. The project site is located within the Coastal Plain of Orange County Groundwater Basin, which is managed by the Orange County Water District (OCWD) (DWR 2004). The

Coastal Plain of Orange County Groundwater Basin is identified by the Department of Water Resources as a medium priority basin; therefore, development of a Groundwater Sustainability Plan is required. In compliance with this requirement, OCWD prepared and submitted the *Basin 8-1 Alternative – OCWD Management Area* (OCWD 2017) to the California DWR as an alternative to a Groundwater Sustainability Plan (California DWR 2019). The *Basin 8-1 Alternative – OCWD Management Area* demonstrates that the groundwater basin has been sustainably managed over the last 11 years and will continue to be sustainably managed. As discussed under Responses 5.10.1 a. and b., the proposed project does not have the potential to impact groundwater quality, interfere with groundwater recharge, or decrease groundwater supplies. Any groundwater extracted during groundwater dewatering during construction would be minimal and would not interfere with the sustainable management of the groundwater basin. Additionally, project operation would not require groundwater extraction. Although the project would increase water use, which may be obtained from groundwater, the OCWD, ensures that sufficient water supplies are available so that groundwater overdraft does not occur. For these reasons, the proposed project would not conflict with or obstruct the implementation of a sustainable groundwater management plan. Therefore, no impact would occur related to conflict with or obstruction of water quality control plans or sustainable groundwater management plans, and no mitigation is required.

4.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

4.11.1 Impact Analysis

a. *Would the project physically divide an established community?*

No Impact. The proposed project consists of Assessor's Parcel Numbers (APNs) 133-183-55, 133-183-56, 133-183-57, and 133-183-58 that, when combined, are approximately 1.6 acres. The project site is primarily surrounded by single-family residential uses to the north, south, and east and multifamily residential uses to the west. The proposed project consists of the demolition of four existing structures (three single-family residential units and one accessory building) on the project site and the development of 13 residential lots with private recreational areas, an open space parcel, and two private streets. The proposed project area is located in a highly urbanized area and is surrounded by residential, commercial, and institutional uses. The proposed project would be a relatively small infill development that would not add any new roadways or structures that would divide or disrupt neighborhoods or communities, and it would not physically divide an established community. No impacts would occur. No mitigation is 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?*

No Impact. The proposed project area has a General Plan land use designation of low density residential. General Plan land use designations surrounding the project site include low density residential, low medium density residential, and office professional. The proposed project is consistent with the General Plan land use designations for the project site. Implementation program LU-IMP-2B of the City's General Plan Land Use Element states that, "New development shall be similar in scale to the adjoining residential neighborhood to preserve its character."

The proposed project includes the demolition of four existing structures (three single-family residential units and one accessory building) and the construction of 13 single-family homes. The project site is currently designated as low-density residential. The low-density residential designation is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods. There would be no change in use of the project site, which would continue to operate in a low-density residential capacity. Therefore, the proposed project would be consistent the LU-IMP-2B implementation program, would comply with

the intent of the City's General Plan land use designation, and would be similar in scale to the surrounding residential neighborhood in the project area.

The proposed project would not conflict with any applicable land use plans, policies, or regulations that have been adopted for the purpose of avoiding or mitigating environmental effects. As indicated in Section 4.8, the proposed project would comply with existing State regulations adopted to achieve the overall GHG emissions reduction goals identified in AB 32, the AB 32 Scoping Plan, EO B-30-15, SB 32, and AB 197. The project would also be compliant with the SCAG Connect SoCal 2020-2045 RTP/SCS. Further, the proposed project would be consistent with City policies related to construction hours specified in the Noise Ordinance in the City of Garden Grove's Municipal Code Section 8.47.040 and Policy N – 1.1 of the City's General Plan Noise Element policies related to minimizing the noise impacts on residences from construction activities that take place in or near residential neighborhoods. The proposed project would also be consistent with City policies specified in the General Plan Circulation Element related to reduced vehicle trips (Goal CIR-4), alternative forms of transportation (Goal CIR-5), access and traffic flow in parking areas (Goal CIR-7), attractive streetscapes (Goal CIR-9), and traffic operations (Goal CIR-1). No impacts related to conflicts with land use plans or policies would occur, and no mitigation is required.

4.12 MINERAL RESOURCES

	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"/>

4.12.1 Impact Analysis

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No Impact. In 1975, the California Legislature enacted the Surface Mining and Reclamation Act (SMARA), which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs):

- **MRZ-1:** An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- **MRZ-2:** An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
- **MRZ-3:** An area containing mineral deposits, the significance of which cannot be evaluated.
- **MRZ-4:** An area where available information is inadequate for assignment to any other MRZ

Of the four categories, lands classified as MRZ-2 are of the greatest importance. Such areas are underlain by demonstrated mineral resources or are located where geologic data indicate that significant measured or indicated resources are present. MRZ-2 areas are designated by the Mining and Geology Board as being “regionally significant” (California Surface Mining and Reclamation Policies and Procedures 2000). Such designations require that a Lead Agency’s land use decisions involving designated areas be made in accordance with its mineral resource management policies and that it consider the importance of the mineral resource to the region or the State as a whole, not just to the Lead Agency’s jurisdiction.

No known mineral resources exist within the City of Garden Grove (City of Garden Grove General Plan Conservation Element, 2008). The proposed project would not result in the loss of a known commercially valuable or locally important mineral resource. No impacts to known mineral resources would occur as a result of the proposed project, and therefore, no mitigation would be required.

b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As stated in Response 4.12 (a), there are no known mineral resources within the City of Garden Grove. The project site is currently developed with four structures including three single-family residential units and one accessory building. No mineral extraction activities occur on the project site, and it is not located within an area known to contain locally important mineral resources. Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site as delineated on a local general plan, specific plan, or other land use plan as a result of project implementation. No mitigation would be required.

4.13 NOISE

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The impact analysis below is based on the results of the *Noise and Vibration Impact Memorandum* (2022), prepared by LSA Associates, Inc. for the proposed project, and included as Appendix E.

4.13.1 Impact Analysis

- 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 with Mitigation Incorporated. The proposed project would result in short-term construction noise impacts on adjacent land uses and long-term noise impacts related to mobile sources.

Short-Term Construction Noise Impacts

Construction noise impacts would be short-term, generally intermittent depending on the construction phase, and variable depending on receiver distance from the active construction zone. The duration of impacts generally would be from 1 day to several weeks depending on the phase of construction. Two types of short-term noise impacts would occur during project construction: (1) equipment delivery and construction worker commutes, and (2) project construction operations. The first type of short-term construction noise would result from transport of construction equipment and materials to the project site and construction worker commutes. These transportation activities would incrementally raise noise levels on access roads leading to the site. It is expected that larger trucks used in equipment delivery would generate higher noise impacts than trucks associated with worker commutes. The single-event noise from equipment trucks passing at a distance of 50 ft from a sensitive noise receptor would reach a maximum level of 84 A-weighted decibel maximum instantaneous sound level (dBA L_{max}). However, the pieces of heavy equipment for grading and construction activities would be moved on site one time and would remain on site for the duration of all construction phases. This one-time trip, when heavy construction equipment is moved on and off site, would not add to the daily traffic noise in the project vicinity. The total number of daily vehicle

trips would be minimal when compared to existing traffic volumes on the affected streets, and the long-term noise level changes associated with these trips would not be perceptible. Therefore, equipment transport noise and construction-related worker commute impacts would be short-term and would not result in a significant off-site noise impact.

The second type of short-term noise impact is related to noise generated during demolition, site preparation, grading, building construction, paving, and architectural coating on the project site. Construction is undertaken in discrete steps, each of which has its own mix of equipment and its own noise characteristics. These various sequential phases would change the character of the noise generated on the project site. Therefore, the noise levels vary as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table 4.13.A lists the maximum noise levels for typical construction equipment based on a distance of 50 ft between the construction equipment and a noise receptor. Typical operating cycles for these types of construction equipment may involve 1–2 minutes of full power operation followed by 3–4 minutes at lower power settings.

In addition to the reference maximum noise level, the usage factor provided in Table 4.13.B is used to calculate the hourly noise level impact for each piece of equipment. Each piece of construction equipment is operated as an individual point source. Table 4.13.A shows the composite noise levels of the pieces of equipment for each construction phase at a distance of 50 ft from the construction area.

As presented above, Table 4.13.B shows the construction phases, the expected duration of each phase, the equipment expected to be used during each phase, the composite noise levels of the equipment at 50 ft, the distance of the nearest residential building from the average location of construction activities (a distance of 110 ft from the center of the project site), and noise levels expected during each phase of construction. These noise level projections do not take into account intervening topography or barriers. It is expected that average noise levels during construction at the nearest residences to the west would approach 80 dBA L_{eq} during the demolition phase, which would take place for a duration of approximately 6 weeks. Average noise levels during other construction phases would range from 74 dBA L_{eq} to 79 dBA L_{eq} . The elevated noise levels would cease once project construction is completed. The proposed project would be required to comply with the construction hours specified in the City's Noise Ordinance which states that construction activities on sites within 500 ft of a residentially zoned property are allowed between 7:00 a.m. and 10:00 p.m. Emergency work is excluded from these restrictions. Additionally, Policy N – 1.1 of the City's General Plan Noise Element requires the proposed project to develop techniques to minimize the noise impacts on residences from construction activities in or near residential neighborhoods. With adherence to the City's Noise Ordinance, as summarized in Regulatory Compliance Measure RC-NOI-1, below, and the City's General Plan Policy N – 1.1, as summarized in RC-NOI-2, noise levels during construction would be reduced to the greatest extent feasible. While construction operations have the potential to generate audible noise at surrounding uses, construction noise levels generated during the permitted hours are exempt from compliance with City noise standards, would be temporary and mobile, and would be less than significant. No mitigation is required.

Table 4.13.A: Typical Construction Equipment Noise Levels

Equipment Description	Acoustical Usage Factor (%) ¹	Maximum Noise Level (L _{max}) at 50 Ft ²
Auger Drill Rig	20	84
Backhoes	40	80
Compactor (ground)	20	80
Compressor	40	80
Cranes	16	85
Dozers	40	85
Dump Trucks	40	84
Excavators	40	85
Flat Bed Trucks	40	84
Forklift	20	85
Front-end Loaders	40	80
Graders	40	85
Impact Pile Drivers	20	95
Jackhammers	20	85
Paver	50	77
Pickup Truck	40	55
Pneumatic Tools	50	85
Pumps	50	77
Rock Drills	20	85
Rollers	20	85
Scrapers	40	85
Tractors	40	84
Trencher	50	80
Welder	40	73

Source: FHWA Roadway Construction Noise Model User's Guide, Table 1 (FHWA 2006).

Note: Noise levels reported in this table are rounded to the nearest whole number.

¹ Usage factor is the percentage of time during a construction noise operation that a piece of construction equipment is operating at full power.

² Maximum noise levels were developed based on Specification 721.560 from the Central Artery/Tunnel program to be consistent with the City of Boston's Noise Code for the "Big Dig" project.

FHWA = Federal Highway Administration

ft = foot/feet

L_{max} = maximum instantaneous sound level

Table 4.13.B: Construction Noise Levels by Phase

Phase	Duration (days)	Equipment	Composite Noise Level at 50 ft (dBA L_{eq})	Distance to Sensitive Receptor (ft) ¹	Noise Level at Receptor (dBA L_{eq})
Demolition	30	2 dumpers/tenders, 2 excavators, 1 dozer, 3 tractors/loaders/backhoes	87	110	80
Site Preparation	90	1 dumper/tender, 1 excavator, 1 grader, 1 dozer, 1 tractor/loader/backhoe	86	110	79
Grading	30	1 grader, 1 dozer, 2 tractors/loaders/backhoes	86	110	79
Building Construction	180	1 air compressor, 1 crane, 1 forklift, 1 generator, 1 tractor/loader/backhoe, 3 welders	84	110	77
Paving	90	1 cement and mortar mixer, 1 paver, 1 paving equipment, 1 roller, 1 tractor/loader/backhoe	85	110	78
Architectural Coating	30	1 air compressor	74	110	74

Source: Compiled by LSA (2022).

¹ Distances are from the average location of construction activity for each phase, center of project site. Residential zoned properties would be within 300 ft of the edge of construction activitydBA L_{eq} = average A-weighted hourly noise level

ft = foot/feet

Long-Term Off-Site Traffic and Operational Noise and Ground-Borne Noise from Vehicular Traffic Impacts

The proposed project is estimated to generate an average daily traffic (ADT) volume of 95 based on 13 single-family residential units. The existing ADT volume on Lampson Avenue is 13,853 (City of Garden Grove, Circulation Element 2008). While the existing volume is likely higher today, the project-related traffic would increase traffic noise along Lampson Avenue by up to 0.1 dBA. This noise level increase would not be perceptible to the human ear in an outdoor environment. Therefore, traffic noise impacts from project-related traffic on off-site sensitive receptors would be less than significant, and no mitigation is required.

Potential long-term noise impacts would be associated with stationary sources proposed on the project site. Stationary noise sources from the proposed project would include noise generated from on-site heating, ventilation, and air conditioning (HVAC) noise. Based on previous measurements that LSA has conducted, the HVAC equipment would generate noise levels of 66.6 dBA L_{eq} at 5 ft per HVAC unit. The closest off-site residential use during operation of the proposed project would be the existing single-family residences surrounding the project site. Because the exact location of HVAC equipment and the specifications are unknown at this time, operations could potentially result in a significant impact. Table 4.13.C provides a summary of HVAC noise levels for the proposed project that potentially may reach properties adjacent to the project site.

Table 4.13.C: Summary of HVAC Noise Levels

Off-Site Land Use	Direction	Description	Distance from HVAC Units (ft)	Reference Noise Level (dBA L_{eq}) at 5 ft	Distance Attenuation (dBA)	Average Noise Level (dBA L_{eq})
Residential	East	Single-Family House	35	66.6	16.9	49.7

Source: Compiled by LSA (2021).

dBA = A-weighted decibels

ft = foot/feet

HVAC = heating, ventilation, and air conditioning

L_{eq} = equivalent continuous sound level

By providing quieter HVAC equipment or by keeping HVAC equipment 35 ft or more from the adjacent property lines the City's exterior noise level standard would be met as described in Mitigation Measure MM-NOI-1. With implementation of MM NOI-1 that requires distance attenuation, noise generated from on-site HVAC equipment 35 ft from the project property line would potentially reach up to 49.7 dBA L_{eq} at the nearest residences, which would not exceed the City's exterior daytime (7:00 a.m. to 9:00 p.m.) and nighttime (9:00 p.m. to 7:00 a.m.) noise standards of 55 dBA L_{eq} and 50 dBA L_{eq} , respectively, for residential uses. Therefore, noise associated with the on-site HVAC equipment would be less than significant with incorporation of Mitigation Measure NOI-1.

On-Site Traffic Noise Impacts

Existing traffic noise levels at the project site are expected to reach 61 dBA community noise equivalent level (CNEL) at the building setbacks. To estimate noise levels along Lampson Avenue between Magnolia Street and Gilbert Street for future traffic conditions, the project trips are added to existing volumes. The existing ADT volume for the adjacent segment of Lampson Avenue is 13,853. Future capacity ADT volume for the segment of Lampson Avenue between Magnolia Street and Gilbert Street, based on the City's General Plan Circulation Element, is estimated to be 25,000. Taking into account the future volume adjustment of 2.6 dBA CNEL, future noise levels are expected to approach 63.6 dBA CNEL at the private exterior living area of the single-family homes closest to Lampson Avenue. Therefore, noise levels at outdoor noise-sensitive uses would be less than significant since the levels would not exceed the City's exterior allowable noise exposure level of 65 dBA CNEL. No mitigation is required.

In addition to the exterior noise level standards, the project must demonstrate compliance with the interior noise standard of 45 dBA CNEL. Based on the Environmental Protection Agency's *Protective Noise Levels*, with windows and doors open, interior noise levels would be 52.0 dBA (i.e., 64.0 dBA – 12 dBA = 52.0 dBA), which would exceed the 45 dBA CNEL interior noise standard. The proposed project includes an HVAC system that would allow windows to remain closed. With the incorporation of standard building construction which assumes a wall rating of Sound Transmission Class (STC) 46 along with a window rating of STC-25 with a windows closed condition, interior noise levels would be 39 dBA (i.e., 64 dBA – 25 dBA = 39 dBA), which is below the 45 dBA CNEL interior noise standard with windows closed for noise-sensitive land uses. Therefore, with standard building construction and the proposed HVAC system, the interior noise levels would be less than significant, and no mitigation is required.

4.13.2 Regulatory Compliance and Mitigation Measures

The following Regulatory Compliance Measures are required to reduce construction noise and vibration impacts to the extent feasible:

RC-NOI-1 The proposed project shall be required to comply with the construction hours specified in the City of Garden Grove's (City) Noise Ordinance, which states that construction activities on sites within 500 feet (ft) of a residentially zoned property are allowed between the hours of 7:00 a.m. and 10:00 p.m.

RC-NOI-2 As required by the policies of the City's General Plan Noise Element, the proposed project must implement techniques to minimize the noise impacts on residences from construction activities that take place in or near residential neighborhoods. The following are measures that shall be implemented:

- Noise and ground-borne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, and general truck idling) shall be conducted as far as possible from the nearest off-site land uses.
- When possible, construction activities shall be scheduled to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- Barriers such as flexible sound control curtains shall be erected around heavy equipment to minimize the amount of noise on the surrounding land uses to the maximum extent feasible during construction.
- All construction truck traffic shall be restricted to truck routes approved by the City, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- A construction notice shall be prepared and shall include the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public and approved by the City.

The following Mitigation Measure (MM) is required to reduce operational noise impacts to a less than significant level.

MM-NOI-1 HVAC Equipment. Prior to issuance of building permits, the City's Community Development Director, or designee, shall verify that building plans indicate that mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC]) shall have a sound rating of less than 66.6 A-weighted decibels (dBA) when measured at more than 35 feet from the project property line to assure compliance with the City's Noise Ordinance. Should HVAC equipment be louder or closer than those details provided above, the applicant would be required to retain an acoustical engineer to model noise levels and confirm that noise levels would comply with City exterior noise standards, prior to issuance of a certificate of occupancy. In this circumstance, a follow-up noise memorandum shall be prepared by the acoustical engineer and submitted to the City's Community Development Director, or designee, for approval.

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant with Mitigation Incorporated. Project construction would result in short-term vibration impacts on adjacent land uses as detailed in the analysis below. Construction impacts would be short-term, generally intermittent depending on the construction phase, and variable depending on receiver distance from the active construction. The duration of impacts generally would be from 1 day to several weeks depending on the phase of construction.

Ground-borne noise and vibration from construction activity would be mostly low. Table 4.13.D provides reference peak particle velocity (PPV) values and vibration levels (in terms of vibration velocity in decibels [VdB]) from typical construction vibration sources at 25 ft. Although the specific pieces of equipment that would be used on the site are unknown at this time, to provide an analysis of potential vibration levels expected for a project of this size, a large bulldozer would generate 0.089 PPV (in/sec) of ground-borne vibration when measured at 25 ft, based on the Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment Manual* (FTA Manual). It would take a minimum of 0.20 PPV (in/sec) to cause any potential building damage to non-engineered timber and masonry buildings.

Table 4.13.D: Vibration Source Amplitudes for Construction Equipment

Equipment	Reference PPV/L _v at 25 ft	
	PPV (in/sec)	L _v (VdB) ¹
Hoe Ram	0.089	87
Large Bulldozer	0.089	87
Caisson Drilling	0.089	87
Loaded Trucks	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Source: *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018).

¹ RMS VdB re 1 µin/sec.

µin/sec = micro-inches per second

ft = foot/feet

FTA = Federal Transit Administration

in/sec = inches per second

L_v = velocity in decibels

PPV = peak particle velocity

RMS = root-mean-square

VdB = vibration velocity in decibels

The closest structure to the project site is the residence to the north of the site, approximately 5 ft from the limits of construction activity. Using the reference data from Table 4.13.E, it is expected that vibration levels generated by dump trucks and other large equipment that would be as close as 10 ft from the property line would generate ground-borne vibration levels of up to 0.192 PPV (in/sec) at the closest structure to the project site. This vibration level would not exceed the 0.2 PPV (in/sec) threshold considered safe for non-engineered timber and masonry buildings. It is expected that construction activities utilizing heavy equipment would generate vibration levels greater than 0.2 in/sec in PPV when operating within 10 ft of the property line, which would result in a potentially significant impact. Vibration levels at all other buildings would be lower. In order to mitigate impacts, Mitigation Measure MM-NOI-2 is required to ensure that damage to surrounding structures does not occur. Therefore, construction would not result in any vibration damage, and impacts would be less than significant with the incorporation of MM-NOI-2.

Additionally, analysis was conducted to determine whether the construction vibration could cause annoyance to humans. The existing residence, located approximately 110 ft to the west from the center of the project site, is the nearest sensitive receptor and would experience vibration levels approaching 68 VdB. This level of ground-borne vibration is below the threshold of distinctly perceptible, which is approximately 72 VdB for frequent events at locations where people sleep and would not exceed the FTA vibration threshold for human annoyance at the nearest sensitive use. Project construction would not result in vibration levels that would typically result in human annoyance.

Lastly, long-term ground-borne vibration from vehicular traffic was analyzed for the proposed project. Because the rubber tires and suspension systems of buses and other on-road vehicles provide vibration isolation and reduce noise, it is unusual for on-road vehicles to cause ground-borne noise or vibration. When on-road vehicles cause such effects as the rattling of windows, the source is almost always airborne noise. Most problems with on-road vehicle-related noise and vibration can be directly related to a pothole, bump, expansion joint, or other discontinuity in the road surface. Smoothing the bump or filling the pothole will usually solve the problem. The proposed project would be accessed from roads with smooth pavement and would not result in significant ground-borne noise or vibration impacts from vehicular traffic. Overall, potential impacts related to the generation of excessive ground-borne vibration or ground-borne noise levels would be reduced to less than significant with the incorporation of MM-NOI-2.

4.13.3 Mitigation Measures

The following mitigation measure is required to reduce noise and vibration impacts to a less than significant level:

MM-NOI-2 Construction Vibration Damage. Due to the close proximity to surrounding structures, the City's Community Development Director, or designee, shall verify prior to issuance of demolition and grading permits, that demolition and grading plans shall require the construction contractor to implement the following mitigation measures

during project construction activities to ensure that damage does not occur at surrounding structures:

- Identify structures that are located within 5 feet (ft) of heavy construction activities and that have the potential to be affected by ground-borne vibration. This task shall be conducted by a qualified structural engineer as approved by the City's Community Development Director, or designee.
- Develop a vibration monitoring and construction contingency plan for approval by the City's Community Development Director, or designee, to identify structures where monitoring would be conducted; set up a vibration monitoring schedule; define structure-specific vibration limits to avoid damage; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approached the limits. The contingencies may include, but are not limited to use of smaller equipment, increased distance requirements, and alternative construction methods.
- At a minimum, monitor vibration during initial demolition activities. Monitoring results may indicate the need for more or less intensive measurements.
- When vibration levels approach limits, suspend construction and implement contingencies as identified in the approved vibration monitoring and construction contingency plan to either lower vibration levels or secure the affected structures.

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 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is approximately 6.25 miles south of Fullerton Municipal Airport and approximately 3.85 miles west of Joint Forces Training Base in Los Alamitos. Based on a review of the Airport Influence Area Map for the Fullerton Municipal Airport (Los Angeles County Airport Land Use Commission 2003), noise impacts related to aircraft operations may contribute to the aircraft noise in the project area; however, the project site is well outside of the 60 dBA CNEL contours. Additionally, the project site is not in a flight pattern area (i.e., takeoff or landing) for either airport. Therefore, the proposed project would not expose people residing or working in the proposed project vicinity to excessive noise levels from aircraft noise. No noise impacts would occur, and no mitigation is required.

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4.14 POPULATION AND HOUSING

	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 existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.14.1 Impact Analysis

- 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 site is currently developed and located within an urban area of the City of Garden Grove (City). Approval of the project involves a zone change to a Planned Unit Development (PUD), a variance to deviate from the minimum 3-acre requirement to allow a zone change to a PUD, approval of a Vesting Tentative Tract Map and Site Plan, and construction of 13 single-family units with private recreational areas, an open space parcel, and two private streets.

According to the United States Census Bureau 2020 Decennial Census data, the population in the City of Garden Grove is approximately 171,949. As articulated in Section 4.15, Public Services, below, the proposed project would result in an increase of approximately 47 residents.⁴ This increase in population would incrementally increase the City's population by 0.03 percent to 171,996 residents. Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) forecasts that the population for the City of Garden Grove would increase from 176,000 in 2016 to approximately 185,800 people by the year 2045 (SCAG 2020). The projected increase of 47 residents from the proposed project represents approximately 0.5 percent of the forecasted projected growth for the City, and therefore, the proposed project would be consistent with the SCAG growth projections.⁵ Additionally, the City's Regional Housing Needs Assessment (RHNA) for the 2021–2029 planning period identifies that the City's future housing need is 19,168 units for very-low income, low income, moderate income, and above moderate income

⁴ Proposed project residents: 13 single-family residential units x 3.57 persons/household (according to United States Census Bureau 2020 Decennial Census Data) = 46.4 persons.
Net increase of residents: 47 additional persons – (3 existing single-family residential units x 3.57 persons/household) = 36 persons.

⁵ SCAG's forecasted growth from 2016 to 2045 in the City is 176,000 to 185,800 (addition of 9,800 residents).
(47 new residents from proposed project)/(population growth of 9,800) = 0.5 percent.

households (City of Garden Grove 2021). The project would contribute toward the City's future housing need for the 2021–2029 planning period.

The proposed project's forecasted population growth accounts for less than one percent of the City's overall population and is within the City's population forecast, and it would also contribute to the City's future housing needs. Therefore, the project would not induce substantial unplanned population growth, and the effects would be less than significant. No mitigation is required.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. In its existing condition, the project site is developed with three single-family residential homes and a small accessory building currently used as an office. Project construction would include the removal of those three single-family units in order to construct 13 single-family homes on the project site. Although there would be permanent displacement of the residents currently living at the project site, the proposed project includes the construction of replacement housing that would accommodate ten more units than the current conditions on the project site. The project would not result in the displacement of substantial numbers of existing people or housing that would necessitate the construction of replacement housing elsewhere. Impacts would be less than significant, and no mitigation is required.

4.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.15.1 Impact Analysis

a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

i. *Fire protection?*

Less Than Significant Impact. Fire prevention, fire protection, and emergency medical services in the Project area are provided by the Orange County Fire Authority (OCFA). OCFA is a regional service agency that provides fire suppression, emergency medical services, hazardous materials response, wildland firefighting, technical rescue, and airport rescue firefighting services, and a variety of other public services to its service area of approximately two million residents that includes 24 cities in Orange County and all unincorporated areas in the County. Currently, OCFA has a total of 77 stations located throughout Orange County (OCFA Fiscal Year 2020–2021 Adopted Budget, 2021). OCFA Fire Station No. 82 is located approximately 0.7-mile northeast of the project site at 11805 Gilbert Street and is the station that would be the first to serve the project area in the event of an emergency.

In Fiscal Year 2020–2021, OCFA responded to emergency calls within 9 minutes and 15 seconds 90 percent of the time across all service areas (OCFA Fiscal Year 2020–2021 Adopted Budget, 2021). Although the ratio of firefighters per 10,000 residents increased slightly in the last two fiscal years from 5.39 to 5.86 firefighters for every 10,000 residents, during the past 10-year time frame, emergency call load has increased by 83 percent, due in part to the City of Santa Ana joining the OCFA in April of 2012 and the City of Garden Grove joining in August 2019 (OCFA Fiscal Year 2020–2021 Adopted Budget, 2021).

The proposed project would adhere to the public safety-related development standards described in Chapter 9.32.180 of the City's Municipal Code which addresses public nuisances and Chapter 9.32.030 of the City's Municipal Code, which addresses land use actions that are approved by the Planning Commission, Zoning Administrator, and City Council. The proposed project would also be designed to comply with all OCFA requirements, including providing adequate fire flow/structure protection to the proposed project area and providing adequate access for emergency vehicles. The project would be required to obtain City Fire Department approval of building plans prior to issuance of building permits. Although the proposed project would result in approximately 47 additional residents and a net increase of 36 residents⁶, it is not anticipated that the development would substantially increase the need for fire protection services, or adversely affect the City's Fire Department's ability to provide service to the site via existing equipment and personnel because of the small number of additional residents. Therefore, a less than significant impact would occur, and no mitigation is required.

ii. Police protection?

Less Than Significant Impact. The Garden Grove Police Department (GGPD) provides police services within the City of Garden Grove. The proposed project would result in the development of 13 residential lots with private recreational areas, an open space parcel, and two private streets. The GGPD station and headquarters are located at 11301 Acacia Parkway, approximately 2.2 miles southeast of the project site. As described above, the proposed project would result in an increase of approximately 47 residents. However, this slight increase in the City's population would not substantially increase the demand for police protection services or facilities. No long-term road closures or closures during peak travel hours are anticipated through the proposed project area during construction of the proposed development project. Additionally, the proposed project would adhere to all applicable policies and codes related to the provision of police services. Therefore, impacts on police services would be less than significant, and no mitigation is required.

iii. Schools?

Less Than Significant Impact. The Garden Grove Unified School District (GGUSD) consists of 71 schools including preschool and elementary schools, intermediate schools, high schools, and alternative schools, and provides education services to nearly 40,500 students in the cities of Garden Grove, Anaheim, Cypress, Fountain Valley, Santa Ana, Stanton, and Westminster. GGUSD schools within the vicinity of the project site include Louis G. Zeyen Elementary School located at 12081 Magnolia Street, Brookhurst Elementary School located at 9821 William Dalton Way, Stanford Elementary School located at 12721 Magnolia Street, and Hare High School located at 12012 Magnolia Street. The closest GGUSD schools to the project site are Stanford Elementary School and Louis G. Zeyen Elementary School, which are located approximately 0.2 mile southwest and 0.5 mile northwest of the project site, respectively. As described above, the proposed project would result in an increase of about 47 residents, and pursuant to California Government Code Section 17620, the governing board of GGUSD is authorized to levy a fee, charge, dedication, or other requirement against the proposed

⁶ Proposed project residents: 13 single-family residential units x 3.57 persons/household (according to United States Census Bureau 2020 Decennial Census Data) = 46.4 persons.
Net increase of residents: 47 additional persons – (3 existing single-family residential units x 3.57 persons/household) = 36 persons.

project which lies within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities to accommodate future student enrollment. Additionally, the proposed project would be required to pay mitigation school fees which are applied to new development projects in the City by GGUSD (City of Garden Grove 2021c). Therefore, impacts related to student generation and the potential need for additional school facilities would be less than significant, and no mitigation is required. Therefore, the proposed project would have a less than significant impact related to demand for school facilities. No mitigation is required.

iv. Parks?

Less Than Significant Impact. According to the City's General Plan Parks, Recreation, and Open Space Element (2008), the City maintains approximately 157.1 acres of parkland. The Parks, Recreation, and Open Space Element established a standard of 2.0 acres of parkland per 1,000 residents. According to the United States Census Bureau 2020 Decennial Census data, the population in the City of Garden Grove is approximately 171,949. Based on this population, this target is not currently met, with approximately 0.9 acre of parkland available per 1,000 residents.⁷ As described above, the proposed project would result in an increase of approximately 47 residents, which would not lead to a substantial increase in the population or visitors to the project area. The proposed project would also include on-site grass areas and recreational facilities for residents. Therefore, the proposed project would have a less than significant impact related to the demand for parks. No mitigation is required.

v. Other public facilities?

Less Than Significant Impact. Other public facilities, not previously mentioned above, may include, but are not limited to, libraries, recreational facilities that are not parks (parks are addressed above in 15(a)(iv)), and public works/maintenance services (trash, street sweeping, sewers, storm drains, transit, etc.). There is one library within 1 mile of the project site. The Orange County Public Library – Chapman Branch is located approximately 0.5 mile northeast of the project site at 9182 Chapman Avenue. As described above, the proposed project would result in an increase of approximately 47 residents. However, this slight increase in the City's population would not substantially increase the demand for public facilities in the proposed project area. Additionally, according to Section 9.44.010 of the City's Municipal Code, payment of in-lieu fees and development impact fees would be required to offset impacts to City infrastructure created by the proposed project. These fees include traffic impact mitigation fees (pursuant to Chapter 10.110 of the Municipal Code), a water assessment fee (pursuant to Chapter 14.24 of the Municipal Code), a drainage facilities fee and park fees for subdivisions (which is noted in Section 15 (a)(iv)) (pursuant to chapter 9.44), and a parkway tree fee (pursuant to Chapter 9.40 of the Municipal Code). Payment of applicable development fees would ensure that impacts to other public facilities would remain less than significant. No mitigation is required.

⁷ 157.1 acres / (171,949/1,000 residents) = 0.9 acre / 1,000 residents

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4.16 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.16.1 Impact Analysis

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Less Than Significant Impact. The proposed project The City of Garden Grove (City) Municipal Code Section 9.44.030 and General Plan Parks, Recreation, and Open Space Element states a goal of providing 2 acres of parks per 1,000 residents. The proposed project includes the construction of 13 single-family homes, which may lead to an increase of approximately 47 persons.⁸ According to the United States Census Bureau Decennial Census data, the population in the City of Garden Grove is approximately 171,949. Therefore, the City aims to provide approximately 344 acres of parks for the entirety of the City.⁹ With the additional 47 people that the proposed project may introduce, the city would still aim to provide approximately 344 acres of parks.

The addition of 47 persons would also amount to an approximately 0.03 percent increase in the total population, of the City of Garden Grove, which is a relatively small amount that would not substantially alter the use of existing recreational facilities. Additionally, although the project provides approximately 2,864 sf of open space uses, it would still comply with City codes requiring payment of impact fees for parks. Therefore, the residential development project would not affect the number of acres of parkland that the city aims to provide in its General Plan. Impacts related to this topic would be less than significant and no mitigation is required.

- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Less Than Significant Impact. According to the Garden Grove General Plan Parks, Recreation, and Open Space Element, there are currently approximately 157 acres of parks in the City. The closest City park facility is Hare School Park located at 12012 Magnolia Street, approximately 0.3 mile north of the project site. As specified in the Garden Grove Section 9.44, Mitigation Fees, the City collects park dedication and in-lieu fees for every residential subdivision. These park fees are to be used for

⁸ 13 single-family residential units x 3.57 persons/household = 46.4 persons

⁹ 171,949 persons x (2 acres/1,000 persons) = 344 acres

providing park and recreational facilities to serve future residents of the subdivision. The proposed project would be required to comply with Garden Grove Municipal Code Chapter 9.44. In addition to the payment of park dedication and in-lieu fees, the proposed project would include a 2,864 sf open space lot with grass (Lot "B") in the northeastern corner of the project on the corner of Street "A" and Street "B," as well as two open space lots bordering Lampson Avenue on the southern boundary of the project site. These lots will be landscaped and maintained by the homeowner's association. There will also be a total of 6,700 sf of landscaped area in the front yards of the residential units which would be maintained by the individual homeowners. Each residential unit will have backyard areas ranging in size from approximately 645 to 1,092 sf in addition to the front yard landscaped areas that they are responsible for maintaining. Additionally, the project does not propose, and would not create a need for, new or physically altered recreational facilities. Therefore, impacts would be less than significant, and no mitigation is required.

4.17 TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines §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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.17.1 Impact Analysis

- a. *Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Less Than Significant Impact. The proposed project would be required to comply with the Circulation Element policies of the City of Garden Grove's (City) General Plan (2008), as well as regulations outlined in the Municipal Code. The Circulation Element identifies and establishes the City's policies governing the system of roadways, intersections, bicycle paths, pedestrian ways, and other components of the circulation system, which collectively provide for the movement of people and goods throughout the City. The Circulation Element establishes official City policy that:

- Identifies the transportation facilities that will be required to serve both present and future vehicular and non-vehicular travel demand in the City;
- Identifies classifications and design standards for circulation facilities; and
- Identifies strategies to implement the City's circulation system.

Due to State legislation and the Orange County Congestion Management Program (CMP) requirements, a CMP highway network has been adopted in the City. The CMP arterials in the City of Garden Grove are the SR-22 Freeway, Valley View Street, Katella Avenue, Harbor Boulevard, and Westminster Avenue.

Most of the City's Circulation Element goals and policies pertain to implementation programs that would be carried out by the City. However, some of the Circulation Element goals are applicable to the project. These consist of goals related to reduced vehicle trips (Goal CIR-4), alternative forms of transportation (Goal CIR-5), access and traffic flow in parking areas (Goal CIR-7), attractive streetscapes (Goal CIR-9), and traffic operations (Goal CIR-1). Project implementation would not conflict with these goals because, as discussed in Section 4.17 (b) below, the relatively small size of the project would not result in significant effects related to vehicle miles traveled (VMT). The project

would not impede the City's goal to provide increased awareness and use of alternate forms of transportation generated in, and traveling through, the City. The future residents of the project would have adequate access to appropriate parking in accordance with residential parking standards required by the City's Municipal Code. Project landscaping would provide street trees and landscaped areas along street frontages internal to the project and along Lampson Avenue. With respect to traffic operations, due to the relatively small size of the 13-unit residential subdivision, it would not inhibit the City's goal of providing a transportation system that maximizes freedom of movement and maintains a balance between mobility, safety, cost efficiency of maintenance, and the quality of the City's environment. As described below, the proposed project would not generate a substantial number of daily or peak-hour vehicle trips to warrant modifications to any other transportation facilities. The overall project design would provide and/or maintain required access for transit, roadway, bicycle, and pedestrian facilities and such facilities would be designed in a manner that is consistent with the City's transportation policies and street design standards.

With Senate Bill (SB) 743 becoming effective statewide in July 2020, automobile delay (level of service) is no longer considered to be a significant environmental effect under the California Environmental Quality Act (CEQA). Pursuant to SB 743, CEQA requires the evaluation of VMT when analyzing a project's environmental effects on transportation.

In order to assess the projected distribution of project traffic volumes on the surrounding circulation system, LSA calculated the project trips that would be generated for temporary construction activities based on the estimated number of construction trucks and workers, as well as the project trips once operational.

Based on the Project Description and construction information provided by the Applicant (email correspondence dated May 2022), construction of the project would include the following six phases (with phase durations and daily worker and truck estimates) over approximately 16.5 months, assuming some overlap between the phases:

1. Demolition (6 weeks): 12 workers and 2 haul trucks per day
2. Site Preparation (17 weeks): 8 workers per day
3. Grading (6 weeks): 8 workers and 9 haul trucks per day
4. Building Construction (36 weeks): 30 workers and 4 vendor trucks per day
5. Architectural Coating (18 weeks): 24 workers per day
6. Paving (6 weeks): 24 workers per day

A passenger car equivalent (PCE) factor of 2.0 has been applied to the trucks. Truck trips would occur throughout the day, including both peak hours. It is assumed that workers would arrive at the site prior to the a.m. peak hour and depart the site during the p.m. peak hour.

Tables 4.17.A and 4.17.B below present the construction and operational trip generation for the project.

Table 4.17.A: Construction Trip Generation

Construction Phase			Daily Vehicles						Vehicle Trip Generation						PCE Trip Generation					
									AM Peak Hour			PM Peak Hour			ADT	AM Peak Hour			PM Peak Hour	
Description		Duration ¹	Description	No.	Type	PCE	ADT	In	Out	Total	In	Out	Total	ADT		In	Out	Total	In	Out
1.	Demolition	6 weeks	Workers ²	12	Passenger	1	24	0	0	0	0	12	12	24	0	0	0	0	12	12
			Haul Trucks ²	2	Truck	2	4	0	0	0	0	0	0	8	0	0	0	0	0	0
			Total				28	0	0	0	0	12	12	32	0	0	0	0	12	12
2.	Site Preparation	17 weeks	Workers ²	8	Passenger	1	16	0	0	0	0	8	8	16	0	0	0	0	8	8
3.	Grading	6 weeks	Workers ²	8	Passenger	1	16	0	0	0	0	8	8	16	0	0	0	0	8	8
			Haul Trucks ²	9	Truck	2	18	1	1	2	1	1	2	36	2	2	4	2	2	4
			Total				34	1	1	2	1	9	10	52	2	2	4	2	10	12
4.	Building Construction	36 weeks	Workers ²	30	Passenger	1	60	0	0	0	0	30	30	60	0	0	0	0	30	30
			Vendor Trucks ²	4	Truck	2	8	0	0	0	0	0	0	16	0	0	0	0	0	0
			Total				68	0	0	0	0	30	30	76	0	0	0	0	30	30
5.	Architectural Coating	18 weeks	Workers ²	24	Passenger	1	48	0	0	0	0	24	24	48	0	0	0	0	24	24
6.	Paving	6 weeks	Workers ²	24	Passenger	1	48	0	0	0	0	24	24	48	0	0	0	0	24	24
Overlapping Phases 4 and 5		18 weeks	Workers ²	54	Passenger	1	108	0	0	0	0	54	54	108	0	0	0	0	54	54
			Vendor Trucks ²	4	Truck	2	8	0	0	0	0	0	0	16	0	0	0	0	0	0
			Total				116	0	0	0	0	54	54	124	0	0	0	0	54	54

Source: PLC Communities (2022).

¹ Construction is anticipated to occur from June 2023 to October 2024.

² Workers are assumed to arrive prior to the a.m. peak hour and depart during the p.m. peak hour.
Truck trips are assumed to occur throughout the day.

ADT = average daily trips

PCE = passenger car equivalent. A worker vehicle has a PCE of 1 and a truck has a PCE of 2.

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Table 4.17.B: Project Trip Generation

Land Use	Size	Unit	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Rates ¹									
Single-Family Detached		du	9.43	0.18	0.52	0.70	0.59	0.35	0.94
Project Trip Generation									
Single-Family Detached	13	du	123	2	7	9	8	5	13
Existing Trip Generation									
Single-Family Detached	3	du	28	0	2	2	2	1	3
Net Trip Generation (Project - Existing)									
Single-Family Detached	10	du	95	2	5	7	6	4	10

Source: PLC Communities (2022).

¹ Trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition (2021).

Land Use Code 210 - Single-Family Detached Housing

ADT = average daily trip

DU = dwelling unit

As shown in Table 4.17.A, overlapping Phases 4 and 5 (Building Construction and Architectural Coating) is the most intense period of construction (i.e., the period with the highest construction trip generation). Phases 4 and 5 are anticipated to overlap with a duration of 18 weeks and generate 124 average daily trips (ADT), including zero trips in the a.m. peak hour and 54 outbound trips in the p.m. peak hour, in PCEs. All other phases of construction would generate 76 or fewer ADT, including 30 or fewer peak-hour trips, in PCEs.

As shown in Table 4.17.B, based on trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition (ITE 2021), for Land Use 210 (Single-Family Detached Housing), typical operations of the project (e.g., net increase of 10 homes) are expected to generate a maximum of 95 ADT, including 7 trips (2 inbound and 5 outbound) in the a.m. peak hour and 10 trips (6 inbound and 4 outbound) in the p.m. peak hour.

Based on the low daily and peak-hour trip generation for temporary construction activities and typical operations, the project is not anticipated to result in any operational deficiencies to the surrounding circulation system, including CMP street arterials.

The Project would not generate a substantial number of daily or peak-hour vehicle trips for construction or typical operations to warrant modifications to any transportation facilities (e.g., vehicular, transit, bicycle, or pedestrian). In addition, the project would not result in a significant conflict with goals and policies of the City's Circulation Element nor would the project impede the City's ability to carry out related transportation implementation programs. Furthermore, the project would not create operational deficiencies to street arterials that are part of the City's CMP. Therefore, the proposed project would not result in a significant conflict with the City's plans or policies addressing the circulation system, and no mitigation is required.

b. Would the project conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?

Less Than Significant Impact. State CEQA Guidelines Section 15064.3, Subdivision (b), states that for land use projects, transportation impacts are to be measured by evaluating the project's vehicle miles traveled (VMT), as outlined in the following:

Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

VMT is the amount and distance of automobile travel attributable to a project. According to the 2018 Office of Planning and Research's (OPR) Technical Advisory, "automobile" refers to "on-road passenger vehicles, specifically cars and light trucks." Thus, project construction trucks are not included in the project VMT assessment.

The OPR Technical Advisory recommends VMT screening thresholds for smaller projects by stating the following:

Screening Thresholds for Small Projects

Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.

The OPR Technical Advisory recommends that a land use project generating 110 ADT or less be screened out of a VMT analysis due to the presumption of a less than significant impact. Similarly, the *City of Garden Grove Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment* has VMT analysis screening criteria of 110 ADT for the presumption of a less than significant impact.

The project would generate temporary construction trips over 16.5 months. During overlapping Phases 4 and 5 (Building Construction and Architectural Coating) over 18 weeks, the project would generate a maximum of 124 ADT (16 truck and 108 worker ADT) in PCEs. However, as previously described, construction trucks do not need to be included in the VMT assessment. All other phases of construction would generate 60 or fewer ADT for workers. Once built and occupied, the project would generate 95 ADT.

The project is estimated to generate a maximum of 108 worker ADT for temporary construction (excluding truck ADT), and it would generate 95 ADT once built and occupied. As such, the project is considered a small project for the purposes of this analysis and would not conflict or be inconsistent

with *State CEQA Guidelines* Section 15064.3(b). Potential impacts would be less than significant, and no mitigation is required.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. Lampson Avenue would provide direct access to the project site. Street improvements are not required to accommodate construction or operational traffic along this roadway. The sidewalk along Lampson Avenue would be improved to City standards to provide safe pedestrian access. In addition, the internal private streets (Streets “A” and “B”) and sidewalks proposed by the project would be designed to meet City standards. Based on the temporary nature of the construction activities and trips, and the low trip generation for daily operations, project vehicles would not create operational deficiencies or related hazards to the public roadways (e.g., Lampson Avenue and Magnolia Street) when accessing the project site. In addition, adequate visibility (without any sight obstructions) would be provided along Lampson Avenue for all vehicles to safely access the project site, as parking would be prohibited along the project frontage of Lampson Avenue and internally along proposed Street “A” near its intersection with Lampson Avenue. Given the street characteristics of Lampson Avenue and the traffic volumes for the surrounding residential uses in the project vicinity, the proposed project would not substantially increase hazards for vehicles due to a geometric design feature or incompatible uses. Therefore, impacts related to this issue are less than significant, and no mitigation is required.

d. Would the project result in inadequate emergency access?

Less Than Significant Impact. The project would not require improvements to Lampson Avenue for temporary construction or typical operational traffic as described above. All emergency access routes to the project site and adjacent areas would be kept clear and unobstructed during all phases of construction and operations. No roadway closures or lane closures are anticipated as part of project construction, and traffic volumes resulting from construction vehicles would not impede traffic flow on the surrounding circulation system. Streets “A” and “B” would be constructed consistent with City design standards and Project plans would be reviewed by the City’s Fire Department to ensure compliance with emergency standards. Therefore, the project would not result in inadequate emergency access, and no mitigation is required.

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4.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
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)? Or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.18.1 Impact Analysis

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
- 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)? Or*
 - ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

Less Than Significant Impact with Mitigation Incorporated. A letter and location map describing the proposed project was sent to the Native American Heritage Commission (NAHC), requesting a list of tribes eligible to consult with the City, pursuant to Public Resources Code section 21080.3.1. On June 29, 2022, the NAHC responded in a letter with a list of tribal contacts. The City sent letters to these individuals via certified mail on August 3, 2022, notifying them of their opportunity to consult for this Project.

On August 10, 2022, the representative from the Gabrieleno Tribe – Kizh Nation responded with a list of construction monitoring measures that were requested to be included as part of project implementation. These mitigation measures are listed below. With implementation of mitigation measures MM-TCR-1 through MM-TCR-3, the proposed project would avoid any impacts on any unforeseen resources encountered during grading activities.

4.18.2 Mitigation Measures

The following mitigation measure is required to reduce tribal cultural resource impacts to a less than significant level:

MM-TCR-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

MM-TCR-2 Unanticipated Discovery of Human Remains and Associated Funerary Objects.

Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.

Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)

Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

MM-TCR-3 Procedures for Burials and Funerary Remains.

As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.

If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.

The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.

In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.

In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

The Tribe will work closely with the project’s qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-

related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

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4.19 UTILITIES AND SERVICE SYSTEMS

	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 stormwater 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 type="checkbox"/>	<input checked="" type="checkbox"/>

4.19.1 Impact Analysis

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

Water

Less Than Significant Impact. The City of Garden Grove's main sources of water supply are groundwater from the Orange County Groundwater Basin (OC Basin) and imported potable water from the Metropolitan Water District of Southern California (MET) provided by the Municipal Water District of Orange County. In fiscal year 2019–2020, the City relied on approximately 50 percent groundwater and 50 percent imported water (City of Garden Grove 2020). It is projected that by 2045, the water supply mix will shift to 85 percent groundwater and 15 percent imported water. The imported water is treated at the Robert B. Diemer Filtration Plant located north of Yorba Linda.

Delivery of domestic water service in the City is provided by the Water Services Division of the City's Public Works Department. The Water Services Division is responsible for maintaining the wells, reservoirs, import water connections, and the distribution systems that deliver water throughout the City. To meet its infrastructure needs, the Water Services Division collaborates with other jurisdictions, agencies, and service providers, as required.

The proposed project would remain consistent with the City's General Plan and zoning requirements for residential uses. Projects that meet the requirements articulated in the General Plan and zoning

are considered planned for by the City's 2020 *Urban Water Management Plan*, and therefore, capacity is assumed to be available. Additionally, the proposed project would implement a number of water conservation measures, including irrigation technologies such as smart irrigation technologies and high-efficiency irrigation methods, which would include sub-surface drip, stream bubblers with pressure-compensating screens that would be installed on separate valves, rotary nozzles, and smart irrigation controllers that shut off automatically when it rains. The proposed project would also be required to pay a water assessment fee (pursuant to Chapter 14.24 of the Municipal Code) for water facilities. Therefore, project impacts associated with an increase in potable water demand are considered less than significant, and no mitigation would be required.

Wastewater Treatment/Stormwater Drainage

Less Than Significant Impact. The Garden Grove Sanitary District is the primary agency responsible for the wastewater facilities in the City. The Garden Grove Sanitary District maintains wastewater treatment and collection operations via the City's Water Services Division of the Public Works Division. The Sanitation District maintains over 312 miles of sewer lines, 9,700 manholes, and four lift stations throughout the City. Once wastewater passes through the City's wastewater system, the Orange County Sanitation District (OCSD) is responsible for its treatment (City of Garden Grove 2022a).

OCSD is responsible for the collection, treatment, and disposal of domestic, commercial, and industrial wastewater generated by over 2.6 million people living and working in the central and northwestern County of Orange. OCSD facilities would receive wastewater generated from the proposed project. Wastewater from the proposed project would be treated at OCSD's Reclamation Plant No. 1 in Fountain Valley or at Treatment Plant No. 2 in Huntington Beach. Through these facilities, OCSD successfully collects, conveys, and treats wastewater generated daily in its service area before discharging the treated water into the Pacific Ocean. Average flows for Reclamation Plant No. 1 and Treatment Plant No. 2 are 119 million gallons per day (mgd) and 64 mgd, respectively. The combined average flow at both plants is 183 mgd (OCSD 2022).

As described in Chapter 2.0, Project Description, the proposed project intends to utilize the existing 18-inch sewer line located along the southern boundary of the project site and also extend two new 8-inch sewer lines within the project site. The proposed project would connect to the existing sanitary sewer line through the installation of a new 8-inch sewer line that would extend north along the proposed Street "A" to connect to another proposed 8-inch sewer line that would run along the proposed Street "B." The project site is currently developed with three single-family residential units and is adequately served by the existing wastewater conveyance system. The installation on the two new sanitary sewer lines along the proposed Street "A" and Street "B" would ensure that there is sufficient capacity in the local lines to accommodate the project's wastewater flows. The proposed project would also pay any required sewer connection fees.

As articulated in Section 4.10, Hydrology and Water Quality, the proposed project construction would comply with the requirements of the Construction General Permit and would include the preparation and implementation of a SWPPP. The SWPPP would include construction BMPs to control and direct on-site surface runoff and would include detention facilities, if required to ensure that stormwater runoff from the construction site does not exceed the capacity of the stormwater drainage systems. Further, the project proposes the installation of a 6-inch curb and gutter along the proposed Street

“B” that would drain towards Street “A”, which consists of rolled curbs and a 2-percent grade that would direct all runoff from the street to the two catch basins that are proposed along both sides of Street “A” where it approaches Lampson Avenue. There would also be two catch basins along the two proposed open space asphalted areas adjacent to the landscaped areas near Lampson Avenue. These proposed gutters and catch basins would connect to an existing 60-inch storm drain at the southern boundary of the project site along the north side of Lampson Avenue. Therefore, the proposed drainage facilities and best management practices (BMPs) needed to accommodate stormwater runoff would be appropriately implemented so that on-site flooding would not occur, and the facilities would be sufficient for the proposed project. In addition, as discussed in Section 4.10, the existing stormwater drainage facilities would provide sufficient capacity for surface runoff from the proposed project. Impacts would be less than significant because no expansion of existing facilities would be required, and no mitigation would be required.

Electric Power

Less Than Significant Impact. Electrical power would be supplied to the project site by Southern California Edison (SCE). SCE provides electricity to more than 15 million people in a 50,000-square mile area of central, coastal, and southern California. According to the California Energy Commission (CEC), total electricity consumption in the SCE service area in 2020 was 83,533 gigawatt-hours (GWh) (CEC 2020a). Total electricity consumption in Orange County in 2020 was approximately 19,733 GWh (CEC 2020b).

Short-term construction activities would be limited to providing power to the staging area and portable construction equipment and would not substantially increase the demand for electricity. All power on the project site during construction would be provided through temporary SCE power poles. After construction is complete, the temporary power poles would no longer be used, and there would not be a need to alter existing electric transmission facilities. Impacts to local regional supplies of electricity would be less than significant during construction, and no mitigation is required.

The proposed project includes onsite connections to the existing electric facilities adjacent to the project site. Operation of the proposed project would increase onsite electricity demand. As identified in Section 4.6, Energy, the proposed project would comply with the 2019 California Green Building Standards Code (CALGreen Code) for energy conservation and green building standards. The proposed project would also be constructed to meet Title 24 standards, which would help to reduce energy and natural gas consumption. The project would be required to adhere to all federal, State, and local requirements for energy efficiency, which would substantially reduce energy usage. In addition, the proposed project would be designed to include a 3-megawatt solar system. Overall, the proposed project would be subject to renewable energy or energy efficiency measures for building design, equipment use, and transportation. Based on the California Emissions Estimator Model (CalEEMod) outputs for the proposed project, the estimated potential increase in electricity demand associated with the operation of the proposed project is 101,635 kilowatt-hours (kWh) per year. Total electricity demand in Orange County in 2020 was approximately 19,733 GWh (19,733,139,603 kWh). Therefore, operation of the proposed project would increase annual consumption in Orange County by approximately 0.0005 percent. Because the proposed project would only represent a small fraction of electricity demand in Orange County, and because it would meet Title 24 requirements, there

would be sufficient electricity supplies available, and energy demand for the proposed project would be less than significant. No mitigation is required.

The supply and distribution network within the area surrounding the project site would remain essentially the same as exists currently, with the exception of on-site improvements to serve the proposed project. These on-site improvements would connect to the existing infrastructure and provide electrical service to the proposed residential uses. The proposed project would not increase electrical demand beyond existing projections from the local electricity provider, and the project site is within a developed service area. Therefore, the proposed project would not require the construction of any physical improvements related to the provision of electricity service that would result in significant environmental impacts, and the proposed project's impacts would be less than significant. No mitigation is required.

Natural Gas

Less Than Significant Impact. Southern California Gas Company (SoCalGas) is the natural gas service provider for the project site. SoCalGas provides natural gas to approximately 21.8 million people in a 24,000-square-mile service area throughout Central and Southern California, from Visalia to the Mexican border. According to the CEC, total natural gas consumption in the SoCalGas service area in 2020 was 5,231 million therms (CEC 2020c). Total natural gas consumption in Orange County in 2020 was 595 million therms (CEC 2020d). CalEEMod was used to calculate the approximate annual natural gas associated with the proposed project. The estimated potential increase in natural gas demand associated with the proposed project is 310,671 British thermal units (BTU) per year (3.11 therms per year). Because total natural gas consumption in Orange County in 2020 was 595 million therms (594,632,076 therms), the proposed project would negligibly increase the annual natural gas consumption in Orange County. As stated in Section 4.6 above, the proposed project would comply with the 2019 CALGreen Code for energy conservation and green building standards. The proposed project would also be constructed to Title 24 standards, which would help to reduce energy and natural gas consumption. Therefore, the proposed project would not require the construction of any physical improvements related to the provision of natural gas service that would result in significant environmental impact, and the proposed project's potential impacts would be less than significant. No mitigation is required.

Telecommunications Facilities

Less Than Significant Impact. Time Warner/Spectrum and Verizon are the telecommunications providers for the project site. Existing telephone, cable, and internet service lines in the vicinity would continue to serve the project site. The project Applicant would be responsible for constructing adequate telecommunication facility extensions on site for the proposed project. Therefore, the proposed project impacts associated with the relocation or construction of new or expanded telecommunication facilities and impacts would be less than significant. No mitigation is required.

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. As stated in Response 3.19 (a) above, the City's main sources of water supply are groundwater from the Orange County Groundwater Basin (OC Basin) and imported potable water from the Metropolitan Water District of Southern California provided by the Municipal Water District of Orange County. In fiscal year 2019–2020, the City relied on approximately 50 percent groundwater and 50 percent imported water (City of Garden Grove 2020). It is projected that by 2045, the water supply mix will shift to 85 percent groundwater and 15 percent imported water. The imported water is treated at the Robert B. Diemer Filtration Plant located north of Yorba Linda.

The City's water supply system provides service to a population of nearly 176,635 within the service area (City of Garden Grove 2020). According to the City's *2020 Urban Water Management Plan*, the total average water demand for the customers served by the City is approximately 23,717 acre-feet (af) annually over the last decade (2010 to 2020). The City consumed approximately 21,979 af in the fiscal year 2019-2020, and the projected water demand for 2045 is 22,792 af. According to the *2020 Urban Water Management Plan*, the City's water supplies are projected to increase by 3.7 percent between 2020 and 2045. However, single- and multi-family residential usage is expected to decrease in this timeframe.

According to water demand factors included in the CalEEMod emissions model, the proposed project is estimated to demand approximately 1,031,500 gallons per year (847,000 gallons for indoor use and 185,500 gallons for outdoor use) or 3.17 acre-feet per year (afy) of potable water.¹⁰ Therefore, the estimated increase in water demand associated with the new development proposed as part of the project would represent approximately 0.01 percent of the City of Garden Grove's current annual water demand, based on the system's projected demand of 21,979 af in 2020. The project-generated increase in water demand would be negligible and would fall within the Municipal Water District of Orange County's existing capacity and available supply.

According to the City's *2020 Urban Water Management Plan*, the City's available water supply would meet the future projected demand for normal year demands from 2025 through 2045 because of the diversified supply and conservation measures put in place. Should the need arise, the City can purchase more water from the Municipal Water District of Orange County. For single dry years, a 6 percent increase in demand is expected for the OC Basin area. However, the City would be able to meet the future projected demand in these conditions from 2025 to 2045 with significant reserved from the Municipal Water District, local groundwater supplies, and conservation. For multiple dry years, a 6 percent increase in demand is expected for the OC Basin area compounded over the multiple years. Even with the demand increase of 6 percent each year (for a five consecutive year scenario), the City would be capable of meeting all customers' demands from 2025 to 2045 with significant reserves by the Municipal Water District and conservation. Therefore, the proposed project would not result in insufficient water supplies during normal, dry, and multiple dry years, and impacts related to water supply would be less than significant. No mitigation is required.

¹⁰ 1,031,500 gallons x (1 af / 325851 gallons) = 3.17 af

- 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. Although the proposed project would increase wastewater generation on the project site, the increased wastewater flows from the project site would be accommodated within the existing design capacity of OCSD's wastewater treatment plants, Reclamation Plant No. 1 and Treatment Plant No. 2.

The proposed project's wastewater generation would equate to approximately 90 percent of the indoor water use. According to water demand factors included in the CalEEMod emissions model, the proposed project is estimated to demand approximately 1,031,500 gallons per year (847,000 gallons for indoor use and 185,500 gallons for outdoor use) or 3.17 afy of potable water.¹¹ Therefore, the project would generate approximately 928,350 gallons of wastewater per year, or approximately 2.85 afy. The estimated increase in wastewater associated with the new development proposed as part of the project would represent approximately 0.002 percent and 0.004 percent of the design capacity of OCSD's wastewater treatment plants Reclamation Plant No. 1 and Treatment Plant No. 2, respectively. The project-generated increase in wastewater demand would be negligible and would fall within the Municipal Water District of Orange County's existing capacity and available supply. Therefore, impacts related to wastewater treatment would be less than significant, and no mitigation would be required.

- 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 currently generates solid waste from the existing residential units on the project site and is served by the Garden Grove Sanitary District which contracts with Republic Services for solid waste services. The proposed project would be required to comply with State and local solid waste reduction, diversion, and recycling policies and regulations. According to CalEEMod calculations, the proposed project would generate 15.18 tons of solid waste per year. Waste from the proposed project would be processed at Olinda Alpha Landfill or Prima Deshecha Landfill. Currently, the Olinda Alpha Landfill permits up to 8,000 tons of waste per day, and the Prima Deshecha Landfill permits up to 4,000 tons of waste per day. According to the most recent inspection, the Olinda Alpha Landfill daily tonnage log indicated that the maximum tonnage accepted since the most recent inspection at the landfill (June 6, 2022) was 7,925 tons. Similarly, the Prima Deshecha Landfill daily tonnage log indicated that the maximum tonnage accepted since the most recent inspection at the landfill (June 1, 2022) was 2,618.94 tons. Therefore, the proposed project would add a small amount of waste for the two landfills which would have adequate capacity to serve the proposed project. Additionally, the project proposes residential uses and would not generate volumes or types of waste not already considered under the General Plan and zoning for the project site, and as addressed under existing policies and regulations. Impacts to solid waste disposal would be less than significant, and no mitigation measures would be required.

¹¹ 1,031,500 gallons x (1 af / 325851 gallons) = 3.17 af

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. The California Integrated Waste Management Act (AB 939) changed the focus of solid waste management from landfill to diversion strategies (e.g., source reduction, recycling, and composting). The purpose of the diversion strategies is to reduce dependence on landfills for solid waste disposal. AB 939 established mandatory diversion goals of 25 percent by 1995 and 50 percent by 2000. According to the City's General Plan Conservation Element, in 2005, approximately 199,737 tons of waste produced by the City was disposed in a landfill while 64 tons were burned at a waste-to-energy facility. Of this, household disposal consisted of 52 percent of waste disposal while business disposal consisted of 48 percent.

The proposed project would comply with existing and future statutes and regulations, including waste diversion programs mandated by City, State, or federal law. In addition, as discussed above, the proposed project would not result in an excessive production of solid waste that would exceed the capacity of the existing landfill serving the project site, as the proposed project is consistent with residential uses planned for the site under the City's General Plan and zoning. Therefore, the proposed project would not result in an impact related to federal, State, and local statutes and regulations related to solid waste, and no mitigation would be required.

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4.20 WILDFIRE

	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. 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"/>

4.20.1 Impact Analysis

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. According to the California Department of Forestry and Fire Protection's (CAL FIRE) Fire and Resource Assessment Program (FRAP), the proposed project is not located within or near a High or Very High Fire Hazard Severity Zone in either a State Responsibility Area or a Local Responsibility Area (CAL FIRE 2020). Therefore, with respect to wildfire potential, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. No mitigation is required.

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?

No Impact. As discussed in Response 4.20 (a), the proposed project is not located within or near a High or a Very High Fire Hazard Severity Zone in either a State Responsibility Area or a Local Responsibility Area (CAL FIRE 2020). The project site and its surrounding areas are relatively flat and located within an urban area. Therefore, the proposed project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No mitigation is required.

- 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?*

No Impact. As discussed in Response 4.20 (a), the proposed project is not located within or near a High or a Very High Fire Hazard Severity Zone in either a State Responsibility Area or a Local Responsibility Area (CAL FIRE 2020). The project site and surrounding areas are developed with urban uses and the proposed residential development would maintain this character on site. The proposed project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. No mitigation is required.

- 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. As discussed in Response 4.20 (a), the proposed project is not located within or near a High or a Very High Fire Hazard Severity Zone in either a State Responsibility Area or a Local Responsibility Area (CAL FIRE 2020). The topography of the surrounding areas and entire project site is relatively flat. Therefore, the proposed project would not 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 mitigation is required.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to 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 periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.21.1 Impact Analysis

- 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 periods of California history or prehistory?*

Less Than Significant with Mitigation Incorporated. As articulated in Section 4.4, Biological Resources, no special-status or endangered species are expected to occur within the project area or to be affected by the proposed project.

Because the vegetation communities and other land cover types on the project site may provide nesting habitats for a wide variety of bird species, the proposed project would be required to avoid impacts on nesting resident and/or migratory birds either by avoiding vegetation removal during the avian nesting season (February 1 through August 31) or by implementing Mitigation Measure (MM) MM-BIO-1.

There is no temporary or permanent removal of riparian or wetland vegetation that may be caused by the proposed project. Temporary indirect impacts to the quality of the environment during project construction activities include the potential for water quality-related impacts such as loose soil or pollutants inadvertently entering the drainage features located within and adjacent to the project area. The proposed project would obtain permits to reduce impacts to less than significant include the NPDES Construction General Permit, the Orange County MS4 Permit, and the Orange County Groundwater Permit. Such impacts would be avoided or minimized with implementation of the

Construction BMPs and Water Quality BMPs as outlined in RC-WQ-1. Additionally, the proposed project would not eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Less Than Significant Impact. The proposed project would result in potentially significant impacts specific to the proposed project for noise. However, with the implementation of the identified mitigation (MM-NOI-1 and MM-NOI-2) and regulatory compliance measures, those impacts would be reduced to a less than significant level. No cumulative noise impacts would occur. The air quality and greenhouse gas analyses included an analysis of cumulative impacts and determined that no cumulatively significant impacts would occur. All other analyses reviewed impacts which were either less than significant, or reduced to less than significant, and would not contribute to cumulative impacts. There are no further mitigation measures that would be required to reduce any cumulative impacts to less than significant levels for the proposed project.

- 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 following sections in this Initial Study reviewed the potential for adverse impacts on human beings, either directly or indirectly: (4.1) Aesthetics; (4.3) Air Quality; (4.7) Geology and Soils; (4.8) Greenhouse Gas Emissions; (4.9) Hazards and Hazardous Materials; (4.10) Hydrology and Water Quality; (4.13) Noise; (4.14) Population and Housing; (4.15) Public Services; (4.17) Transportation; and (4.20) Wildfire. After analyzing all potential impacts, it has been determined that there would be no adverse effects on human beings associated with implementation of the proposed project. With the implementation of Mitigation Measures MM-GEO-1, MM-GEO-2, MM-NOI-1, and MM-NOI-2 impacts on humans would be less than significant.

5.0 LIST OF PREPARERS

5.1 AGENCY REVIEWERS

5.1.1 City of Garden Grove

The following individuals reviewed and provided input on the Draft Initial Study/Mitigated Negative Declaration (IS/MND) and Technical Reports:

- Mary Martinez, Associate Planner
- Lee Marino, Planning Services Manager

5.2 IS/MND PREPARERS

5.2.1 LSA

The following individuals were involved in the preparation of this Draft IS/MND:

- Ashley Davis, Principal in Charge
- Scott Vurbeff, Senior Environmental Planner/Project Manager
- Amy Fischer, Executive Vice President
- Cara Carlucci, Senior Environmental Planner
- J.T. Stephens, Principal, Noise and Vibration Group
- Moe Abushanab, Mechanical Noise Engineer
- Dean Arizabal, Principal, Transportation Group
- Ivan H. Strudwick, Associate/Archaeologist
- Kerrie Collison, Senior Cultural Resources Manager
- Giana Gurrera, Assistant Environmental Planner
- Tamar Gharibian, Assistant Environmental Planner
- Jason Thomas, Graphics Technician
- Lauren Johnson, Technical Editor
- Chantik Virgil, Senior Word Processor

5.3 TECHNICAL REPORT PREPARERS

The following individuals were involved in the preparation of the technical reports in support of this Draft IS/MND. The nature of their involvement is summarized below.

5.3.1 LGC Geotechnical, Inc.

The following individuals were involved in the preparation of the *Preliminary Geotechnical Report for the Proposed Residential Development at 9071 Lampson Avenue, Garden Grove, California* (May 6, 2022):

- Dennis Boratynec, GE 2770
- Katie Maes, CEG 2216

5.3.2 MDS Consulting

The following individual was involved in the preparation of the *Preliminary Water Quality Management Plan (PWQMP)* (May 14, 2022):

- Ed Lenth, Engineer

5.3.3 Ardent Environmental Group, Inc.

The following individuals were involved in the preparation of the *Phase I Environmental Site Assessment* (May 17, 2022):

- Matthew Pensaw, Senior Staff Scientist
- Craig A. Metheny, C.A.C.

5.3.4 LSA

The following individuals were involved in the preparation of the *Noise and Vibration Impact Memorandum* (June 6, 2022):

- J.T. Stephens, Principal
- Moe Abushanab, Mechanical Noise Engineer

The following individuals were involved in the preparation of the *Air Quality and Greenhouse Gas Technical Memorandum* (June 3, 2022):

- Amy Fischer, Executive Vice President
- Cara Carlucci, Senior Environmental Planner

6.0 REFERENCES

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MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that where significant effects have been identified, the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes that have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- The lead agency shall specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which its decision is based.
- A public agency shall provide measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a Draft Environmental Impact Report (EIR), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either (1) submit to the lead agency complete and detailed performance objectives for mitigation measures that would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or (2) refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources that are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance with that requirement by a responsible agency or agency having jurisdiction over natural resources affected by a project shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Garden Grove (City) to ensure that all mitigation measures adopted as part of the proposed Lampson

Avenue Residential Project at 9071, 9081, and 9091 Lampson Avenue (proposed project) will be carried out as described in the Final EIR.

Table 1.A lists each of the mitigation measures specified in the Draft EIR and identifies the party or parties responsible for implementation and monitoring of each measure. Table 1.A only includes resources which were evaluated in the Draft EIR, biological resources, geology and soils, noise, and tribal cultural resources.

**TABLE 1.A: LAMPSON AVENUE RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
4.4 BIOLOGICAL RESOURCES				
MM-BIO-1	Nesting Bird Survey and Avoidance. If vegetation removal, construction, or grading activities are planned to occur within the active nesting bird season (February 1 through August 31), the City of Garden Grove Director of Community and Economic Development, or designee, shall confirm that the Applicant has retained a qualified biologist who shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. The nesting bird survey shall include the work area and areas adjacent to the site (within 500 feet, as feasible) that could potentially be affected by project-related activities such as noise, vibration, increased human activity, and dust. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around the active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and the nature of the proposed activities. If active nests are present at the time of survey, the buffer shall be deemed effective by the qualified biologist if nesting birds do not appear to be affected by construction activities and young birds successfully fledge from the nest. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active, as determined by the qualified biologist.	No more than 3 days prior to the start of vegetation removal, construction, or grading activities that are planned to occur within the active nesting bird season (February 1 through August 31).	City of Garden Grove Director of Community and Economic Development, or designee	
4.5 GEOLOGY AND SOILS				
MM-GEO-1	Geotechnical Plan Review. Prior to grading and building permit issuance, project construction plans shall be reviewed by the City of Garden Grove's (City) Land Development Section in order to verify that all geotechnical recommendations provided in the project's <i>Preliminary Geotechnical Report</i> (LGC Geotechnical, Inc. 2022) and the final geotechnical report are implemented to address on-site geotechnical constraints, including recommendations to address liquefaction, subsidence, and importation of	Prior to grading and building permit issuance (for geotechnical plan review) and during grading, during utility trench backfill and compaction, after presoaking building pads and other concrete-flatwork subgrades, and prior to placement of aggregate base	City of Garden Grove's (City) Land Development Section (for geotechnical plan review) and the project engineer (for geotechnical observation and/or testing)	

**TABLE 1.A: LAMPSON AVENUE RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
	<p>expansive fill material. Recommendations outlined in the <i>Preliminary Geotechnical Report</i> to address liquefaction, subsidence, and importation of expansive material include designing post-tensioned foundations for the conservative seismic settlement due to liquefaction, as moisture conditioning of the subgrade soils prior to trenching the foundation, interconnecting any isolated structural pad footings with grade beams, evaluating foundation plans of required infiltration systems that are adjacent to foundations, and importing soils that consist of “very low” expansion potential with an expansion index of 20 or less per ASTM S4829 for general fill. The geotechnical recommendations shall be included on the grading and building plans to the satisfaction of the City. Geotechnical observation and/or testing should be performed by the project engineer at the following stages:</p> <ul style="list-style-type: none"> • During grading (removal bottoms, fill placement, etc.); • During utility trench backfill and compaction; • After presoaking building pads and other concrete-flatwork subgrades, and prior to placement of aggregate base or concrete; • Preparation of pavement subgrade and placement of aggregate base; • After building and wall footing excavation and prior to placing steel reinforcement and/or concrete; and • When any unusual soil conditions are encountered during any construction operation subsequent to issuance or this report. 	<p>or concrete, after building and wall footing excavation and prior to placing steel reinforcement and/or concrete, and when any unusual soil conditions are encountered during any construction operation subsequent to issuance or this report (for geotechnical observation and/or testing)</p>		
MM-GEO-2	<p>Paleontological Resources. Prior to grading permit issuance, grading plans shall indicate that in the event that paleontological resources are encountered during project construction, work in the immediate area of the find shall</p>	<p>Prior to grading permit issuance</p>	<p>A qualified paleontologist from the Orange County List of Qualified Paleontologist</p>	

**TABLE 1.A: LAMPSON AVENUE RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
	be redirected. Subsequently, the Applicant shall retain, with the approval of the City of Garden Grove's (City) Community Development Director, or designee, a qualified paleontologist from the Orange County List of Qualified Paleontologists to assess the findings for scientific significance. If any fossil remains are discovered in sediments with a low paleontological sensitivity rating (Young Alluvial Fan Deposits), the paleontologist shall make recommendations as to whether monitoring shall be required in these sediments on a full-time basis.			
4.13 NOISE				
MM-NOI-1	HVAC Equipment. Prior to issuance of building permits, the City's Community Development Director, or designee, shall verify that building plans indicate that mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC]) shall have a sound rating of less than 66.6 A-weighted decibels (dBA) when measured at more than 35 feet from the project property line to assure compliance with the City's Noise Ordinance. Should HVAC equipment be louder or closer than those details provided above, the applicant would be required to retain an acoustical engineer to model noise levels and confirm that noise levels would comply with City exterior noise standards, prior to issuance of a certificate of occupancy. In this circumstance, a follow-up noise memorandum shall be prepared by the acoustical engineer and submitted to the City's Community Development Director, or designee, for approval.	Prior to issuance of building permits	The City's Community Development Director, or designee	
MM-NOI-2	Construction Vibration Damage. Due to the close proximity to surrounding structures, the City's Community Development Director, or designee, shall verify prior to issuance of demolition and grading permits, that demolition and grading plans shall require the construction contractor to implement the following mitigation measures during	Prior to issuance of demolition and grading permits	The City's Community Development Director, or designee	

**TABLE 1.A: LAMPSON AVENUE RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
	<p>project construction activities to ensure that damage does not occur at surrounding structures:</p> <ul style="list-style-type: none"> Identify structures that are located within 5 feet (ft) of heavy construction activities and that have the potential to be affected by ground-borne vibration. This task shall be conducted by a qualified structural engineer as approved by the City's Community Development Director, or designee. Develop a vibration monitoring and construction contingency plan for approval by the City's Community Development Director, or designee, to identify structures where monitoring would be conducted; set up a vibration monitoring schedule; define structure-specific vibration limits to avoid damage; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approached the limits. The contingencies may include, but are not limited to use of smaller equipment, increased distance requirements, and alternative construction methods. At a minimum, monitor vibration during initial demolition activities. Monitoring results may indicate the need for more or less intensive measurements. When vibration levels approach limits, suspend construction and implement contingencies as identified in the approved vibration monitoring and construction contingency plan to either lower vibration levels or secure the affected structures. 			
4.18 TRIBAL CULTURAL RESOURCES				

**TABLE 1.A: LAMPSON AVENUE RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
MM-TCR-1	<p>Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial</p>	Prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations	The project applicant/lead agency	

**TABLE 1.A: LAMPSON AVENUE RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
	<p>goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p> <p>On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p>			

**TABLE 1.A: LAMPSON AVENUE RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
MM-TCR-2	<p>Unanticipated Discovery of Human Remains and Associated Funerary Objects. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</p> <p>If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.</p> <p>Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).</p> <p>Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or</p>	Immediately after Native American human remains and/or grave goods are discovered or recognized on the project site	The project applicant/lead agency	

**TABLE 1.A: LAMPSON AVENUE RESIDENTIAL PROJECT
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No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
	<p>archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)</p> <p>Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p> <p>Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p>			
MM-TCR-3	<p>Procedures for Burials and Funerary Remains. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.</p> <p>If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.</p> <p>The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed</p>	Immediately after the discovery of human remains which includes four or more burials	The project applicant/lead agency	

**TABLE 1.A: LAMPSON AVENUE RESIDENTIAL PROJECT
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No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
	<p>to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.</p> <p>In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.</p> <p>In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner</p>			

**TABLE 1.A: LAMPSON AVENUE RESIDENTIAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
	<p>at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p> <p>The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.</p>			

FINAL

**INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

**LAMPSON AVENUE RESIDENTIAL PROJECT
GARDEN GROVE, CALIFORNIA**



December 2022

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FINAL

**INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

**LAMPSON AVENUE RESIDENTIAL PROJECT
GARDEN GROVE, CALIFORNIA**

Submitted to:

City of Garden Grove
11222 Acacia Parkway
Garden Grove, California 92840

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December 2022

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1.0 INTRODUCTION

This document comprises the Final Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Lampson Avenue Residential (project) at 9071, 9081, and 9091 Lampson Avenue. It is composed of an Errata section that clarifies, amplifies, or makes minor modifications to the Draft IS/MND text. The Draft IS/MND and technical appendices are bound separately.

In compliance with Section 15201 of the *State California Environmental Quality Act (CEQA) Guidelines*, the City of Garden Grove (City) has provided opportunities for public participation in the environmental process.

The California Environmental Quality Act (CEQA) requires a Draft IS/MND to have a review period lasting at least 30 days for projects that have been submitted to the California State Clearinghouse for review (*State CEQA Guidelines*, Section 150102). As required by the *State CEQA Guidelines* Section 15072, the City provided a public Notice of Intent (NOI) to adopt the Draft MND for the proposed project at the same time it filed a Notice of Completion (NOC) with the State Clearinghouse. The Draft IS/MND was circulated for public review for a period of 30 days, from October 20, 2022, to November 18, 2022.

The City used several media to solicit comments on the Draft IS/MND. The NOI and IS/MND were mailed to interested parties and public agencies and organizations that had expressed interest. The City submitted the Draft IS/MND to the State Clearinghouse for distribution to, and review by, State agencies. The City made copies of the Draft IS/MND available at the Planning Services Counter of the City of Garden Grove City Hall. In addition, the City posted the Draft IS/MND and all technical appendices on the City's website.

The City did not receive any comment letters on the Draft IS/MND during the public review period, and therefore, the Final IS/MND does not include any responses to comments or revisions from public input during the public review period. Proposed revisions are based on a recent Code Amendment that reduced the minimum lot size for a residential Planned Unit Development (PUD) to one acre. These revisions to the Draft IS/MND are included in Chapter 2.0, Errata, and do not constitute significant new information, change the conclusions of the environmental analysis, or require recirculation of the document (*State CEQA Guidelines*, Section 15088.5).



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2.0 ERRATA

This section of the Final Environmental Impact Report (EIR) provides text changes to the Draft EIR that have been made to clarify, amplify, or make minor edits to the Draft EIR text for the proposed Lampson Avenue Residential Project (proposed project) located at 9071, 9081, and 9091 Lampson Avenue in the City of Garden Grove. Such changes are a result of the City's further review of the Draft EIR and a recent Code Amendment that reduced the minimum lot size for a residential PUD to one acre. The changes described in this section are generally minor changes that do not constitute significant new information, change the conclusions of the environmental analysis, or require recirculation of the document (*State CEQA Guidelines*, Section 15088.5).

Such changes to the Draft EIR are indicated in this section under the appropriate Draft EIR section. Deletions are shown with ~~striketrough~~ and additions are shown with underline.

Chapter 1.0, Project Information

Item 10, Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements) on page 1-2 has been revised in response to a recent Code Amendment that reduced the minimum lot size for a residential PUD to one acre. This change has no effect on the analysis or conclusions contained in the Draft EIR.

10. Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements):

- a) **City of Garden Grove:** Adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) and approval of: a Site Plan to construct the 13 two-story homes along with associated site improvements, zone change from R-1-7 to Planned Unit Development (PUD), ~~and variance to deviate from the minimum 3-acre requirement to allow a zone change to PUD,~~ and a Vesting Tentative Tract Map to subdivide the subject properties.

Chapter 2.0, Project Description

Section 2.2, Proposed Project Characteristics, in Chapter 2.0, Project Description, has been revised in response to a recent Code Amendment that reduced the minimum lot size for a residential PUD to one acre. This change has no effect on the analysis or conclusions contained in the Draft EIR.

The following revisions were made on page 2-11 in Section 2.2, Proposed Project Characteristics:

The Applicant is requesting approval of the following discretionary actions and entitlements as part of the proposed project: (1) a zone change from R-1-7 to a Planned Unit Development (PUD), ~~(2) variance to deviate from the minimum 3-acre requirement to allow a zone change to a PUD,~~ ~~(3)~~ approval of a Vesting Tentative Tract Map to subdivide the subject properties, (3) approval of a Site Plan to construct the 13 two-story homes along with associated site improvements, and (4) adoption of the IS/MND.

Section 2.2.8, Variance to Deviate from the Minimum 3-Acre Requirement in Chapter 2.0, Project Description, has been removed in response to a recent Code Amendment that reduced the minimum lot size for a residential PUD to one acre. This change has no effect on the analysis or conclusions contained in the Draft EIR.

The following text deletion was made on page 2-19 in Section 2.2, Proposed Project Characteristics:

~~2.2.8 Variance to Deviate from the Minimum 3-Acre Requirement~~

~~The proposed project involves a variance from the requirement that a PUD for a residential development must be a minimum of 3 acres. Per Section 9.12.030.020 of the Garden Grove Municipal Code, "planned unit development procedures shall apply only to those individual sites having a net area of... three acres for residential developments." Because the proposed project site is a net of 1.6 acres, a variance from this requirement would allow for the proposed residential development to be constructed.~~

Section 2.4, Required Permits and Approvals in Chapter 2.0, Project Description, has been removed in response to a recent Code Amendment that reduced the minimum lot size for a residential PUD to one acre. This change has no effect on the analysis or conclusions contained in the Draft EIR.

The following revisions were made on page 2-20 in Section 2.2, Proposed Project Characteristics:

In accordance with Sections 15050 and 15367 of the *State CEQA Guidelines*, the City is the designated Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions and project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

The discretionary actions to be considered by the City as a part of the proposed project include:

- Adoption of the IS/MND
- Zone change from R-1-7 to PUD
- Site Plan approval to construct the 13 two-story homes along with associated site improvements
- Vesting Tract Map approval to subdivide the subject properties
- ~~Variance to deviate from the minimum 3-acre requirement to allow a zone change to PUD~~

Chapter 4.0, CEQA Environmental Checklist

The response to 4.14, Population and Housing (a) in Section 4.14.1 in Chapter 4.0, CEQA Environmental Checklist, has been revised in response to a recent Code Amendment that reduced the minimum lot size for a residential PUD to one acre. This change has no effect on the analysis or conclusions contained in the Draft EIR.

The following revisions were made on page 4.14-1 in Section 4.14.1(a):

Less Than Significant Impact. The project site is currently developed and located within an urban area of the City of Garden Grove (City). Approval of the project involves a zone change to a Planned Unit Development (PUD), ~~a variance to deviate from the minimum 3-acre requirement to allow a zone change to a PUD,~~ approval of a Vesting Tentative Tract Map and Site Plan, and construction of 13 single-family units with private recreational areas, an open space parcel, and two private streets.

According to the United States Census Bureau 2020 Decennial Census data, the population in the City of Garden Grove is approximately 171,949. As articulated in Section 4.15, Public Services, below, the proposed project would result in an increase of approximately 47 residents.¹ This increase in population would incrementally increase the City's population by 0.03 percent to 171,996 residents. Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) forecasts that the population for the City of Garden Grove would increase from 176,000 in 2016 to approximately 185,800 people by the year 2045 (SCAG 2020). The projected increase of 47 residents from the proposed project represents approximately 0.5 percent of the forecasted projected growth for the City, and therefore, the proposed project would be consistent with the SCAG growth projections.² Additionally, the City's Regional Housing Needs Assessment (RHNA) for the 2021–2029 planning period identifies that the City's future housing need is 19,168 units for very-low income, low income, moderate income, and above moderate income households (City of Garden Grove 2021). The project would contribute toward the City's future housing need for the 2021–2029 planning period.

The proposed project's forecasted population growth accounts for less than one percent of the City's overall population and is within the City's population forecast, and it would also contribute to the City's future housing needs. Therefore, the project would not induce substantial unplanned population growth, and the effects would be less than significant. No mitigation is required.

¹ Proposed project residents: 13 single-family residential units x 3.57 persons/household (according to United States Census Bureau 2020 Decennial Census Data) = 46.4 persons.

Net increase of residents: 47 additional persons – (3 existing single-family residential units x 3.57 persons/household) = 36 persons.

² SCAG's forecasted growth from 2016 to 2045 in the City is 176,000 to 185,800 (addition of 9,800 residents) (47 new residents from proposed project)/(population growth of 9,800) = 0.5 percent.



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Site Summary :

Minimum Lot Size
: 43' x 79.7' =3,427 sq.ft.

Total Units : 13
P-1 : 5 (2,524 sq.ft.)
P-2 : 8 (2,807 sq.ft.)

Gross Site Area : ±1.78 Acres
Gross Density : ± 7.3 DU/Acre

*Net Lot Area : ± 1.30 Acres
Net Density : ± 10 DU/Acre
*(Gross Area minus Private Streets)

Parking Required :
9.12.040.060 Special Requirements
Small Lot Subdivision Dwellings :
3.75 Spaces/Unit
Total Spaces Required : 49

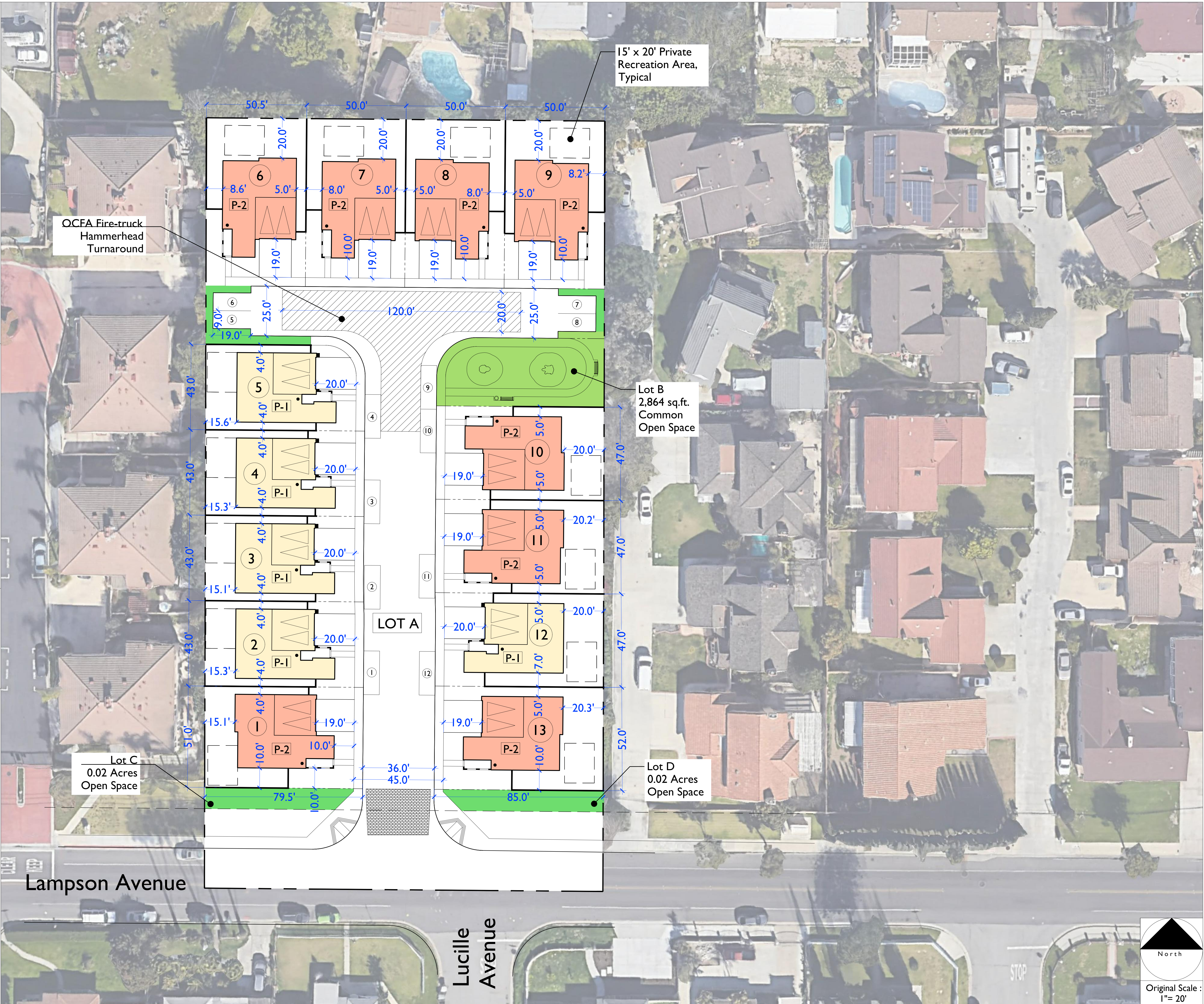
Parking Provided :
2 Garage Spaces/Unit = 26
1 Driveway Apron Space/Unit = 13
Unassigned Guest Parking Spaces = 12
Total Spaces Provided = 51 (3.92:1)

Common Open Space Required :
200 sq.ft. x 13 = 2,600
Common Open Space Provided :
± 2,864 sq.ft. (220.3 sq.ft./Unit)

Minimum Building Setbacks :
From back of sidewalk :
Living : 10'
Garage : 19'
Porch : 10'

Side :
From Lot Line : 4'

Rear :
From Lot Line : 15' (Lots 1-5)
From Lot Line : 20' (Lots 6-13)
Building Separation : 8' min.

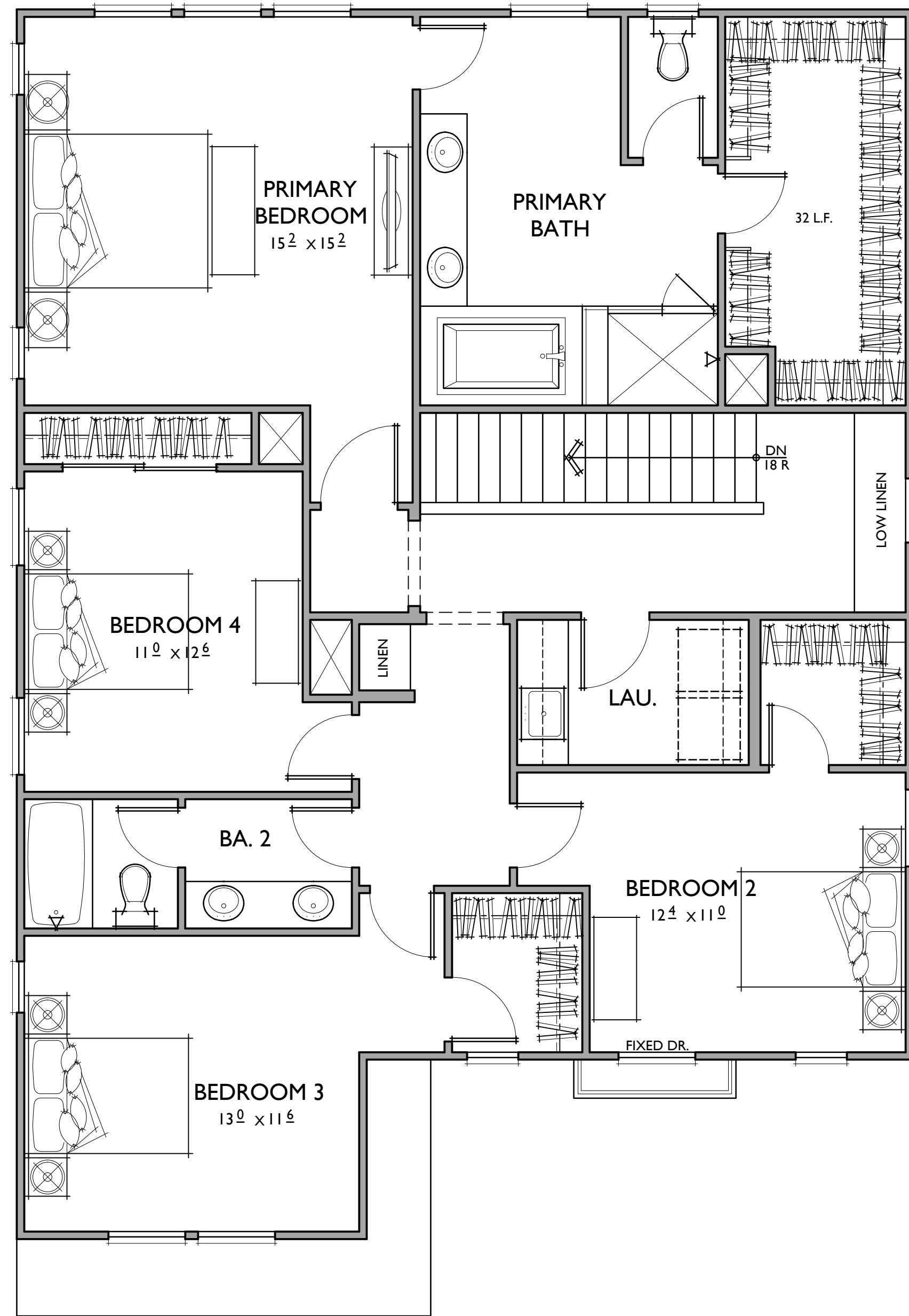




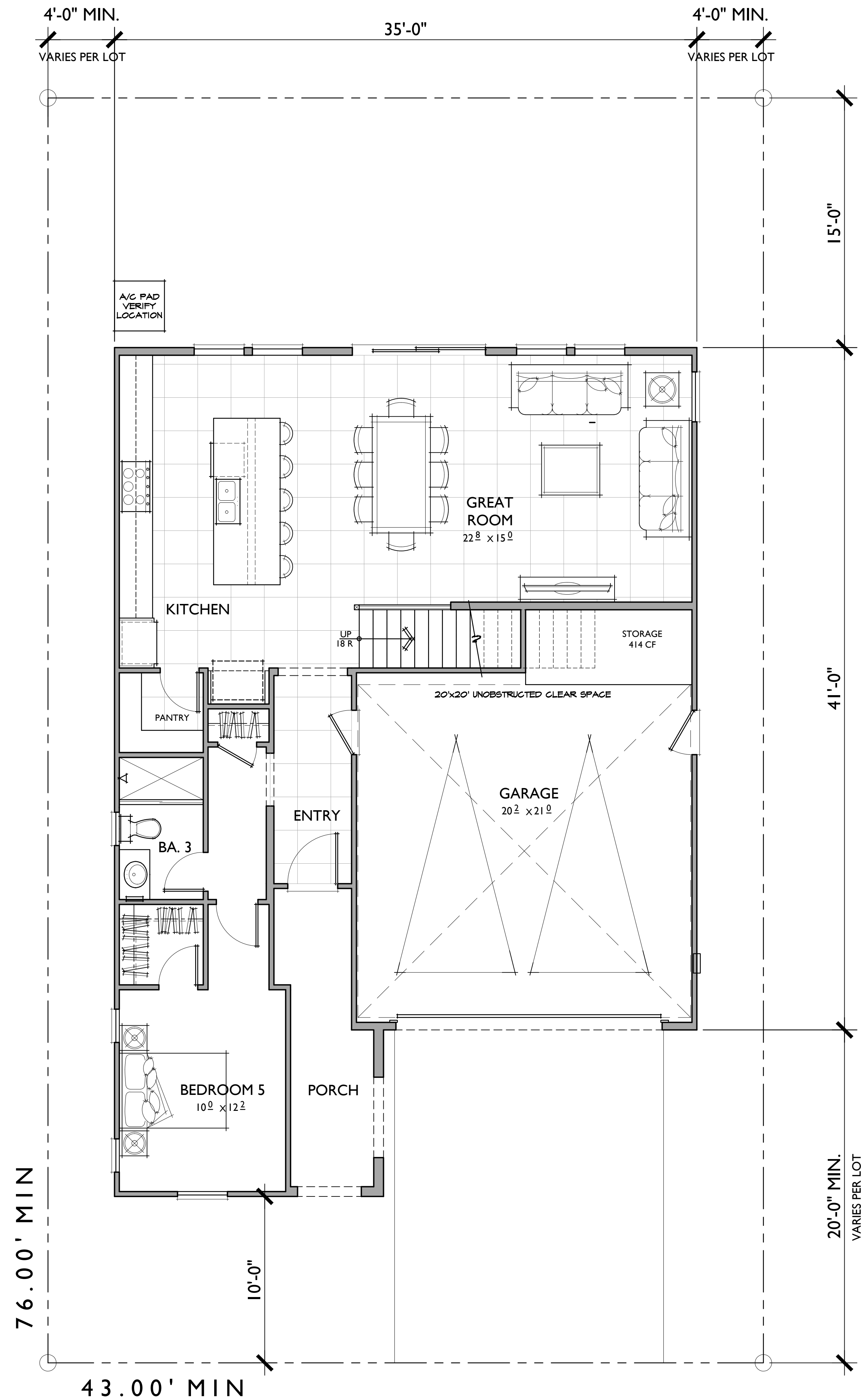
SPANISH



CONTEMPORARY SPANISH



SECOND FLOOR



FIRST FLOOR

PLAN I

5 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,040 SQ. FT.
2ND FLOOR	1,484 SQ. FT.
TOTAL LIVING	2,524 SQ. FT.
2 - CAR GARAGE	481 SQ. FT.
PORCH	93 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT

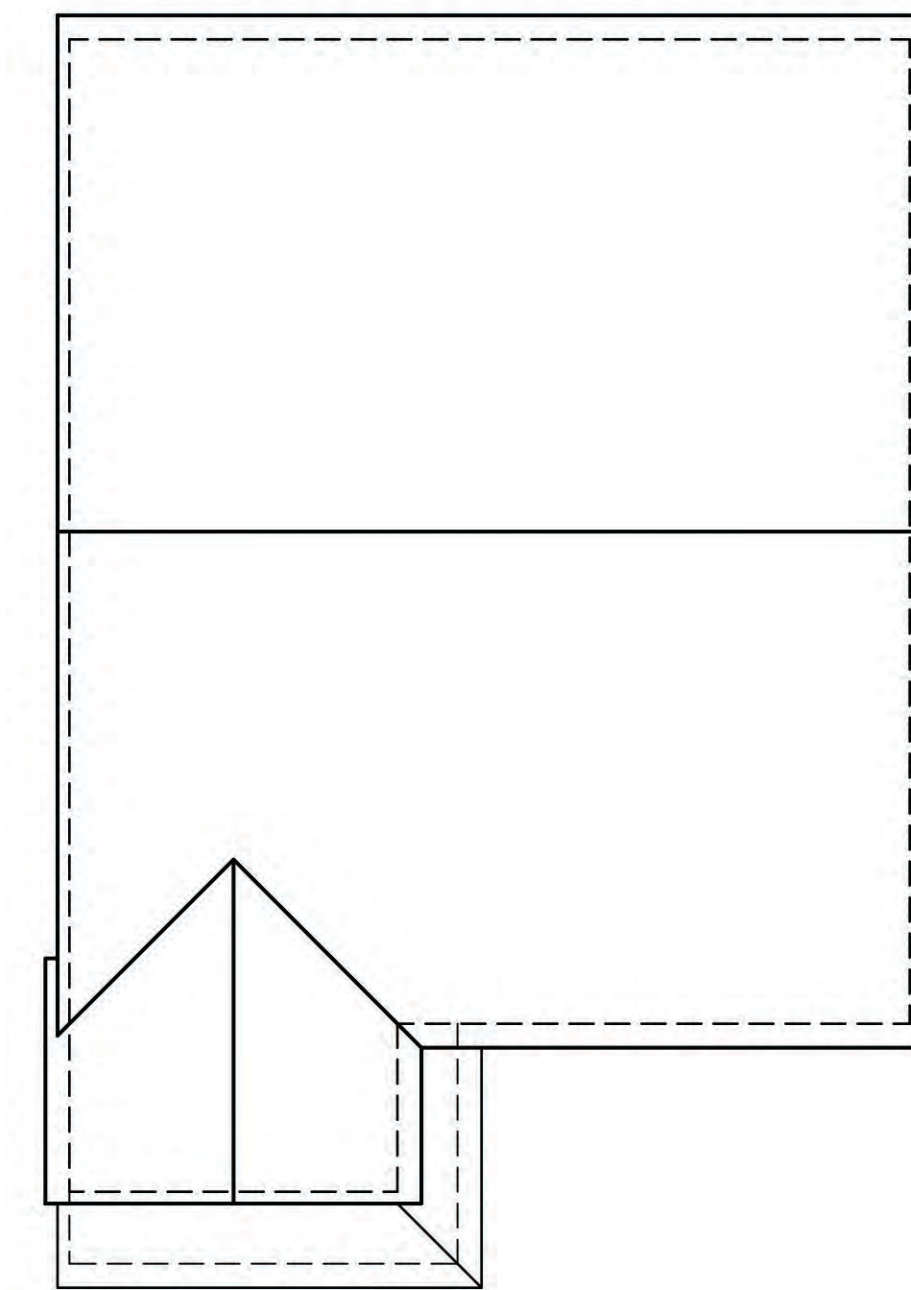


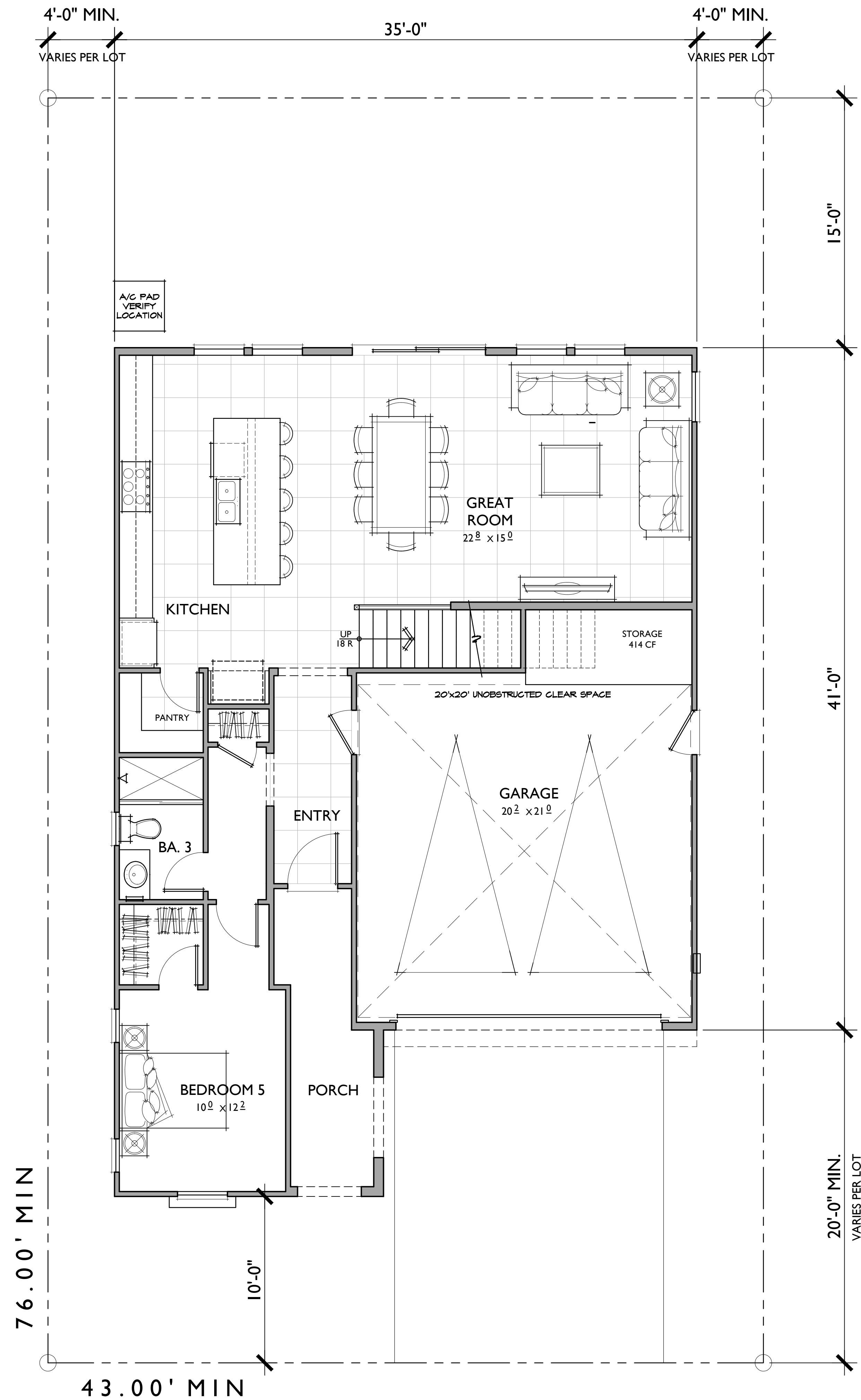
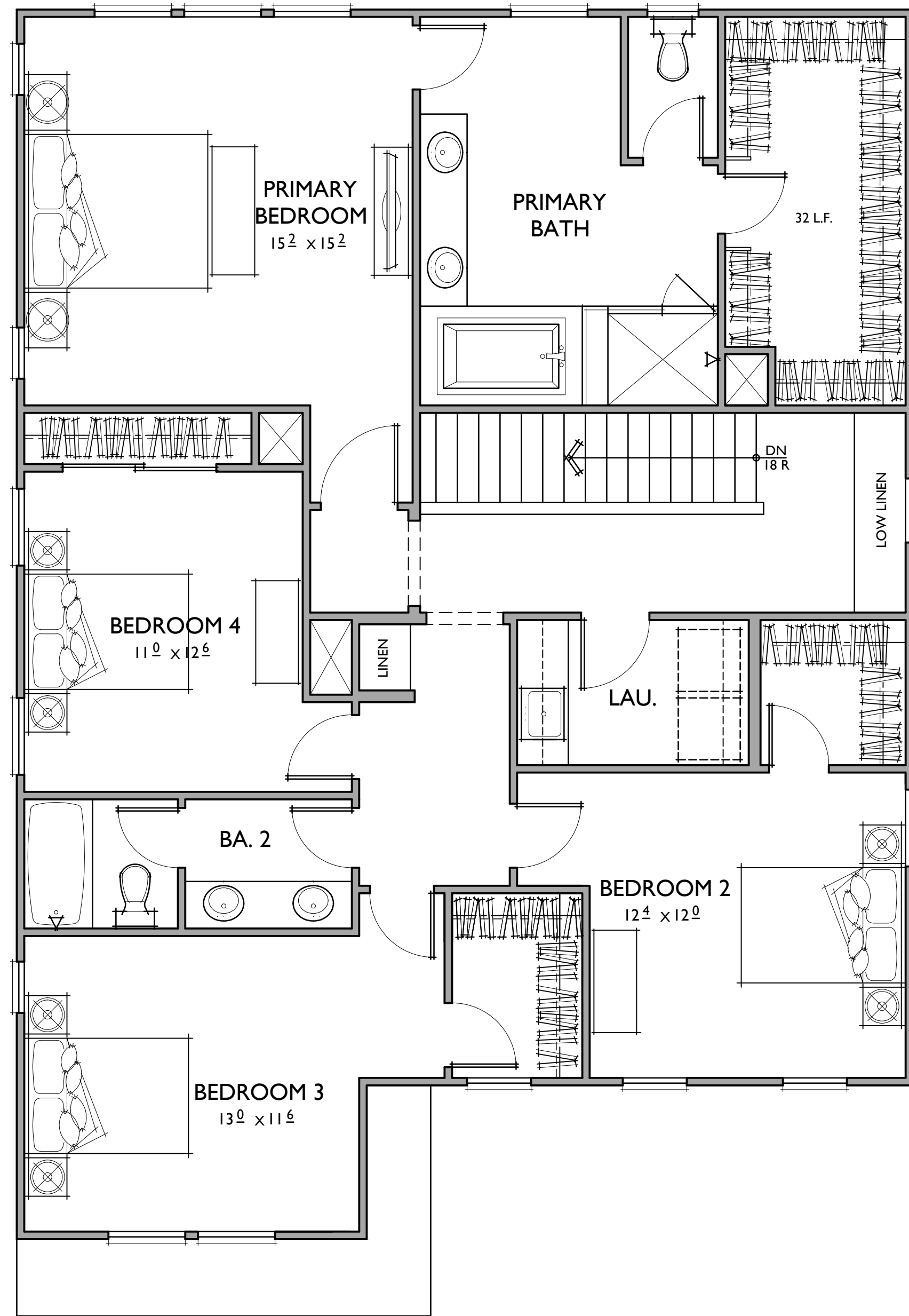
RIGHT



FRONT

A
1/4"=1'-0"





FIRST FLOOR

PLAN I
5 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,040 SQ. FT.
2ND FLOOR	1,506 SQ. FT.
TOTAL LIVING	2,546 SQ. FT.
2 - CAR GARAGE	481 SQ. FT.
PORCH	93 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT

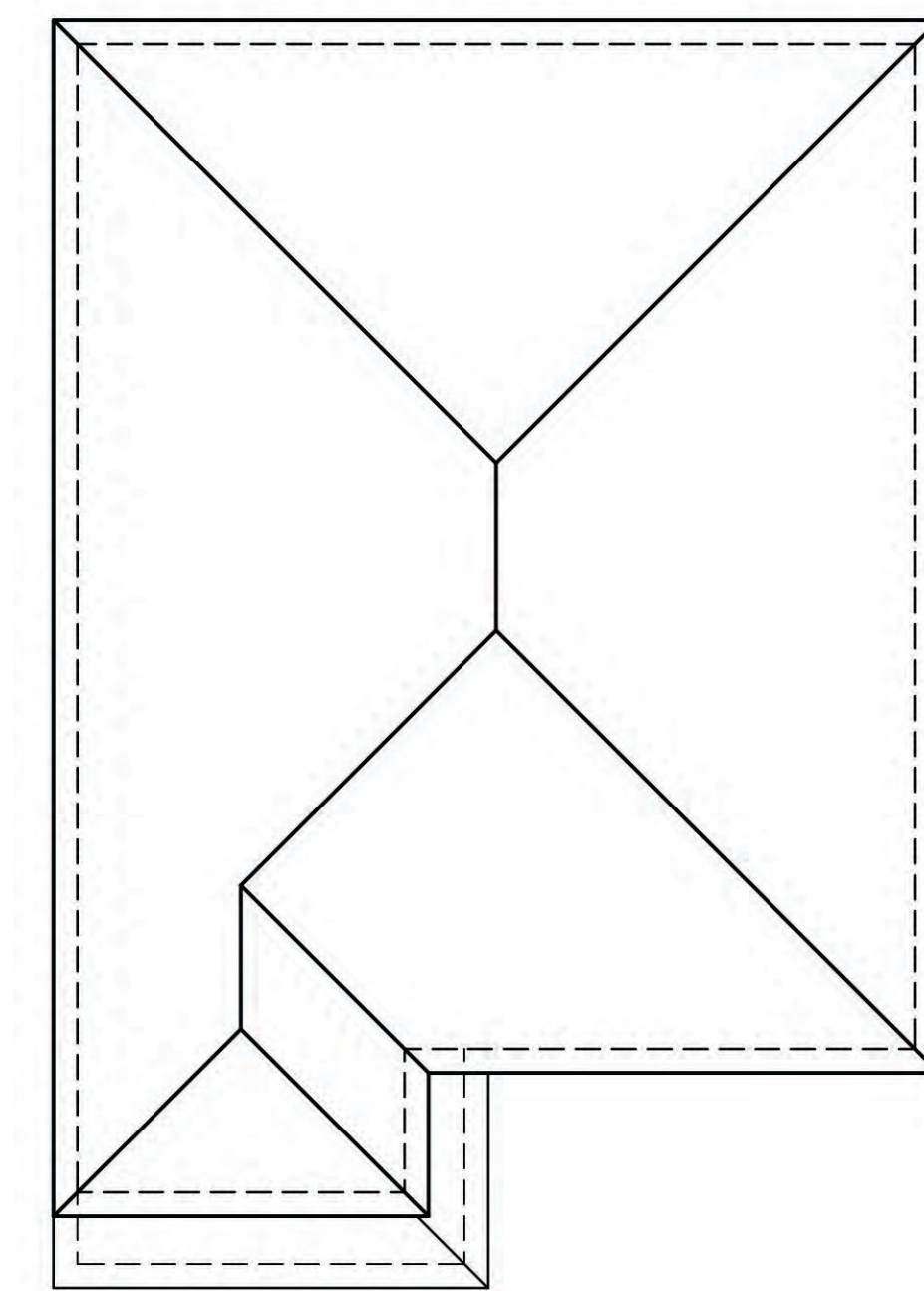


RIGHT



FRONT

B
1/4"=1'-0"

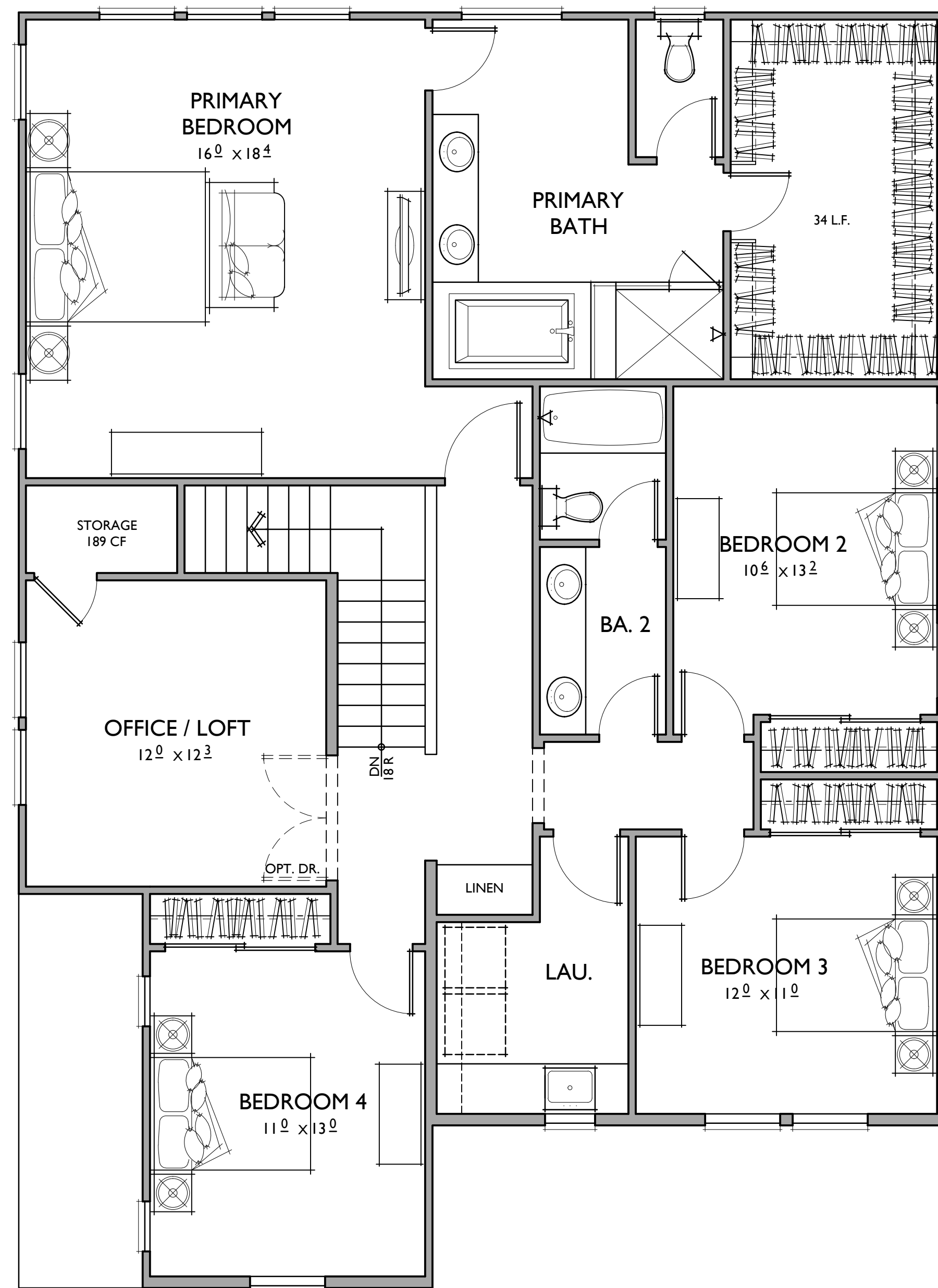




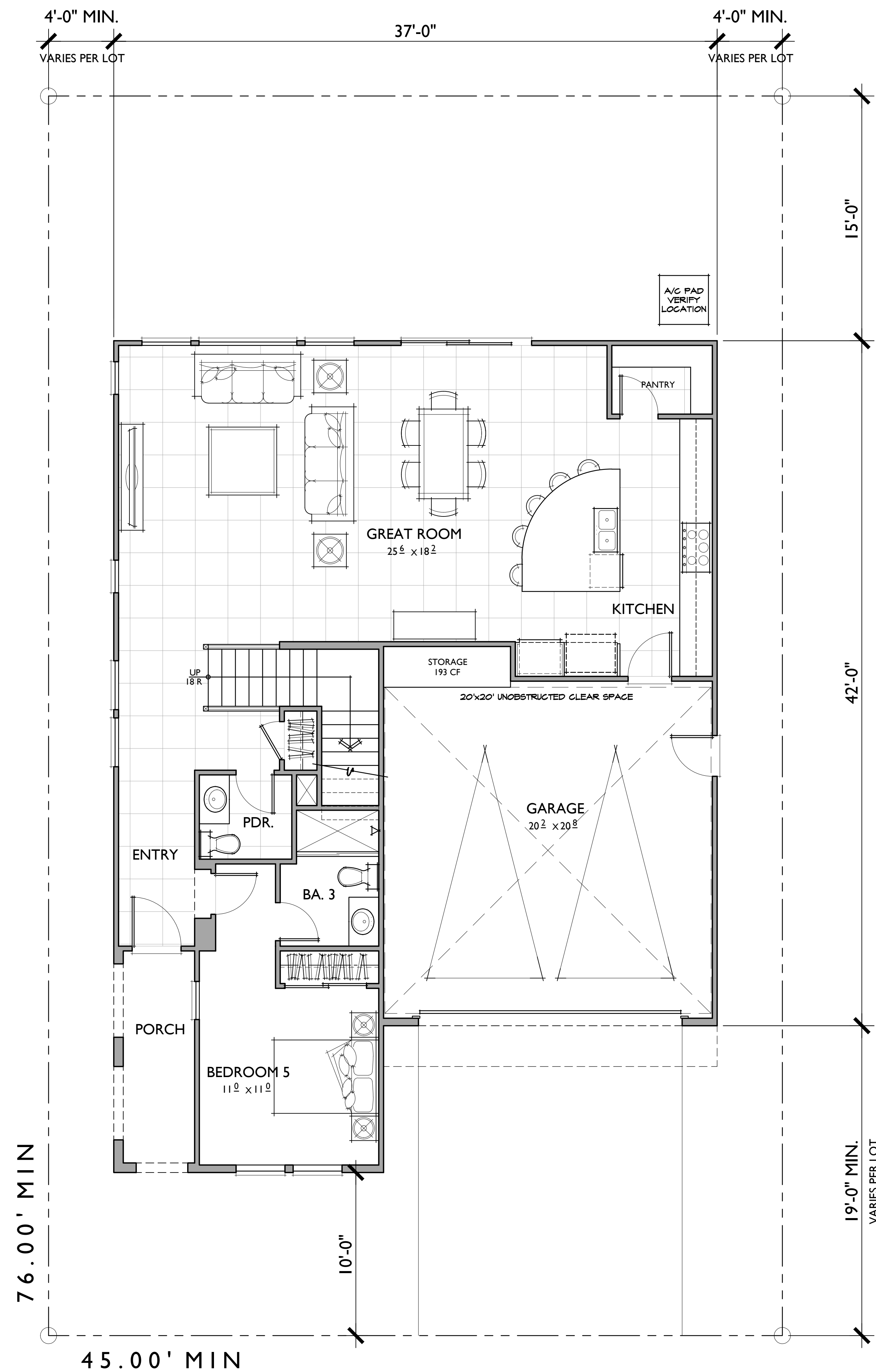
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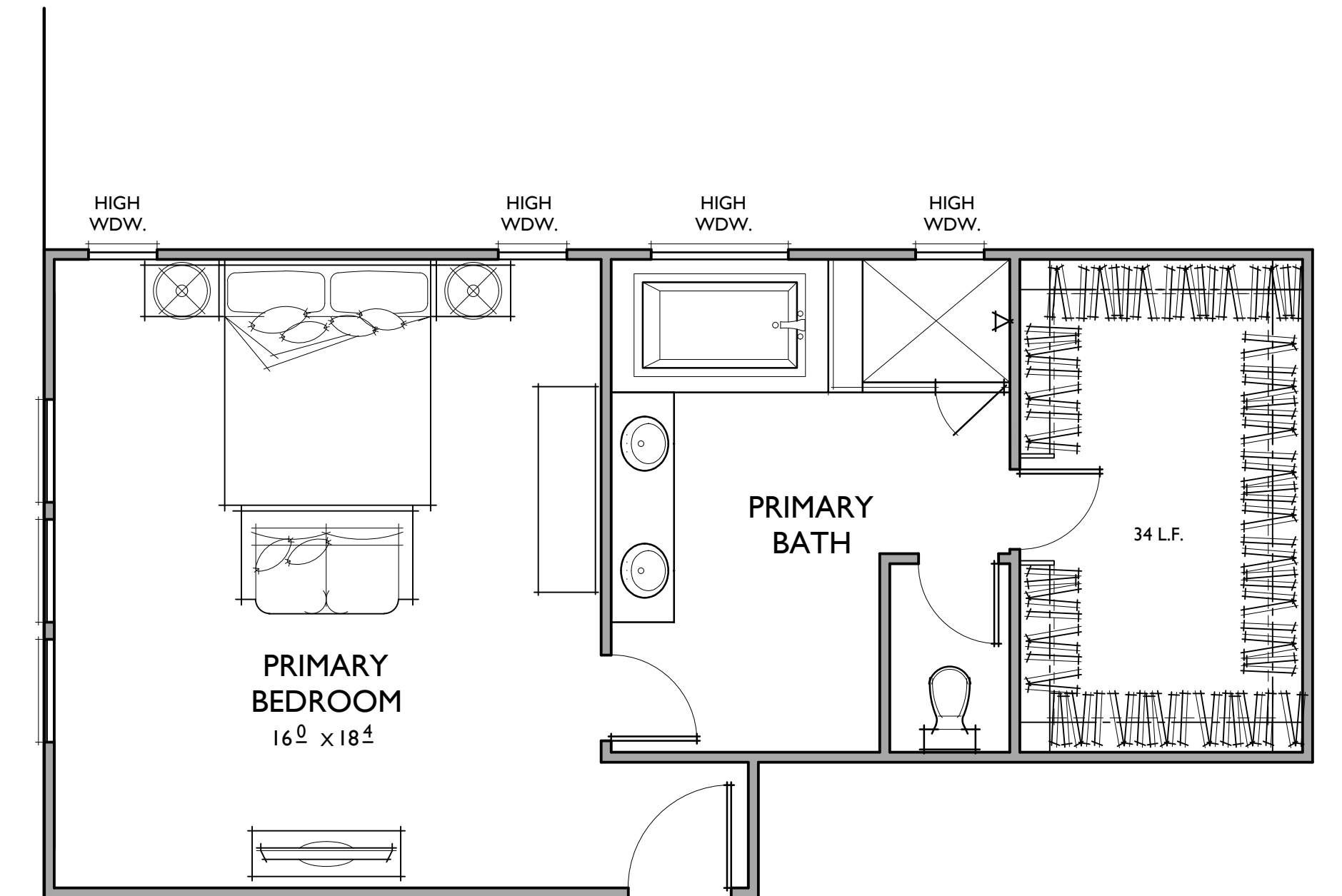
CONTEMPORARY SPANISH



SECOND FLOOR



FIRST FLOOR



ALTERNATE PRIMARY BEDROOM

Alternate for lots 6-9

PLAN 2

5 BEDROOMS / 3.5 BATHS + OFFICE
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,187 SQ. FT.
2ND FLOOR	1,620 SQ. FT.
TOTAL LIVING	2,807 SQ. FT.
2 - CAR GARAGE	449 SQ. FT.
PORCH	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT

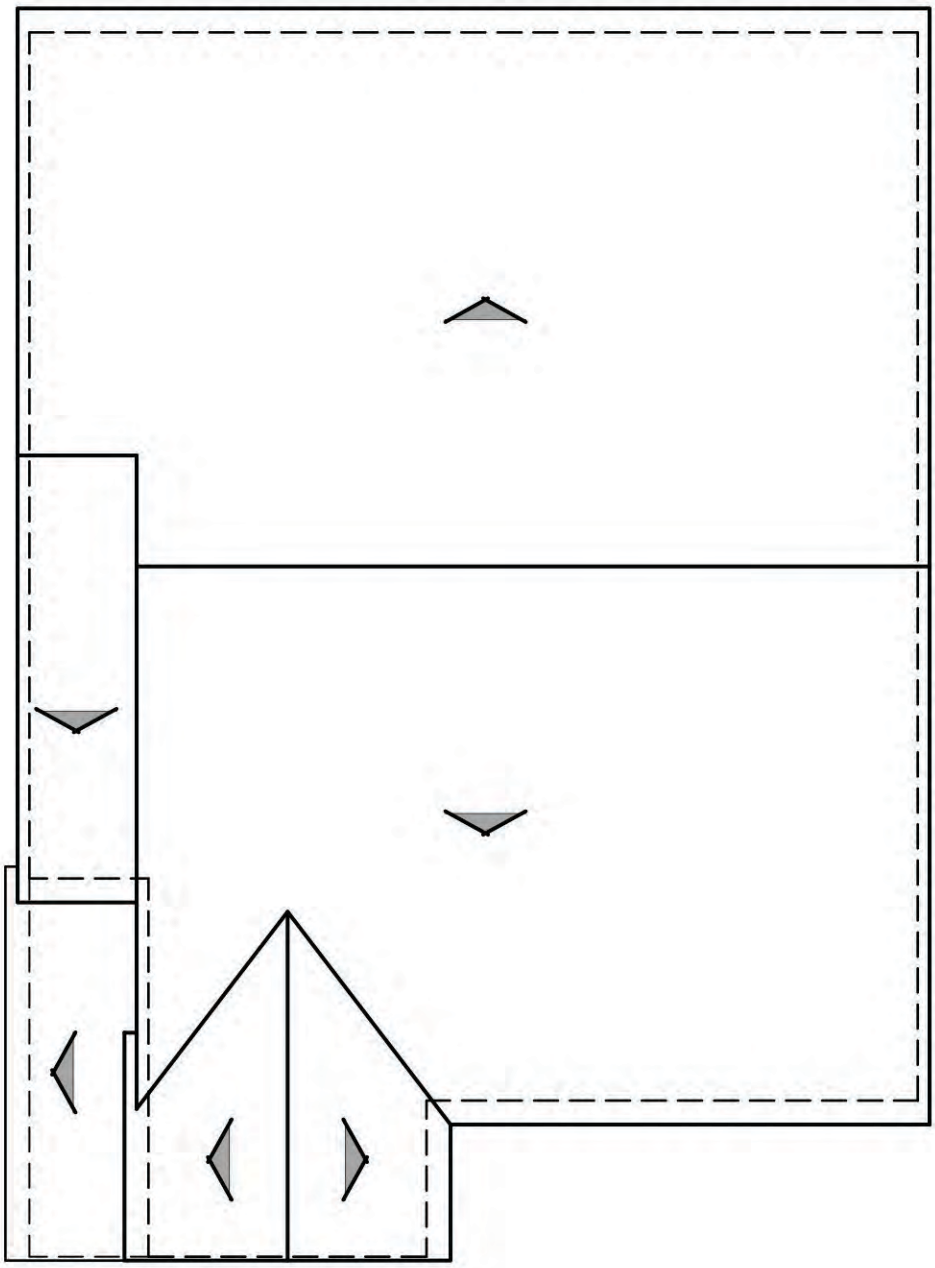


RIGHT



FRONT

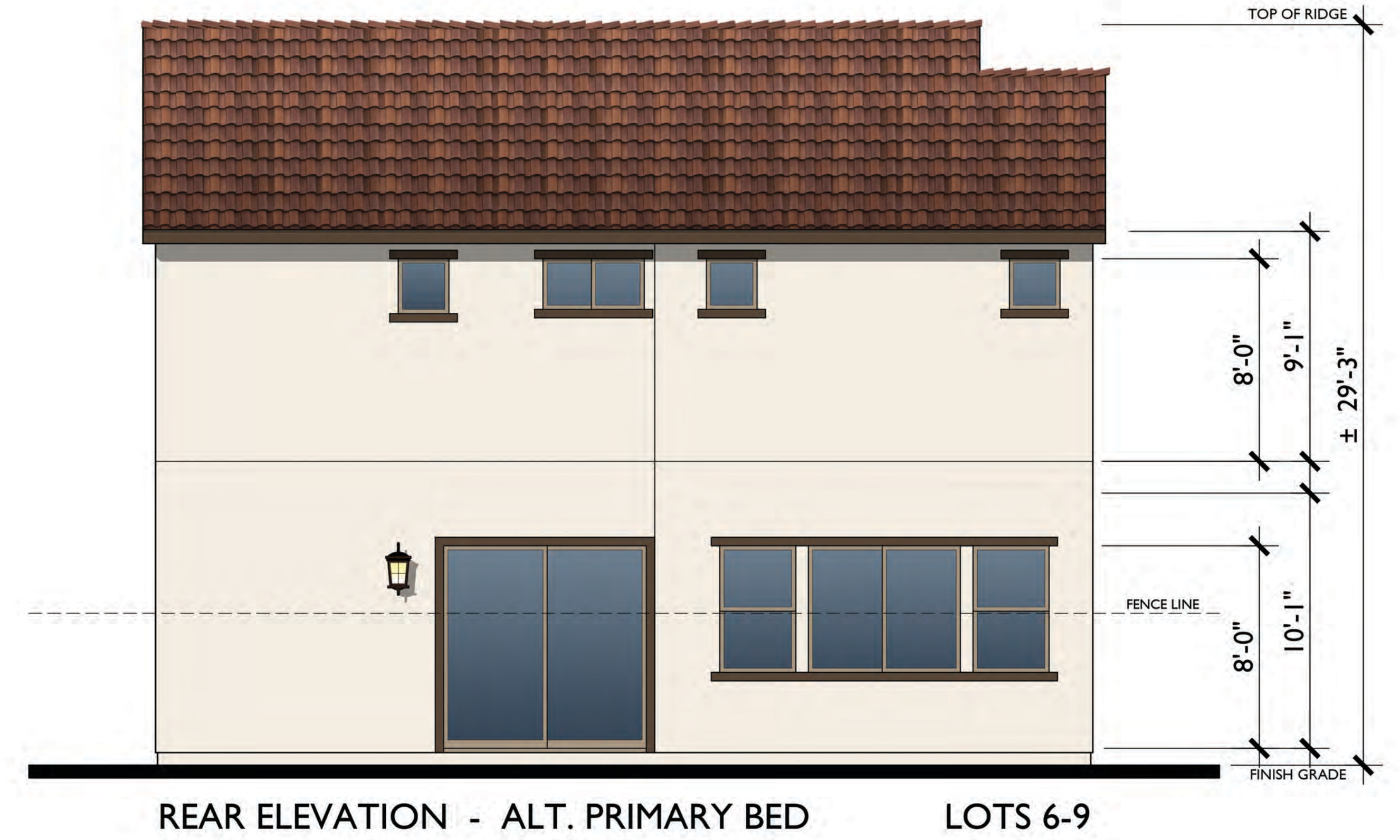
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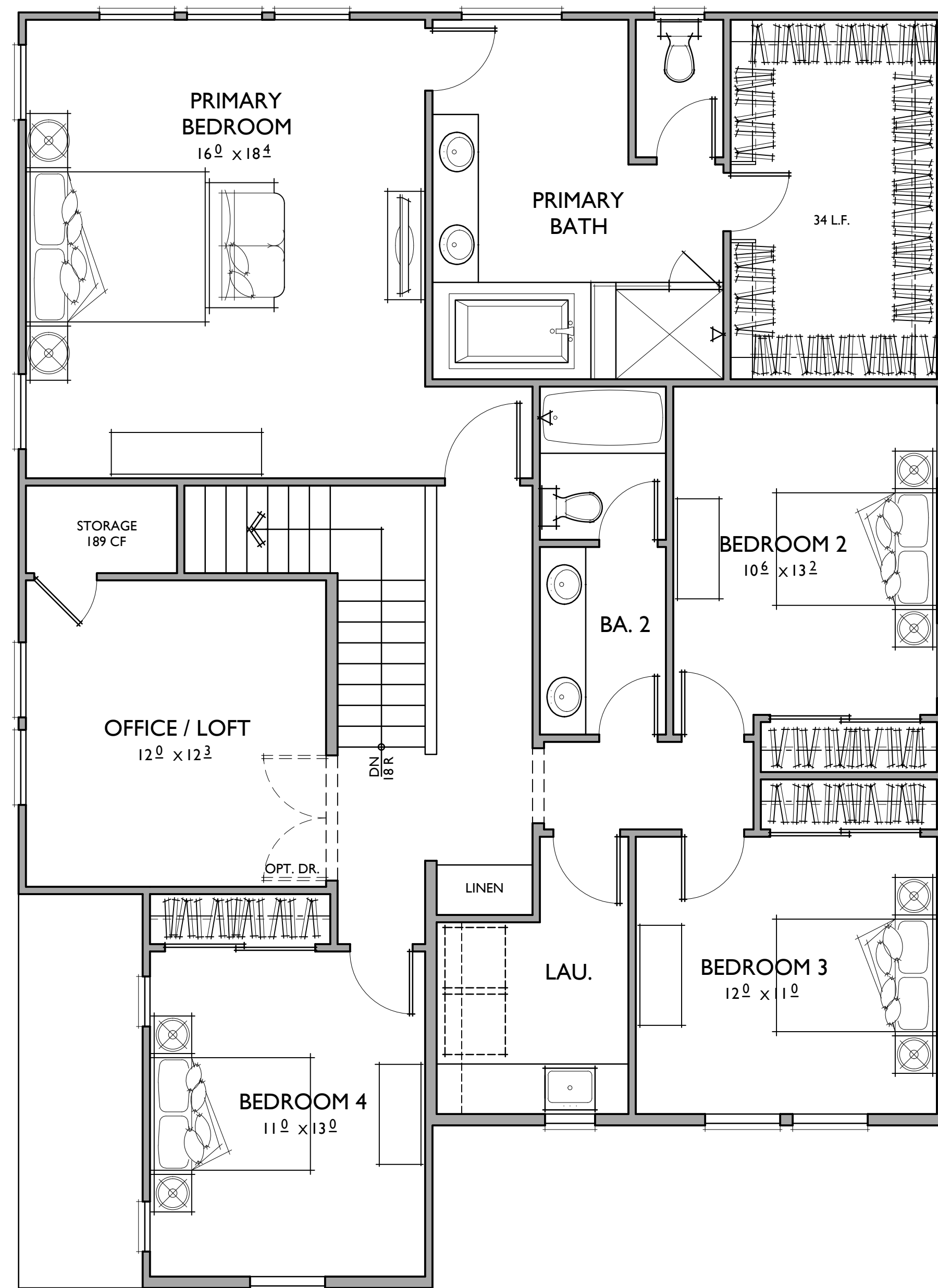


ROOF PLAN

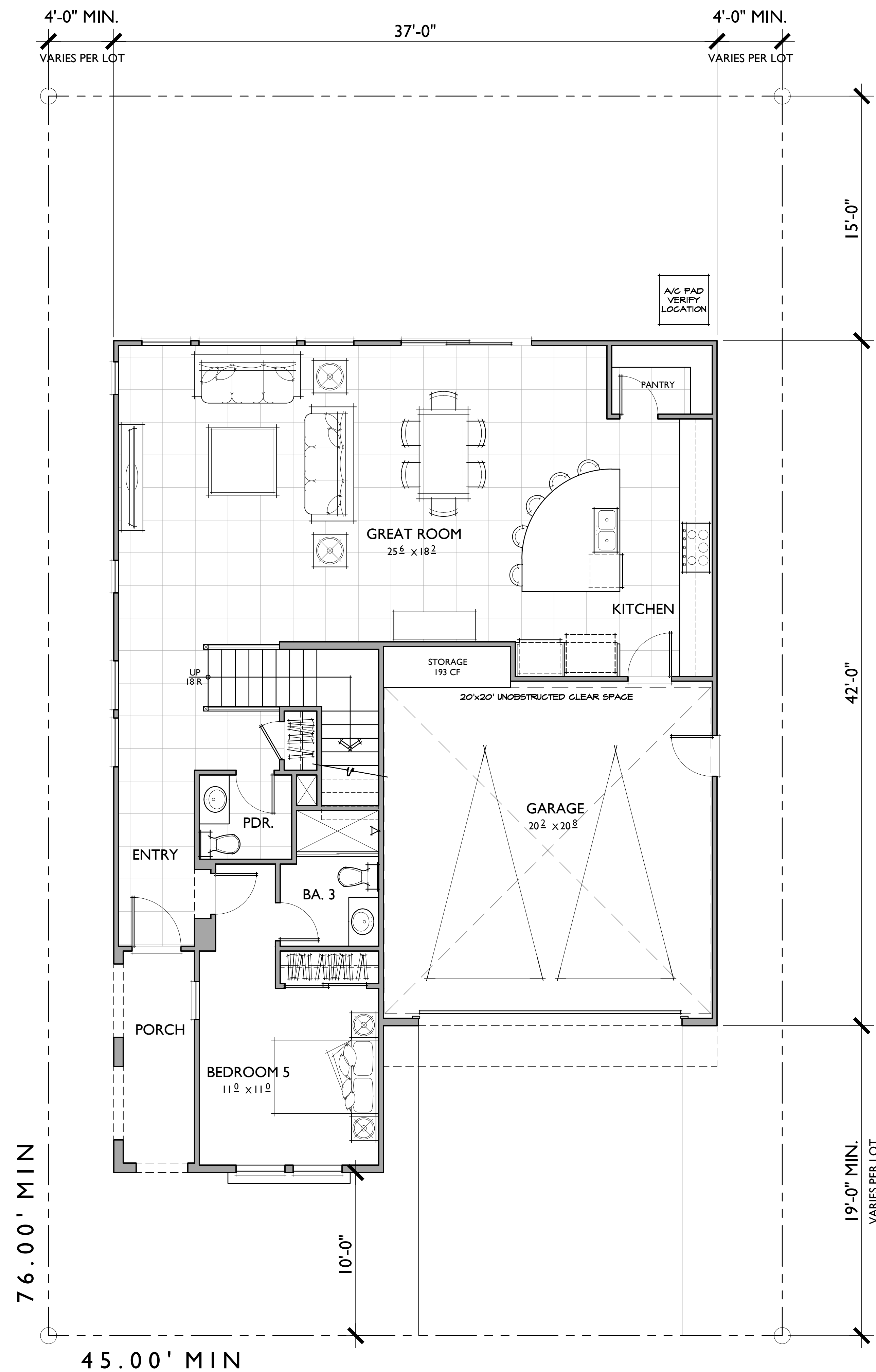
A

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

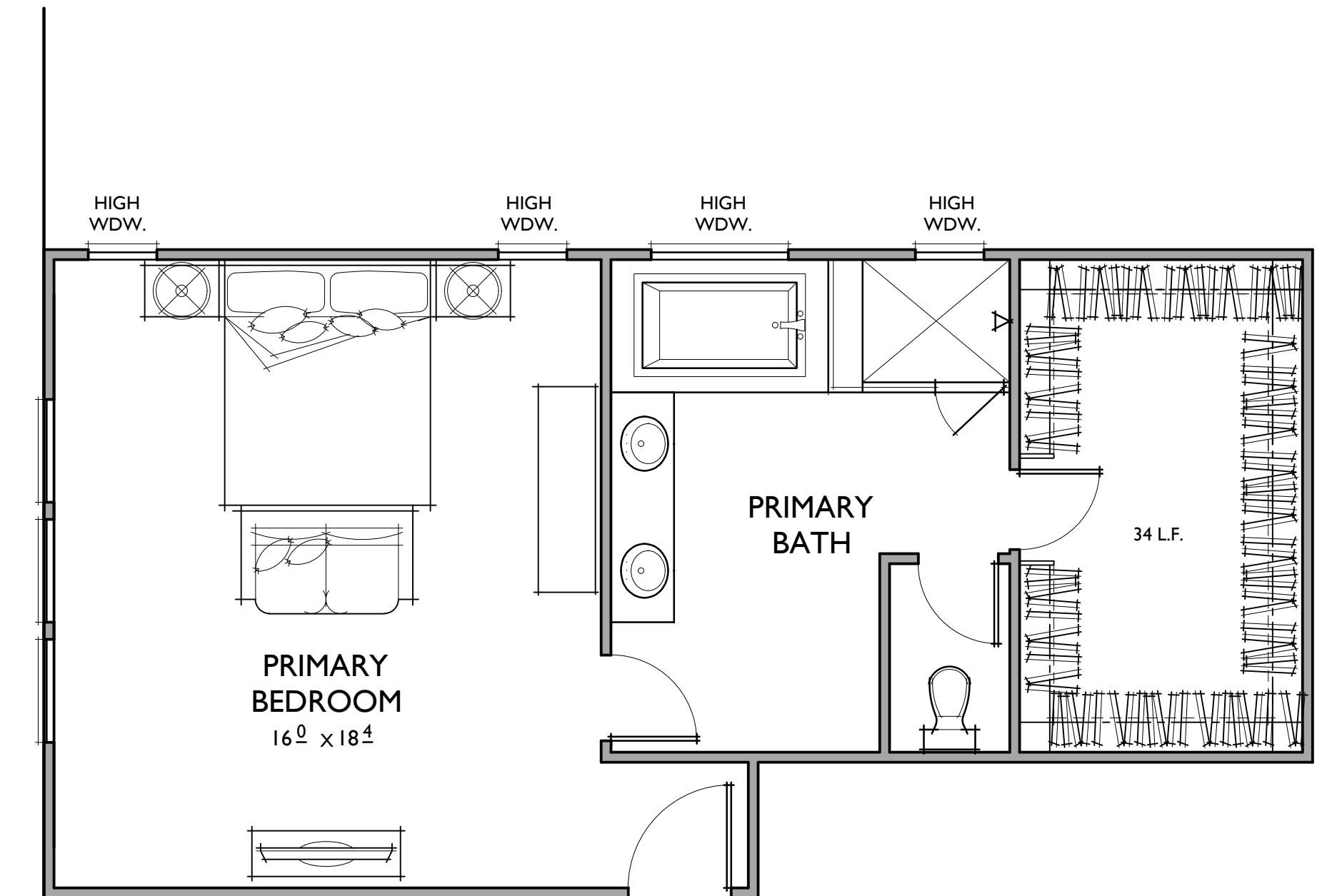




SECOND FLOOR



FIRST FLOOR



ALTERNATE PRIMARY BEDROOM

Alternate for lots 6-9

PLAN 2

5 BEDROOMS / 3.5 BATHS + OFFICE
2 - CAR GARAGE

FLOOR AREA TABLE	
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



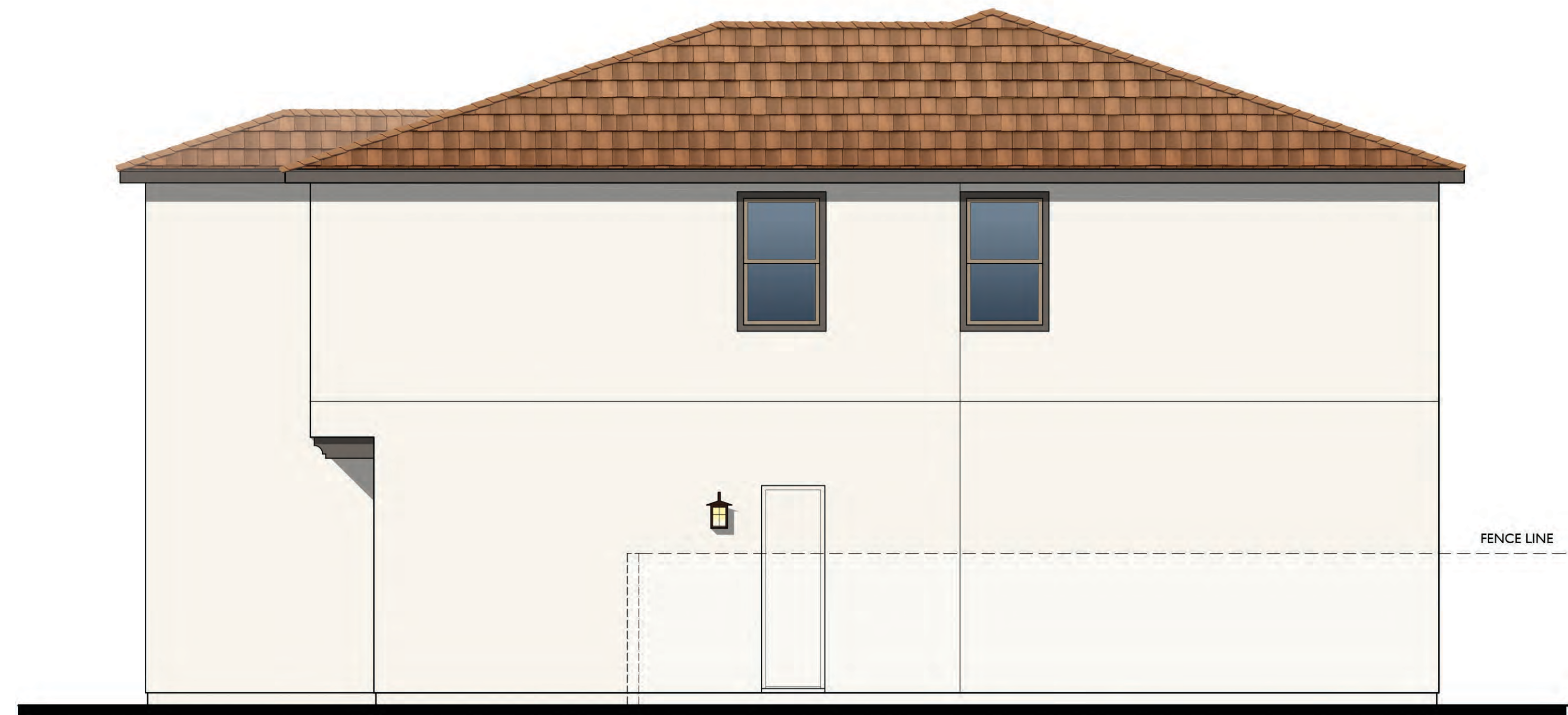
FRONT

B

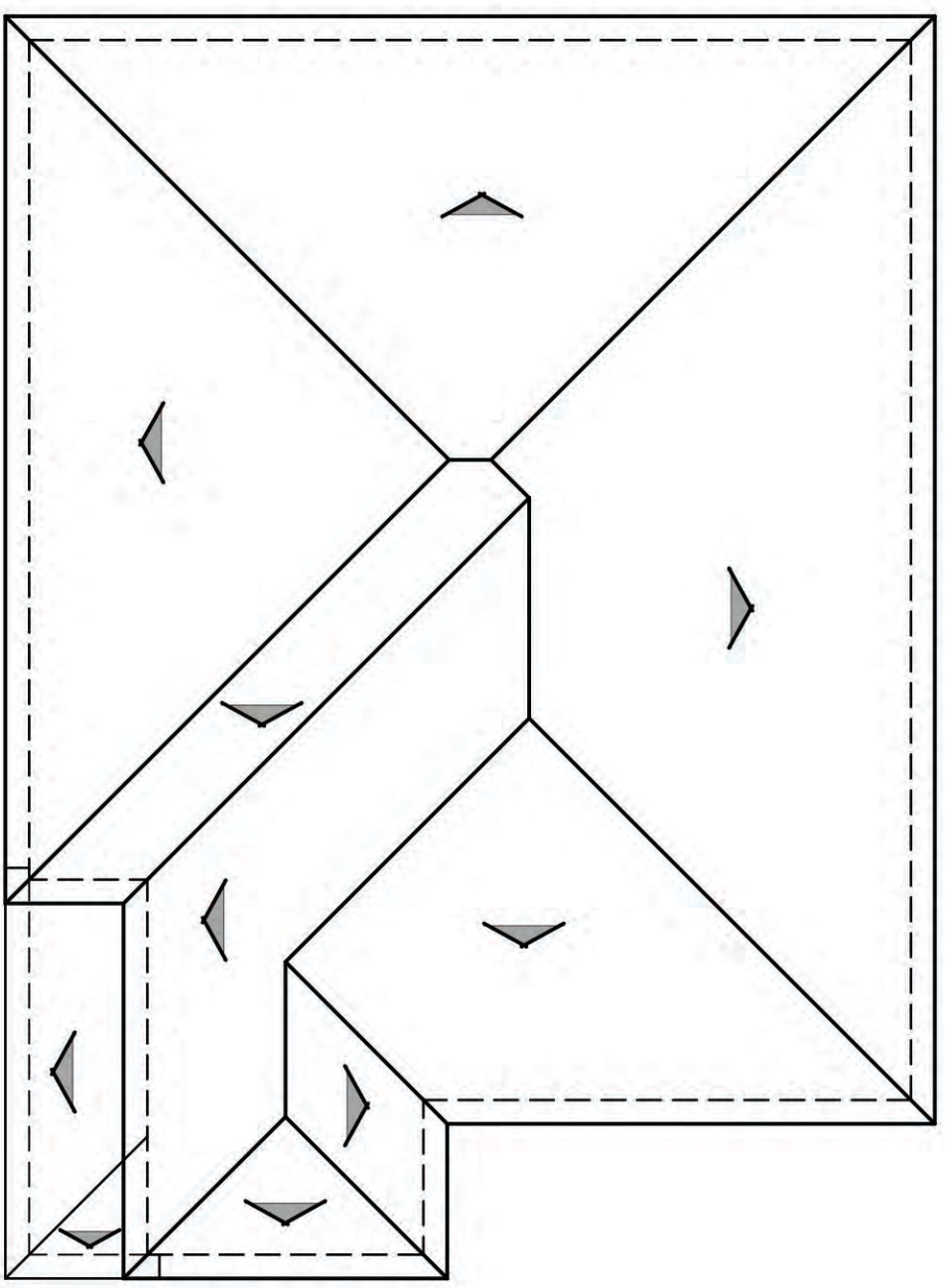
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LEFT



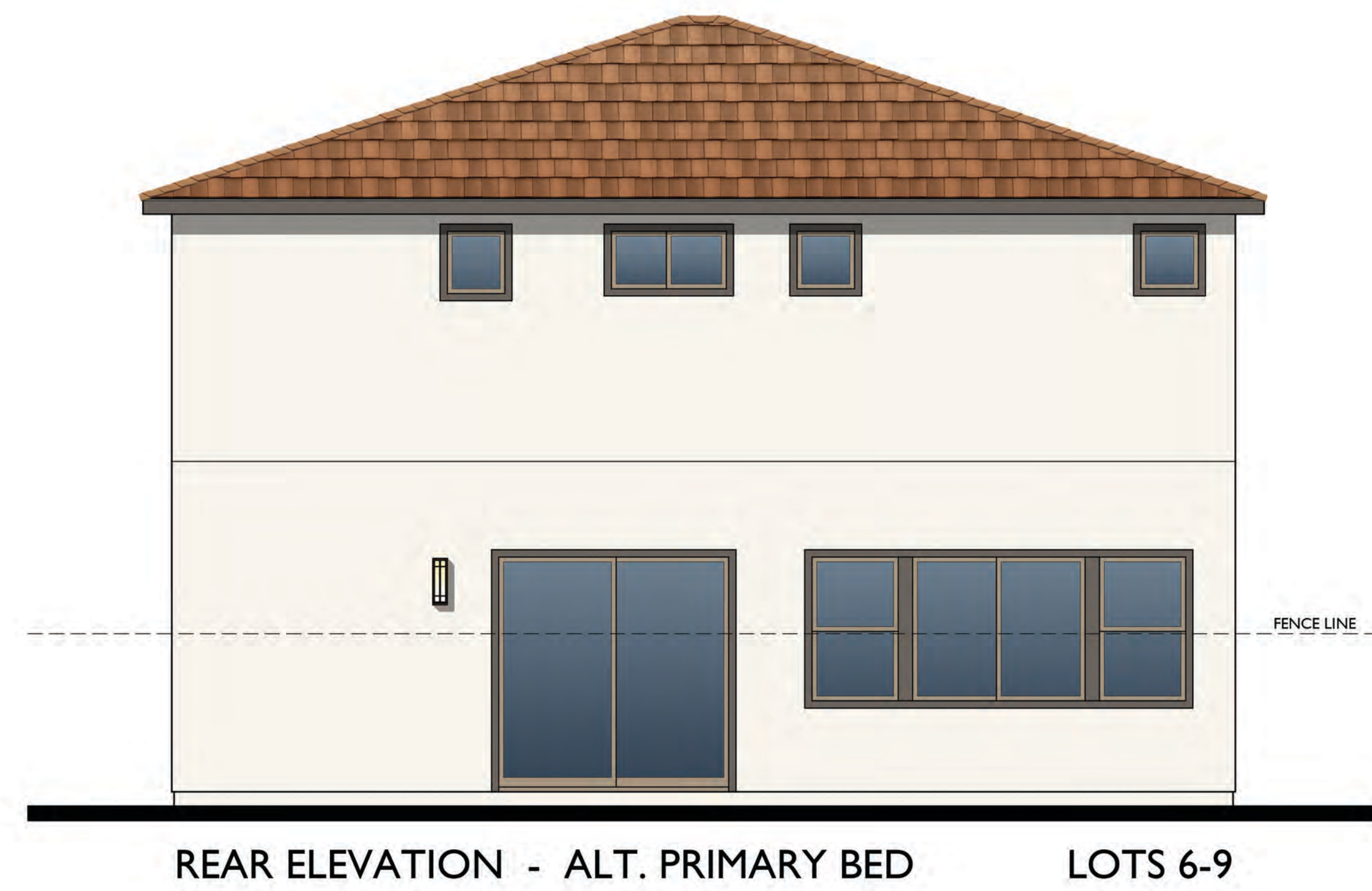
RIGHT



ROOF PLAN

B

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE





9071 LAMPSON AVE GARDEN GROVE, CA

DIGITAL COLOR BOARDS
APRIL 7, 2022

JOB #839-22055

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS



9071 LAMPSON AVENUE
GARDEN GROVE, CA
JOB 839-22055
COLOR SELECTION CHART

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

ROOF: EAGLE
PAINT: SHERWIN WILLIAMS
STUCCO: OMEGA

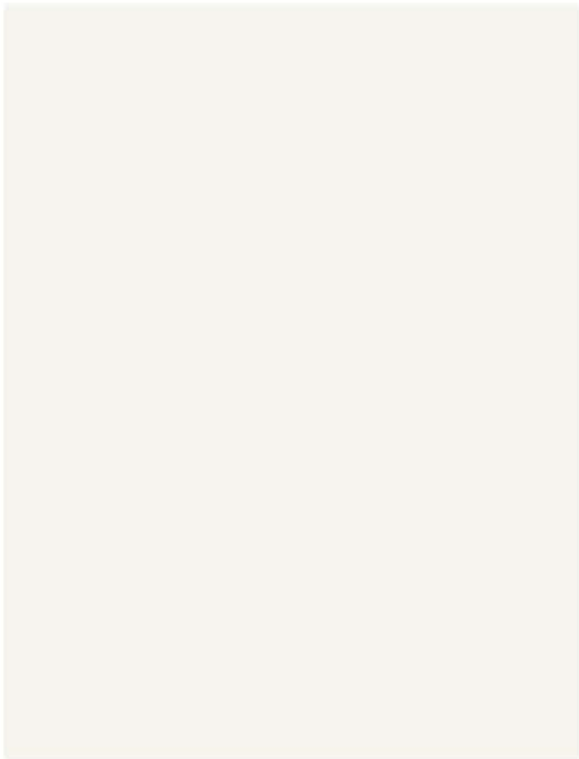
APRIL 7, 2022

	SCHEME 1	SCHEME 2	SCHEME 3
FASCIA, EAVES, TRIM, HEADER, GARAGE DOOR, GABEL SIDING	SW 7505 MANOR HOUSE	SW 9090 CARAIBE	SW 7510 CHATEAU BROWN
SHUTTERS & ENTRY DOOR	SW 9141 WATERLOO	SW 6187 ROSEMARY	SW 7074 SOFTWARE
STUCCO	¼ 12 (SW 7566)	12 (SW 6119)	¾ A822 (SW 7637)
WINDOW FRAME	TAN	TAN	TAN
ROOF	3645	3680	3636

SCHEME 1



'S' ROOF – EAGLE 3645



BASE STUCCO
OMEGA 1/4 12



FASCIA, EAVES, HEADERS, BEAMS, KICKERS,
SIDE & GARAGE DOORS
SW 7505 MANOR HOUSE

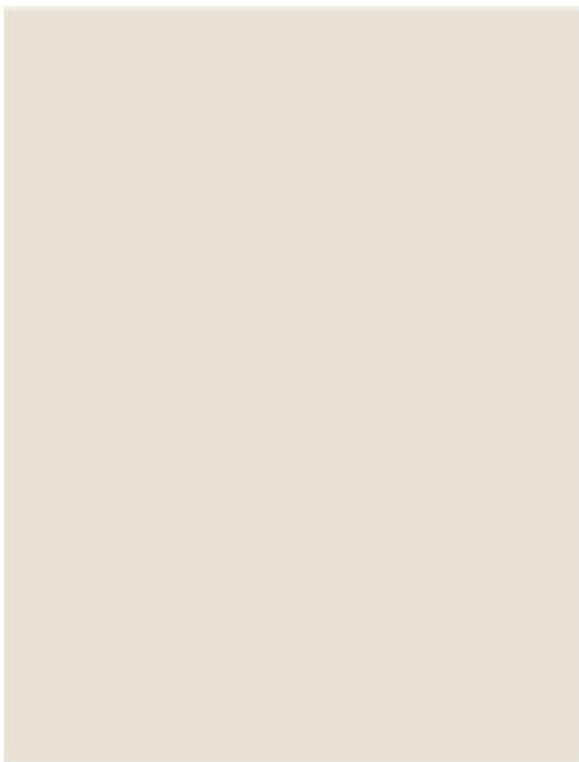


SHUTTERS & ENTRY DOOR
SW 9141 WATERLOO

SCHEME 2



'S' ROOF – EAGLE 3680



BASE STUCCO
OMEGA 12



FASCIA, EAVES, HEADERS, BEAMS, KICKERS,
SIDE & GARAGE DOORS
SW 9090 CARAIBE

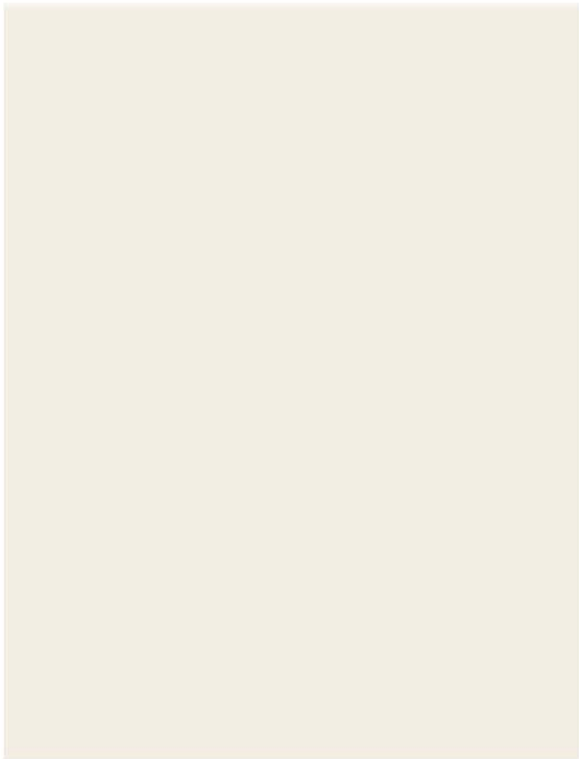


SHUTTERS & ENTRY DOOR
SW 6187 ROSEMARY

SCHEME 3



'S' ROOF – EAGLE 3680



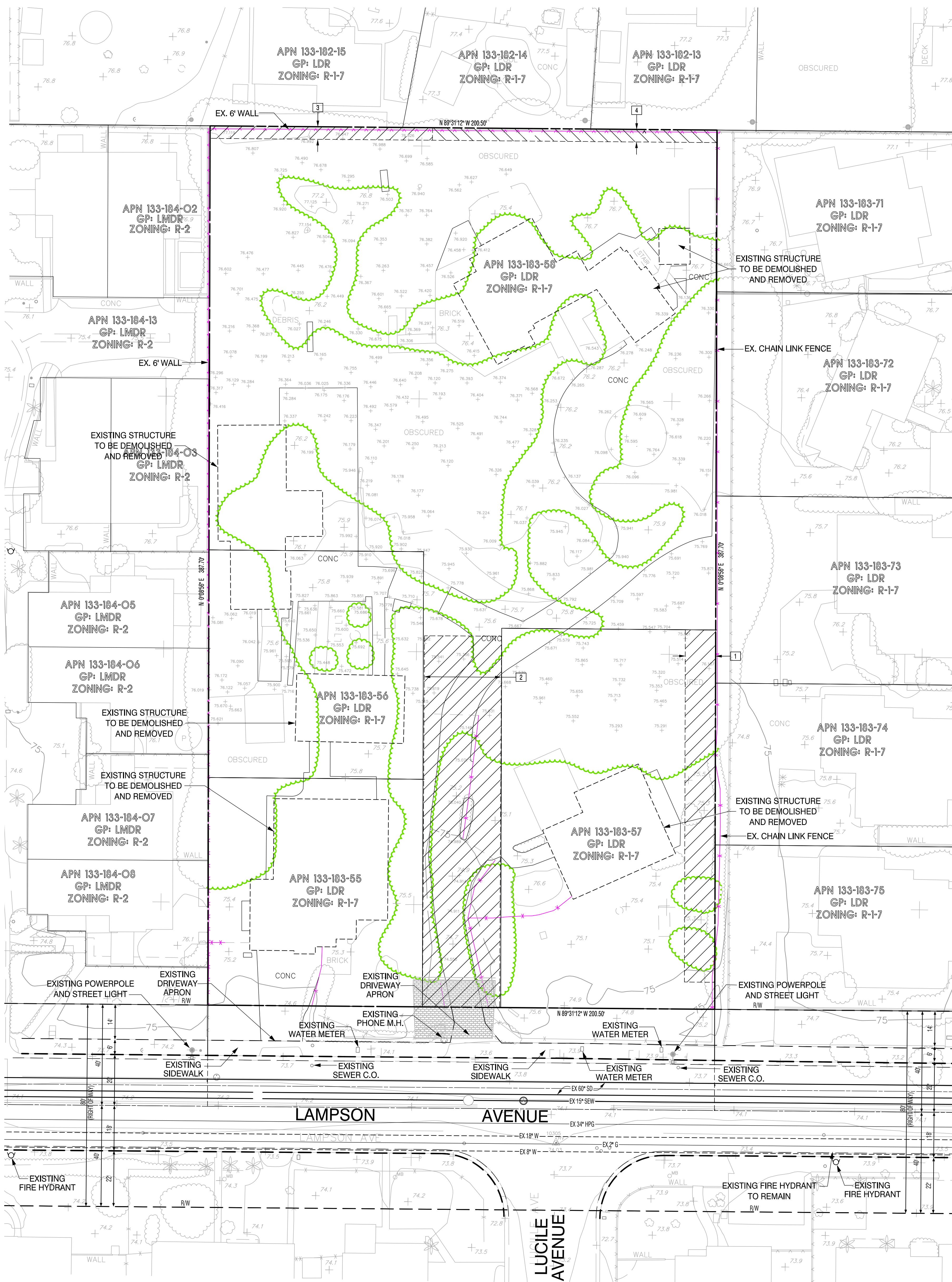
BASE STUCCO
OMEGA 3/4 A 872



FASCIA, EAVES, HEADERS, BEAMS, KICKERS,
SIDE & GARAGE DOORS
SW 7510 CHATEAU BROWN

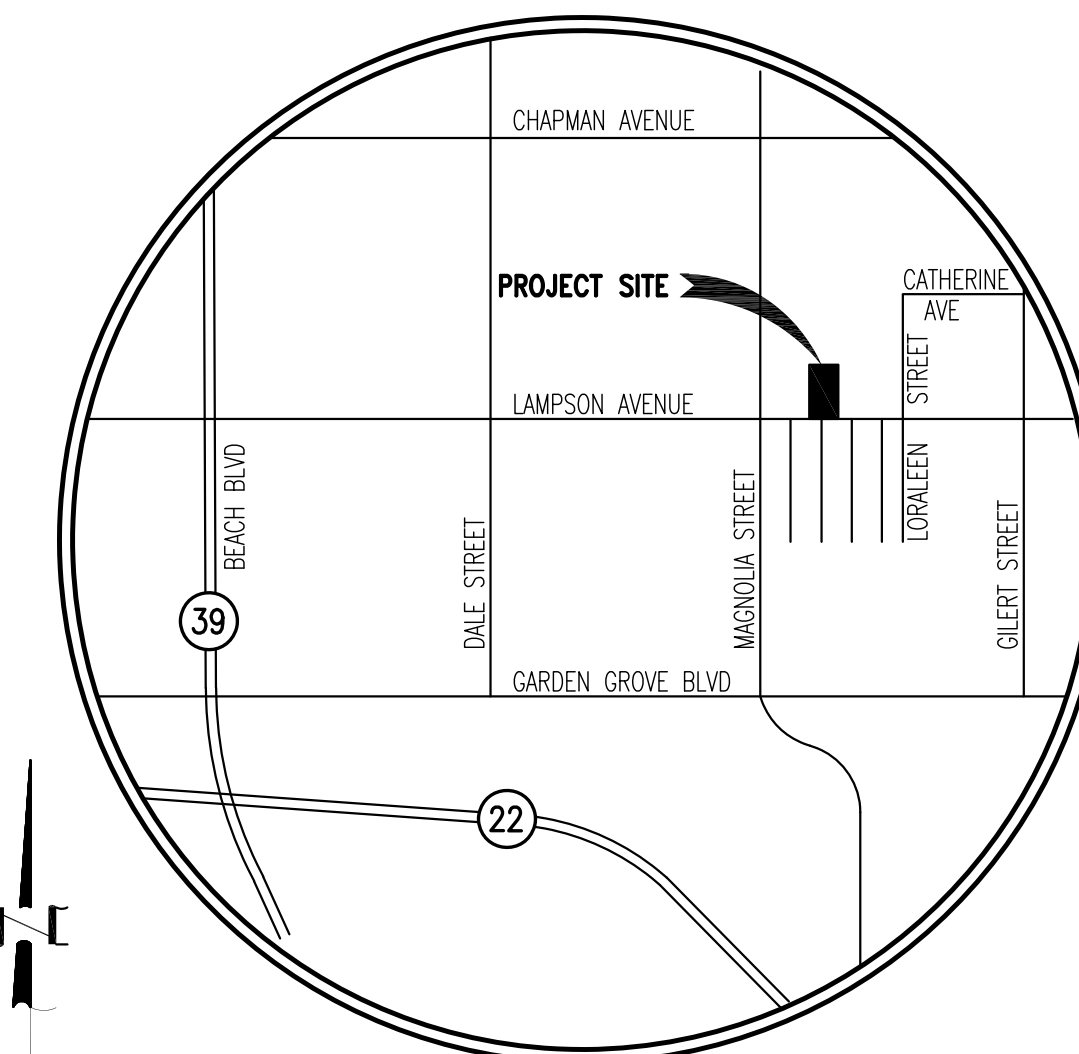


SHUTTERS & ENTRY DOOR
SW 7074 SOFTWARE



LEGEND

- EX. SD EXISTING STORM DRAIN
- EX. SS EXISTING SANITARY SEWER
- EX. DW EXISTING POTABLE WATER
- G EXISTING GAS LINE
- TENTATIVE TRACT BOUNDARY
- CHAIN LINK FENCE
- 6' WALL
- EXISTING UTILITY EASEMENT
- EXISTING TREE



VICINITY MAP

N.T.S.
2006 THOMAS BROTHERS
MAP BOOK, PAGES - GRID -

ASSESSORS PARCEL NUMBER

133-183-55, APN: 133-183-56, APN: 133-183-57, APN: 133-183-58

EASEMENTS:

- AN EASEMENT FOR SEWER AND WATER LINES OVER THE EASTERLY 12.00 FEET OF PARCEL 4, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, AS SHOWN ON A MAP FILED IN BOOK 113, PAGES 1 AND 2, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, TO BE ABANDONED.
- AN EASEMENT FOR ACCESS AND UTILITY PURPOSES OVER THE MOST SOUTHERLY 150.00 FEET OF PARCEL 1, AS SHOWN ON A MAP FILED IN BOOK 113, PAGES 1 AND 2, OF PARCEL MAPS, AND FURTHER SHOWN AS A 30.50-FOOT BY 150.00-FOOT STRIP BY INDORSEMENT OF SAID PARCEL MAP, TO BE ABANDONED.
- AN EXISTING 5.00-FOOT SCE EASEMENT FOR POLE LINES AND CONDUITS, FILED IN BOOK 3129, PAGE 213, OF OFFICIAL RECORDS, TO BE PROTECTED IN PLACE.
- AN EXISTING 5.00-FOOT SCE EASEMENT FOR POLE LINES AND CONDUITS, FILED IN BOOK 3195, PAGE 156, OF OFFICIAL RECORDS, TO BE PROTECTED IN PLACE.

LEGAL DESCRIPTION:

PARCEL A:
PARCEL 1, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 113, PAGES 1 AND 2, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

PARCEL B:
PARCEL 2, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 113, PAGES 1 AND 2, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

PARCEL C:
PARCEL 3, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 113, PAGES 1 AND 2, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

PARCEL D:
PARCEL 4, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 113, PAGES 1 AND 2, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

UTILITIES

WATER
CITY OF GARDEN GROVE WATER DEPT.
11391 ACACIA PARKWAY
GARDEN GROVE, CA 92840
(714) 741-5078

SEWER
CITY OF GARDEN GROVE SANITARY DISTRICT
13802 NEWHOPE STREET
GARDEN GROVE, CA 92843
(714) 741-5395

GAS
SOUTHERN CALIFORNIA GAS COMPANY
713 NORTH MAIN STREET
SANTA ANA, CA 92701
(800) 427-2200

ELECTRIC
SOUTHERN CALIFORNIA EDISON
7333 BOLSA
WESTMINSTER, CA 92683
(800) 655-4555

CABLE
TIME WARNER
11335 VALLEY VIEW STREET
GARDEN GROVE, CA 92845
(714) 903-4000

TRASH
GARDEN GROVE SANITARY DISTRICT
C/O REPUBLIC SERVICES
1131 NORTH BLUE GUM STREET
ANAHEIM, CA 92806
(800) 700-9510
(714) 238-3300

PHONE
VERIZON
(800) 483-4000

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE, SUITE 200
NEWPORT BEACH, CA 92660
Tel: (949) 721-8200
ATTN: BILL HOLMAN

OWNER

RAY A BICKNELL AND JO. H. BICKNELL
TRUSTEES OF THE BICKNELL FAMILY TRUST
9071, 9081 AND 9091 LAMPSON AVENUE
GARDEN GROVE, CA 92841

ENGINEER

MDS CONSULTING
17320 REDHILL AVENUE, SUITE 350
IRVINE, CA 92614
(949) 251-8821
CONTACT: ED LENTH

VESTING TENTATIVE TRACT NO. 19232 EXISTING FACILITIES EXHIBIT

CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

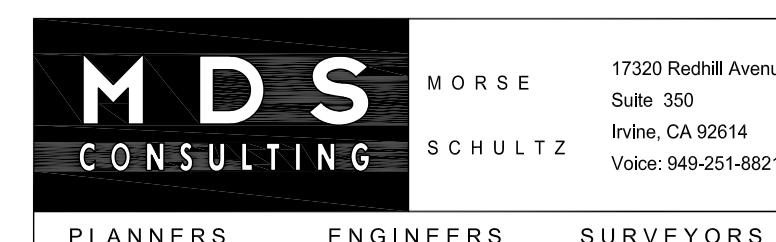
SHEET 1 OF 1

DATE:	NO.	REVISIONS

PREPARED FOR:

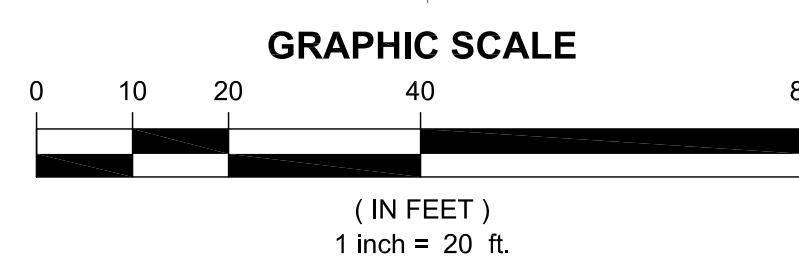
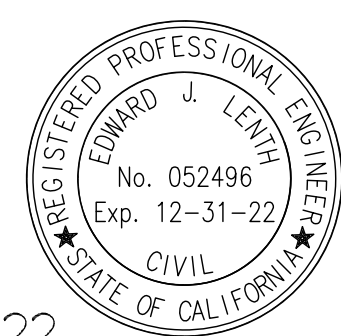


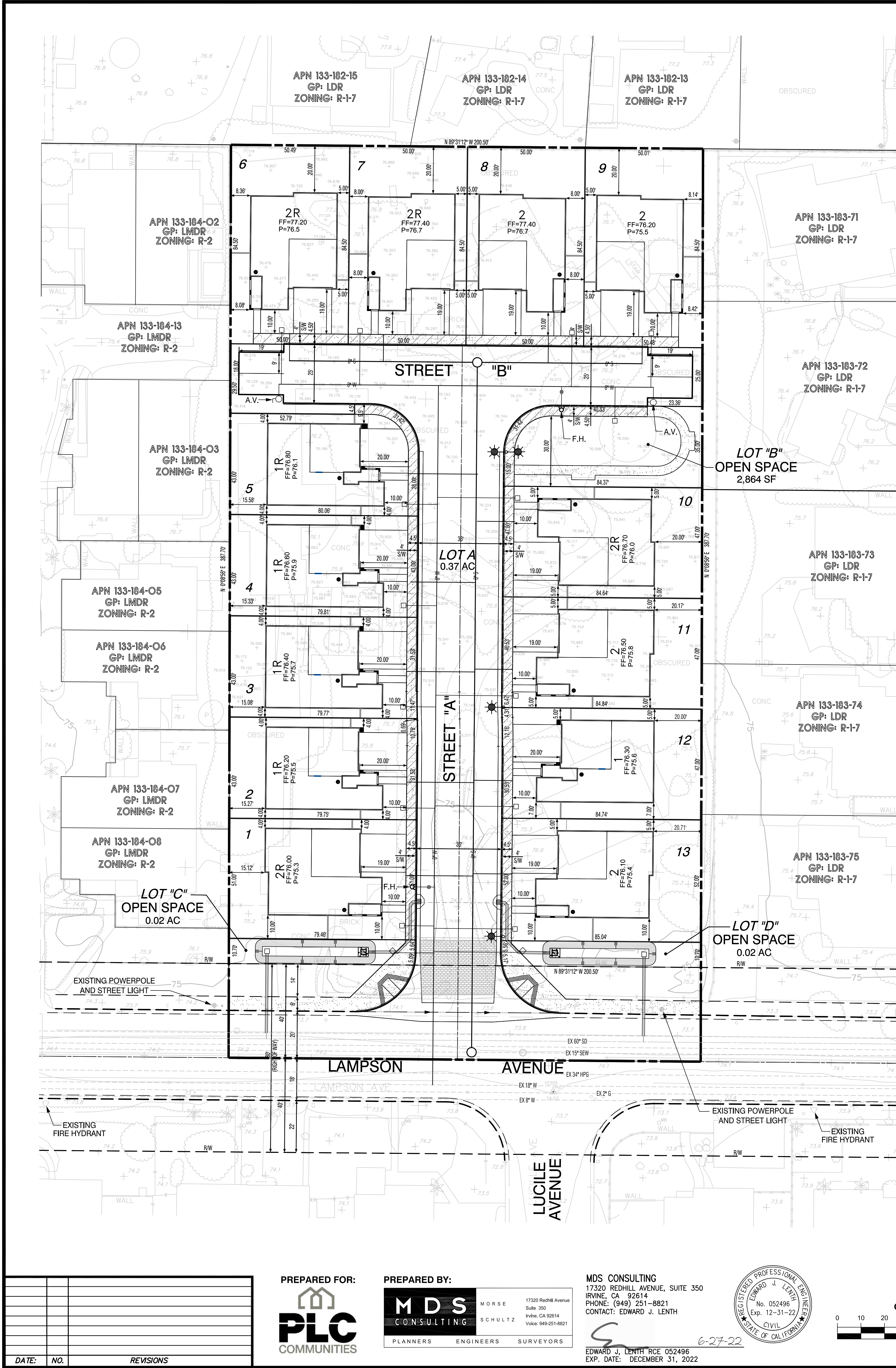
PREPARED BY:



MDS CONSULTING
17320 REDHILL AVENUE, SUITE 350
IRVINE, CA 92614
PHONE: (949) 251-8821
CONTACT: EDWARD J. LENTH

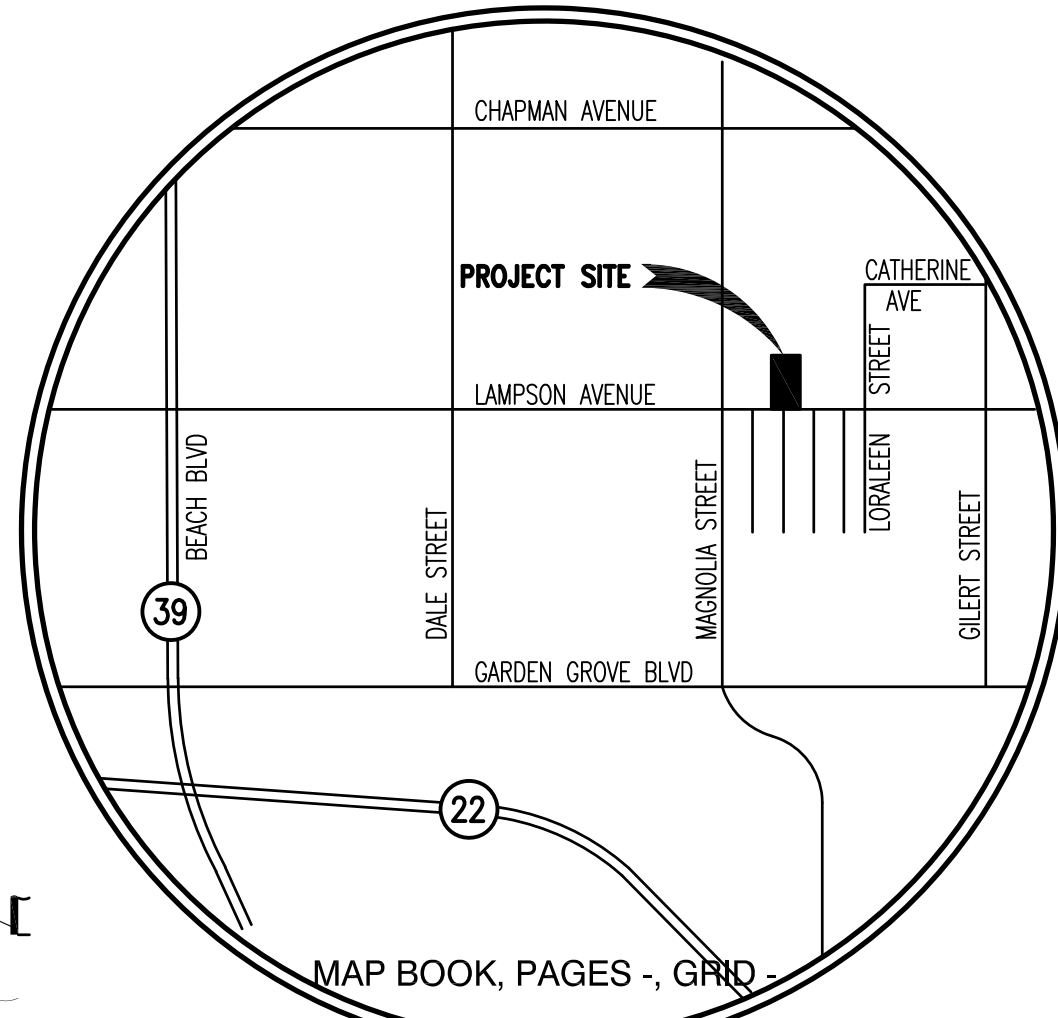
EDWARD J. LENTH RCE 052496
EXP. DATE: DECEMBER 31, 2022





LEGEND

- AIR CONDITIONING PAD
- LOT NUMBER
- PROPOSED PLAN ELEVATION TYPE
- PROPOSED STREET LIGHT
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED POTABLE WATER
- PROPOSED NON-POTABLE WATER
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING POTABLE WATER
- EXISTING GAS LINE
- PROPOSED STREET GRADE
- PROPOSED 6" VINYL FENCE
- TENTATIVE TRACT BOUNDARY
- PROPOSED RETAINING WALL (SEE PLAN FOR HEIGHT)
- LOT LINE

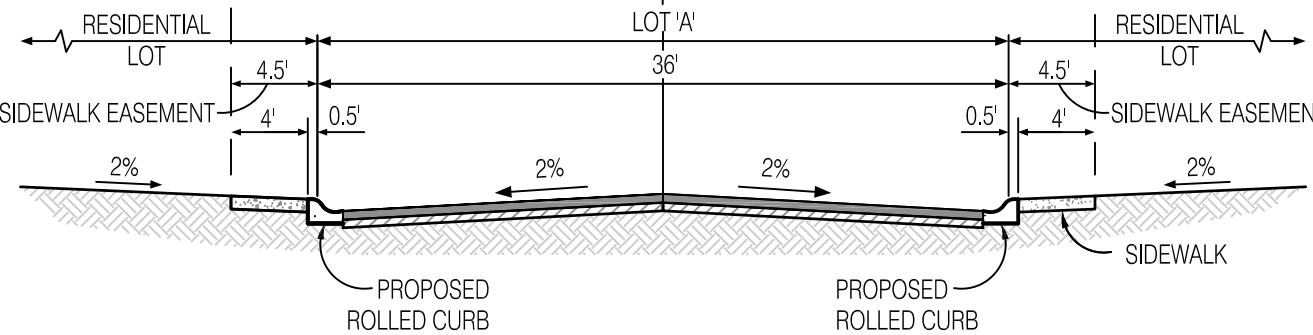


VICINITY MAP

N.T.S.
2006 THOMAS BROTHERS
MAP BOOK, PAGES - GRID -

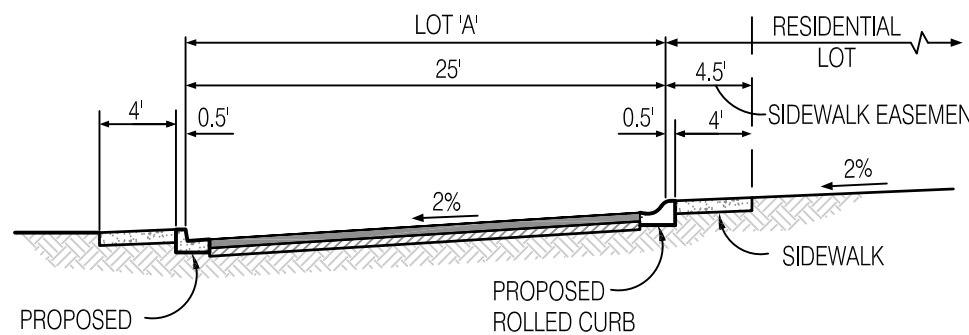
GENERAL INFORMATION:

- EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL
- EXISTING ZONE: R-1-7 (SINGLE-FAMILY RESIDENTIAL)
- EXISTING GENERAL PLAN: LDR (LOW DENSITY RESIDENTIAL)
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
- PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)
- ADJACENT LAND USES:
 - NORTH: R-1-7 (SINGLE-FAMILY RESIDENTIAL)
 - EAST: R-1-7 (SINGLE-FAMILY RESIDENTIAL)
 - WEST: R-2 (MULTI-FAMILY RESIDENTIAL)
 - SOUTH: LAMPSON AVENUE
- PARK REQUIREMENT TO BE MET BY PARK IN LIEU FEES
- SCHOOL DISTRICTS:
 - ELEMENTARY: G.G.S.D. (BROOKHURST)
 - INTERMEDIATE: G.G.S.D. (RALSTON)
 - HIGH SCHOOL: G.G.S.D. (RANCHO ALAMITOS)
- MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE
- ALL PROPOSED MANUFACTURED SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM OF 2:1, UNLESS OTHERWISE NOTED ON THE PLAN
- ESTIMATED EARTHWORK QUANTITIES:
 - RAW CUT:
 - RAW FILL:
- THE PRELIMINARY GEOTECHNICAL SOILS REPORT WAS PREPARED BY _____
- THERE ARE FOUR EXISTING HABITABLE STRUCTURES WITHIN THE TRACT BOUNDARIES TO BE DEMOLISHED AND REMOVED.
- PROPOSED STREETS "A" AND "B" WITHIN VESTING TENTATIVE TRACT MAP 19232 SHALL BE PRIVATE AND MAINTAINED BY AN APPROVED HOMEOWNERS ASSOCIATION.
- THE APPLICANT/DEVELOPER RESERVES THE RIGHT TO MERGE LOTS ON THE FINAL MAP.
- PROPOSED VESTING TENTATIVE TRACT MAP 19232 INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF LAND BEING SUBDIVIDED.
- VESTING TENTATIVE TRACT MAP 19232 LIES WITHIN FEMA FLOOD ZONE "X," SHOWN ON FIRM NO. 06059C0136J, DATED DECEMBER 3, 2009.
- PAD ELEVATIONS SHOWN ON THE VESTING TENTATIVE TRACT MAP MAY BE ADJUSTED PLUS OR MINUS 2.00 FEET.
- THERE ARE NO ACTIVE WELLS LOCATED WITHIN THE TRACT BOUNDARY.
- TOPOGRAPHIC SURVEY WAS FLOWN AND COMPILED BY DON READ AERIAL CORPORATION ON FEBRUARY 8, 2022.
- PROPOSED VESTING TENTATIVE TRACT MAP 19232 IS NOT A GATED COMMUNITY.
- ALL PROPOSED RESIDENTIAL LOTS SHALL MAINTAIN A 2% MINIMUM GRADE FROM REAR YARD TO THE PROPOSED PRIVATE STREET.
- THE CURRENT PROPERTY ADDRESSES ARE 9071, 9081, AND 9091 LAMPSON AVENUE.
- PROPOSED VESTING TENTATIVE TRACT MAP 19232 IS NOT WITHIN A HIGH FIRE HAZARD AREA.
- THERE IS NO OPEN STORM DRAIN CHANNEL PROPOSED.
- PROPOSED VEHICULAR ACCESS SHALL BE RESTRICTED ON LAMPSON AVENUE.
- PROPOSED OPEN SPACE LOTS "B" AND "D" SHALL BE PRIVATE AND MAINTAINED BY AN APPROVED HOMEOWNERS ASSOCIATION.
- PROPOSED FIRE TURNAROUND DESIGNED PER THE O.C.F.A. HAMMERHEAD STANDARD.
- PROPOSED CROSS GUTTER AT LAMPSON AVENUE TO BE CONSTRUCTED PER CITY OF GARDEN GROVE STANDARD PLAN NO. B-119.



STREET "A" (PRIVATE)

SCALE: 1" = 10'
*INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT



STREET "B" (PRIVATE)

SCALE: 1" = 10'
*INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT

ASSESSORS PARCEL NUMBER

133-183-55, APN: 133-183-56, APN: 133-183-57, APN: 133-183-58

UTILITIES

WATER
CITY OF GARDEN GROVE WATER DEPT.
11391 ACACIA PARKWAY
GARDEN GROVE, CA 92640
(714) 741-5078

SEWER
CITY OF GARDEN GROVE SANITARY DISTRICT
13802 NEWHOPE STREET
GARDEN GROVE, CA 92643
(714) 741-5395

GAS
SOUTHERN CALIFORNIA GAS COMPANY
713 NORTH MAIN STREET
SANTA ANA, CA 92701
(800) 427-2200

ELECTRIC
SOUTHERN CALIFORNIA EDISON
7333 BOLSA
WESTMINSTER, CA 92683
(800) 655-4555

CABLE
TIME WARNER
11985 VALLEY VIEW STREET
GARDEN GROVE, CA 92645
(714) 903-4000

TRASH
GARDEN GROVE SANITARY DISTRICT
C/O REPUBLIC SERVICES
1131 NORTH BLUE GUM STREET
ANAHEIM, CA 92806
(800) 700-8610
(714) 238-3300

PHONE
VERIZON
(800) 483-4000

VESTING TENTATIVE TRACT NO. 19232

TOTAL OF LOTS: TOTAL: 17
SINGLE FAMILY RESIDENTIAL: 13
PRIVATE STREET: 1
OPEN SPACE: 3

GROSS ACREAGE: 1.60
CONTOUR INTERVAL: 1 FOOT
SCALE: 1" = 20'
DATE: APRIL 15, 2022

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE, SUITE 200
NEWPORT BEACH, CA 92660
Tel: (949) 721-8200
ATTN: BILL HOLMAN

OWNER

RAY A. BICKNELL AND JO. H. BICKNELL
TRUSTEES OF THE BICKNELL FAMILY TRUST
9071, 9081 AND 9091 LAMPSON AVENUE
GARDEN GROVE, CA 92641

ENGINEER

MDS CONSULTING
17320 REDHILL AVENUE, SUITE 350
IRVINE, CA 92614
(949) 251-8821
CONTACT: ED LENTH

VESTING TENTATIVE TRACT NO. 19232 PRELIMINARY UTILITIES AND STREET LIGHTING PLAN

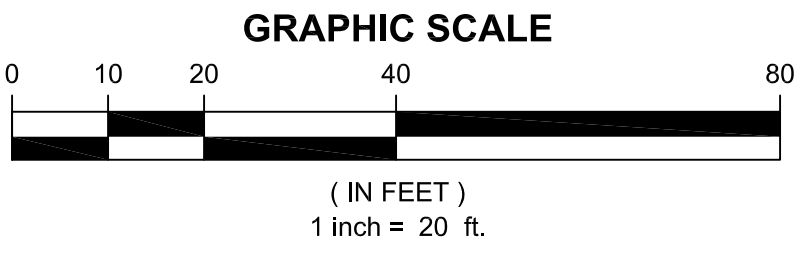
CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
SHEET 1 OF 1

DATE:	NO.	REVISIONS

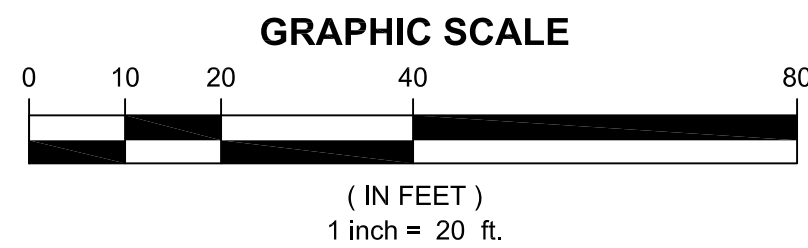
PREPARED FOR:
PLC COMMUNITIES

PREPARED BY:
MDS CONSULTING
MORSE
17320 Redhill Avenue
Irvine, CA 92614
Phone: (949) 251-8821
Voice: (949) 251-8821

MDS CONSULTING
17320 REDHILL AVENUE, SUITE 350
IRVINE, CA 92614
PHONE: (949) 251-8821
CONTACT: EDWARD J. LENTH



TENTATIVE TRACT NO. 19232 - PRELIMINARY UTILITIES AND ST LIGHTING PLAN



TENTATIVE TRACT NO 19232 - FIBE MASTER PI AN



PLANTING LEGEND

36" BOX CANOPY SHADE TREE - 2 TOTAL	WUXOLS
ULMUS PARVIFLORA / CHINESE ELM	MODERATE
24" BOX LAMPSON STREET TREE - 4 TOTAL	
LOPHOSTEMON CONFERTUS / BRISBANE BOX	MODERATE
24" BOX INTERIOR TRACT STREET TREE - 13 TOTAL	
ARBUTUS UNEDO 'MARINA' / STRAWBERRY TREE	LOW
CUPANIOPSIS ANACARDIOIDES / CARROTWOOD TREE	MODERATE
LANDSCAPE AREAS	
+/- 4,025 SF HOA MAINTAINED LANDSCAPE AREA	
+/- 1,390 SF HOA MAINTAINED PARK SYNTHETIC TURF AREA	
+/- 6,700 SF HOMEOWNER MAINTAINED FRONT YARD LANDSCAPE AREA	

HOA & HOMEOWNER MAINTAINED PLANT MATERIAL
(MAY INCLUDE BUT NOT LIMITED TO):

SHRUBS BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOL
BACCHARIS 'CENTENNIAL' / CENTENNIAL BACCHARIS	5 GAL.	48" O.C.	LOW
CAESALPINIA GILLIESII / DESERT BIRD OF PARADISE	5 GAL.	48" O.C.	LOW
CALLISTEMON V. 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1-5 GAL.	36" O.C.	LOW
CAREX DIVULSA / EUROPEAN GRAY SEDGE	1 GAL.	24" O.C.	LOW
CEANOTHUS 'DARK STAR' / DARK STAR CEANOTHUS	5 GAL.	48" O.C.	LOW
DIANELLA R. 'LITTLE REV' / LITTLE REV FLAX LILY	1 GAL.	24" O.C.	LOW
HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	36" O.C.	LOW
LAVANDULA STOECHAS / SPANISH LAVENDER	1 GAL.	24" O.C.	LOW
LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL.	48" O.C.	LOW
MUEHLBERGIA CAPILLARIS / PINK MUHLY	5 GAL.	48" O.C.	LOW
ROSMARINUS O. 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	5 GAL.	30" O.C.	LOW
TECOMA 'SUNRISE' / SUNRISE ESPERANZA	5 GAL.	60" O.C.	LOW
WESTRINGIA FRUTICOSA - COAST ROSEMARY	5 GAL.	60" O.C.	LOW

GROUNDCOVERS BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOL
MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO	1 GAL.	18-24" O.C.	LOW
MYOPORUM PARVIFOLIUM / CREEPING MYOPORUM	1 GAL.	18-36" O.C.	LOW
ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL.	18-36" O.C.	LOW

VINES BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOL
MACFADYENA UNGUIS-CATI / CAT'S CLAW	5 GAL.	8" O.C.	LOW
LONICERA JAPONICA / JAPANESE HONEYSUCKLE	5 GAL.	8" O.C.	LOW

CONSTRUCTION LEGEND

SYM.	DESCRIPTION
[Symbol]	ASPHALT STREETS.
[Symbol]	NATURAL GRAY CONCRETE SIDEWALK.
[Symbol]	6" CONCRETE MOWCURB SEPARATING TURF HOA MAINTAINED AREAS FROM HOMEOWNER MAINTAINED AREAS.
[Symbol]	PARK BENCH.
[Symbol]	PARK TRASH RECEPTACLE.
[Symbol]	FROG AND TURTLE CONCRETE PLAY SCULPTURES. REFER TO SAMPLE PHOTOS ON CONCEPTUAL PLAN.
[Symbol]	ENHANCED ENTRY DRIVE WITH 80MM SANDSTONE COLORED DEL MAR PAVERS AVAILABLE THROUGH ORCO BLOCK IN A RUNNER PATTERN. SURROUNDED BY 12" WIDE NATURAL COLOR CONCRETE BANDS.
[Symbol]	EXISTING 6" PRECISION BLOCK WALL TO PROTECT IN PLACE. REFER TO WALL PLAN.
[Symbol]	NEW 6" TAN PRECISION BLOCK WALL. REFER TO DETAIL 'A' ON WALL PLAN.
[Symbol]	NEW 6" PRECISION BLOCK WALL WITH TAN STUCCO FINISH. REFER TO DETAIL 'B' ON WALL PLAN.
[Symbol]	NEW 6" TAN COLOR VINYL PRIVACY FENCE. REFER TO DETAIL 'C' ON WALL PLAN.
[Symbol]	NEW 3" WIDE BEIGE COLOR VINYL GATE. REFER TO DETAIL 'D' ON WALL PLAN.



IRRIGATION CONCEPT:
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES. ALL POP UP TREE STREAM BUBBLERS SHALL HAVE PC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF THE GARDEN GROVE MUNICIPAL CODE AND OTHER CODES AS REQUIRED.

LANDSCAPE CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PARKWAY AND CORNER PLANTING AREAS WILL NOT CONFLICT WITH VEHICULAR LINE OF SIGHT AND SHRUBS IN THESE AREAS WILL BE A MAXIMUM OF 30' NATURAL HEIGHT.

UTILITIES AND LIGHT STANDARD LOCATIONS SHALL BE COORDINATED WITH OWNER'S ENGINEERING TEAM TO AVOID CONFLICTS WITH REQUIRED TREE LOCATIONS AND UTILITY SCREENING.

ASSESSORS PARCEL NUMBER

133-183-55, APN: 133-183-56, APN: 133-183-57, APN: 133-183-58

LAND USE SUMMARY

LOT	LAND USE	AREA (AC)	PERCENT (%)
1-13	SINGLE FAMILY LOT	1.17	73.1%
"A"	PRIVATE STREET:	0.32	20.0%
"B"-D"	OPEN SPACE LOTS	0.11	6.9%
TOTAL:		1.60	100%

LOT AREA SUMMARY

NUMBER OF RESIDENTIAL LOTS : 13
MINIMUM LOT SIZE: 43' x 79.7'
MINIMUM LOT AREA: 3,427 SF
MAXIMUM LOT AREA: 4,414 SF
AVERAGE LOT AREA: 3,933 SF
GROSS ACRES : 1.6 ACRES
NET ACRES : 1.3 ACRES
GROSS DENSITY : 8.13 DU/ACRE
NET DENSITY : 10.0 DU/ACRE
*(GROSS DENSITY MINUS PRIVATE STREETS "A"-B" (LOT "A")

UTILITIES

WATER
CITY OF GARDEN GROVE WATER DEPT.
11391 ACACIA PARKWAY
GARDEN GROVE, CA 92640
(714) 741-5078

SEWER
CITY OF GARDEN GROVE SANITARY DISTRICT
13802 NEWHOPE STREET
GARDEN GROVE, CA 92643
(714) 741-5395

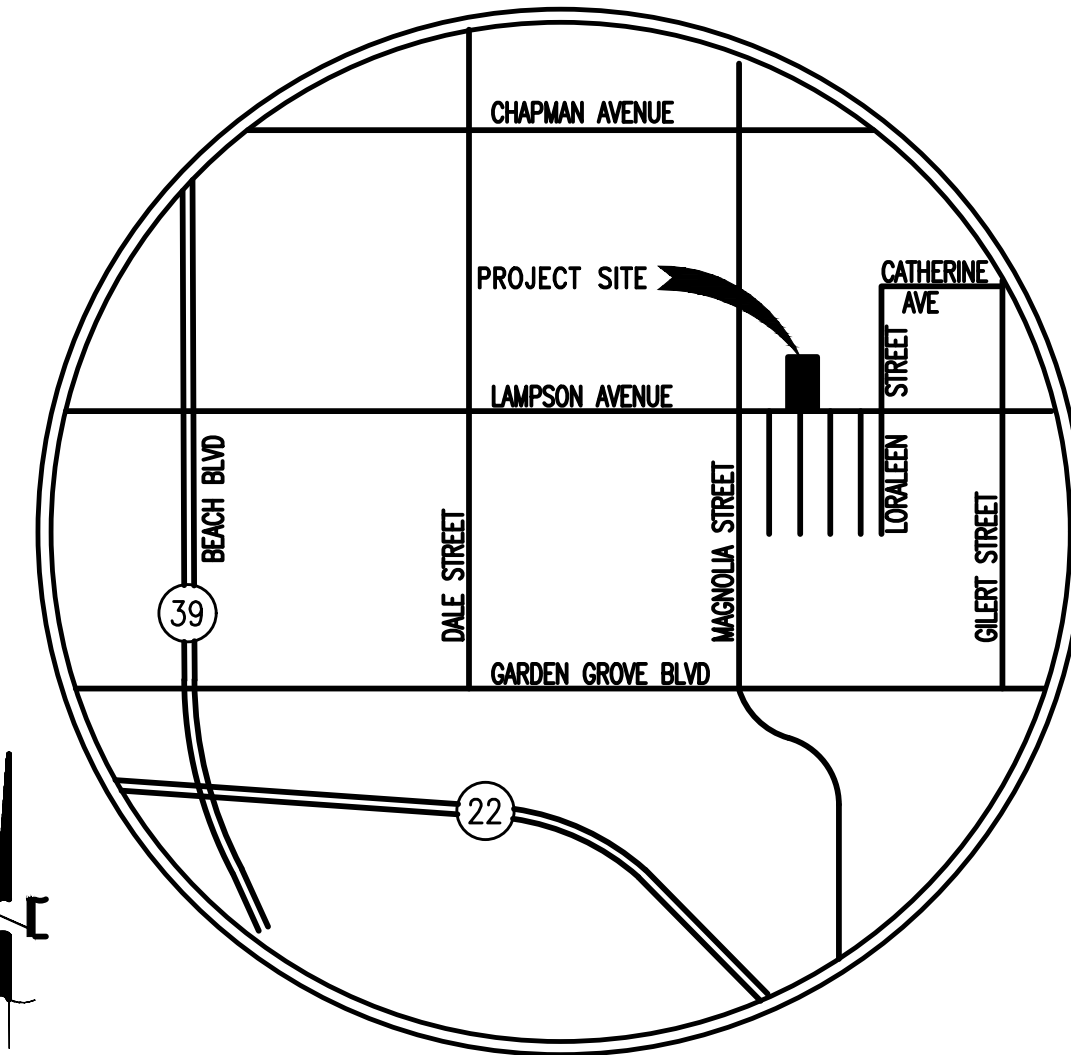
GAS
SOUTHERN CALIFORNIA GAS COMPANY
113 NORTH MAIN STREET
SANTA ANA, CA 92701
(800) 427-2200

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SOUTHERN CALIFORNIA EDISON
7333 BOLSA
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(800) 709-8810
(714) 238-3300

PHONE
VERIZON
(800) 483-4000



VICINITY MAP

N.T.S.
2006 THOMAS BROTHERS
MAP BOOK, PAGES -, GRID -



6800 INDIANA AVE
SUITE 245
RIVERSIDE, CALIFORNIA
92506
LIC. #2799
PH. (951) 781-1930
FAX (951) 686-8091

CLIENT:
PLC Communities
888 San Clemente Drive, Suite 200
Newport Beach, CA 92660
949-721-8200
Bill Holman

PROJECT:
Tract 19232
Lampson Avenue
Garden Grove, CA

REVISIONS	DATE	BY



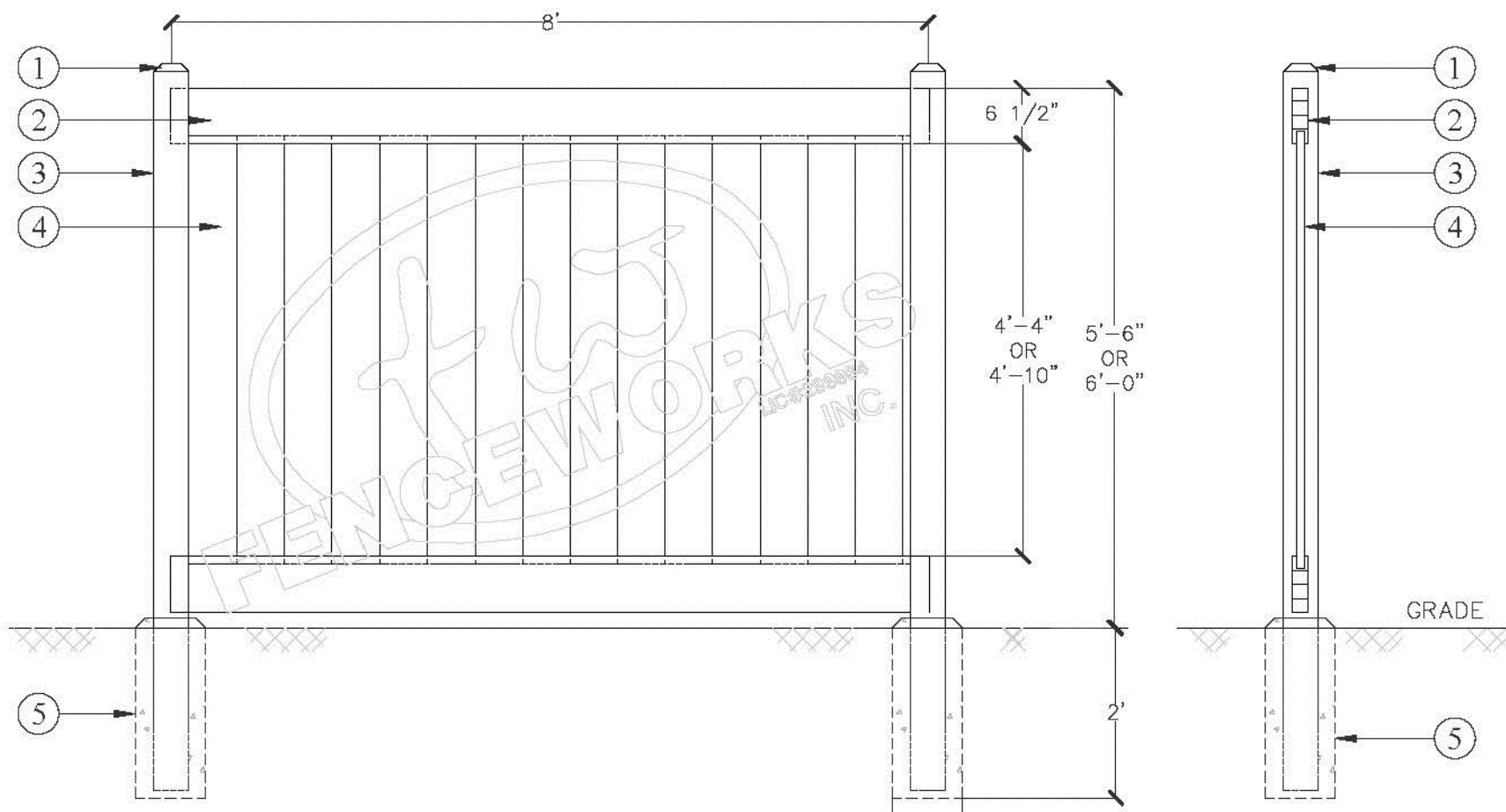
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CONCEPTUAL LANDSCAPE
MASTER PLAN

DESIGNED	JS
DRAWN	JS
CHECKED	DG
DATE	06/21/2022
SCALE	1"=20'
JOB NO.	22101

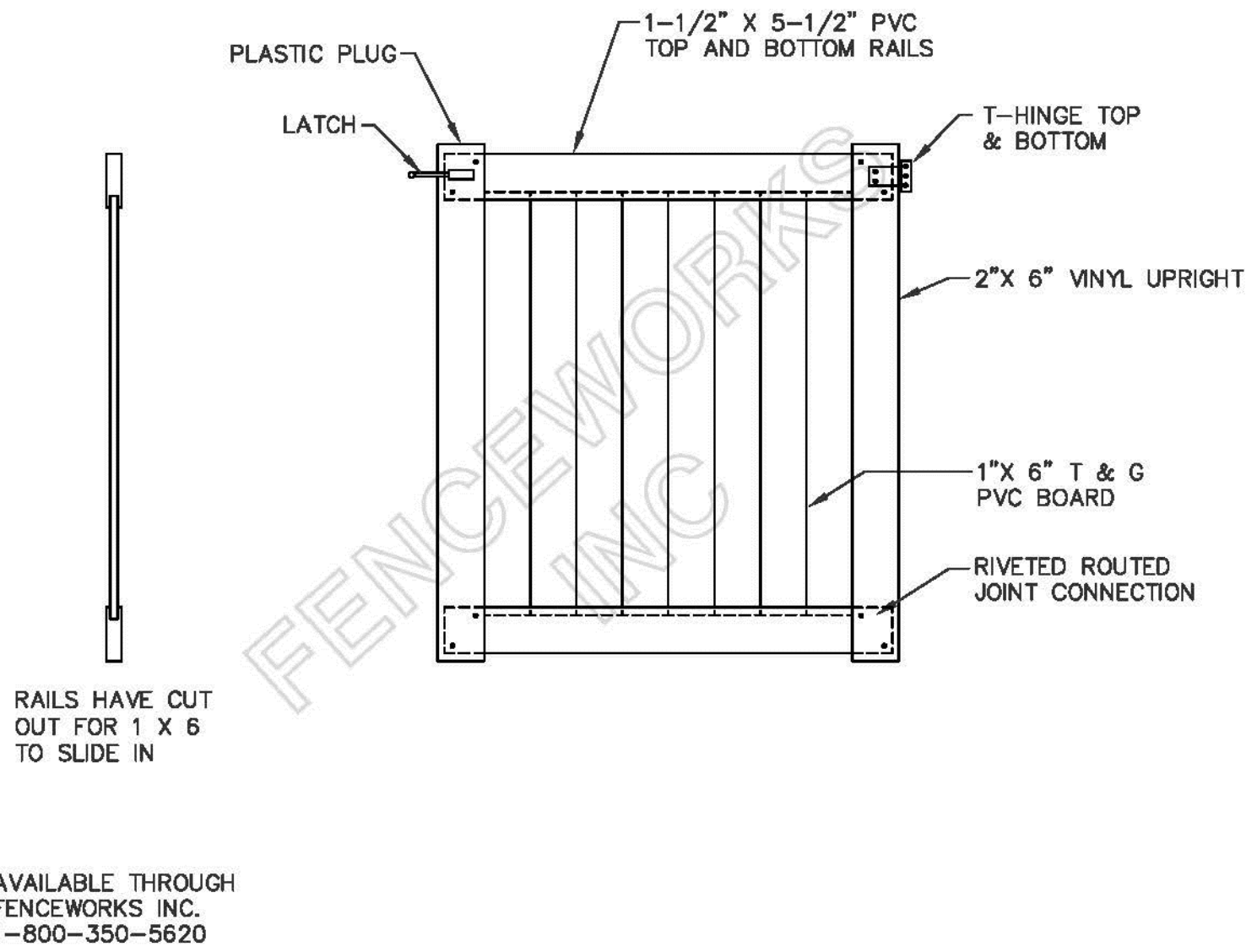
SHEET
1
OF 2 SHEETS



CONSTRUCTION LEGEND	
SYM.	DESCRIPTION
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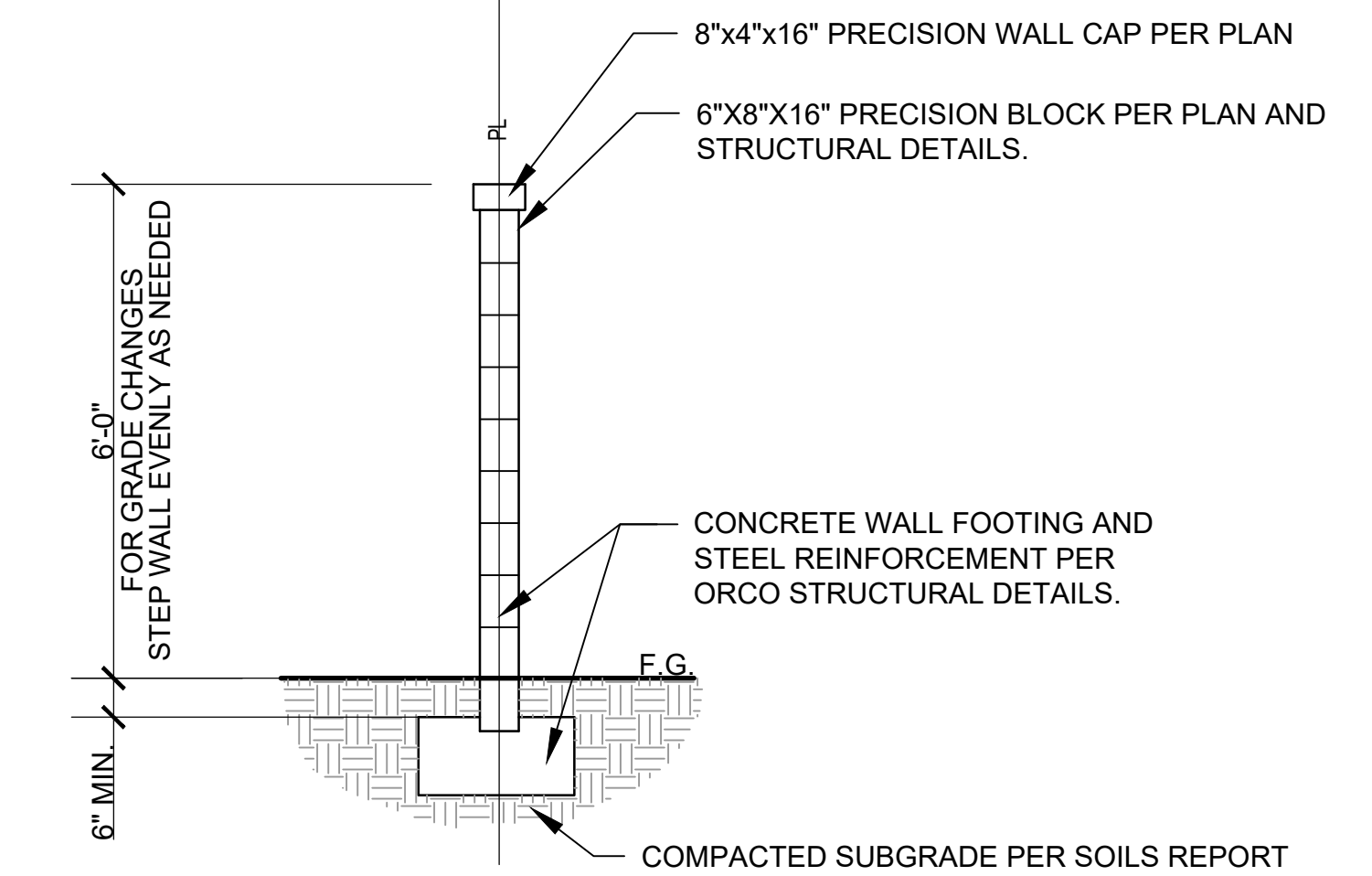


C VINYL PRIVACY FENCE
N.T.S.



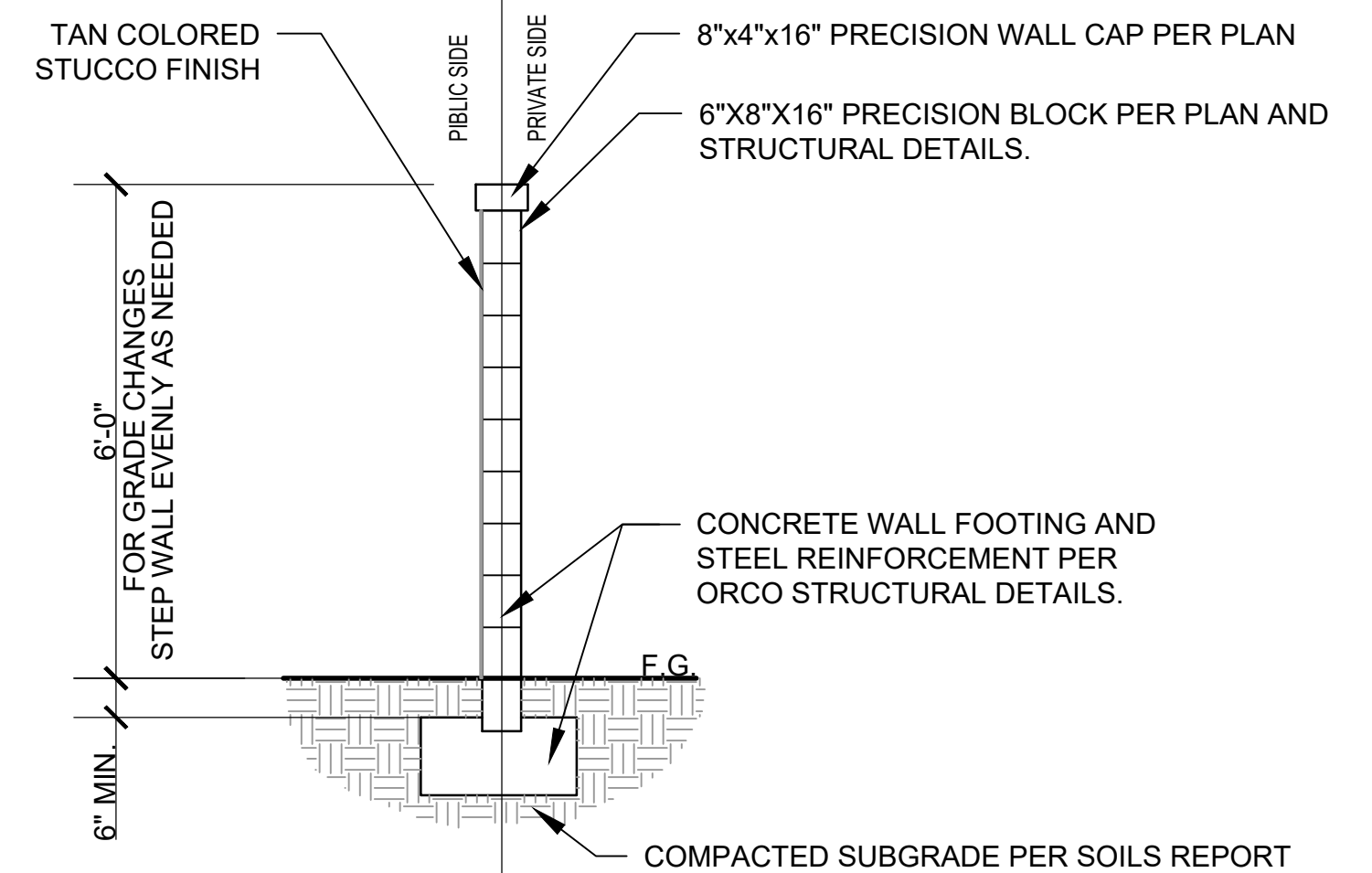
D VINYL GATE
N.T.S.

- NOTES:
- CONCRETE BLOCK AND WALL CAPS AVAILABLE FROM ORCO BLOCK. ALLOW 10 WEEKS LEAD AND DELIVERY TIME. CONTACT ERICA GROVER, TEL. (951) 685-1521.
 - WALLS TO BE CONSTRUCTED PER STRUCTURAL SPECIFICATIONS TO BE PROVIDED BY MANUFACTURER.
 - MATERIALS SHALL NOT BE SUBSTITUTED WITHOUT APPROVAL OF OWNER, OR OWNER'S REPRESENTATIVE.
 - AN ANTI-GRAFFITI COATING SHALL BE APPLIED TO THE PUBLIC SIDE OF ALL BLOCK WALLS.
 - USE SPEC MIX GROUT PER ORCO BLOCK SPECIFICATIONS

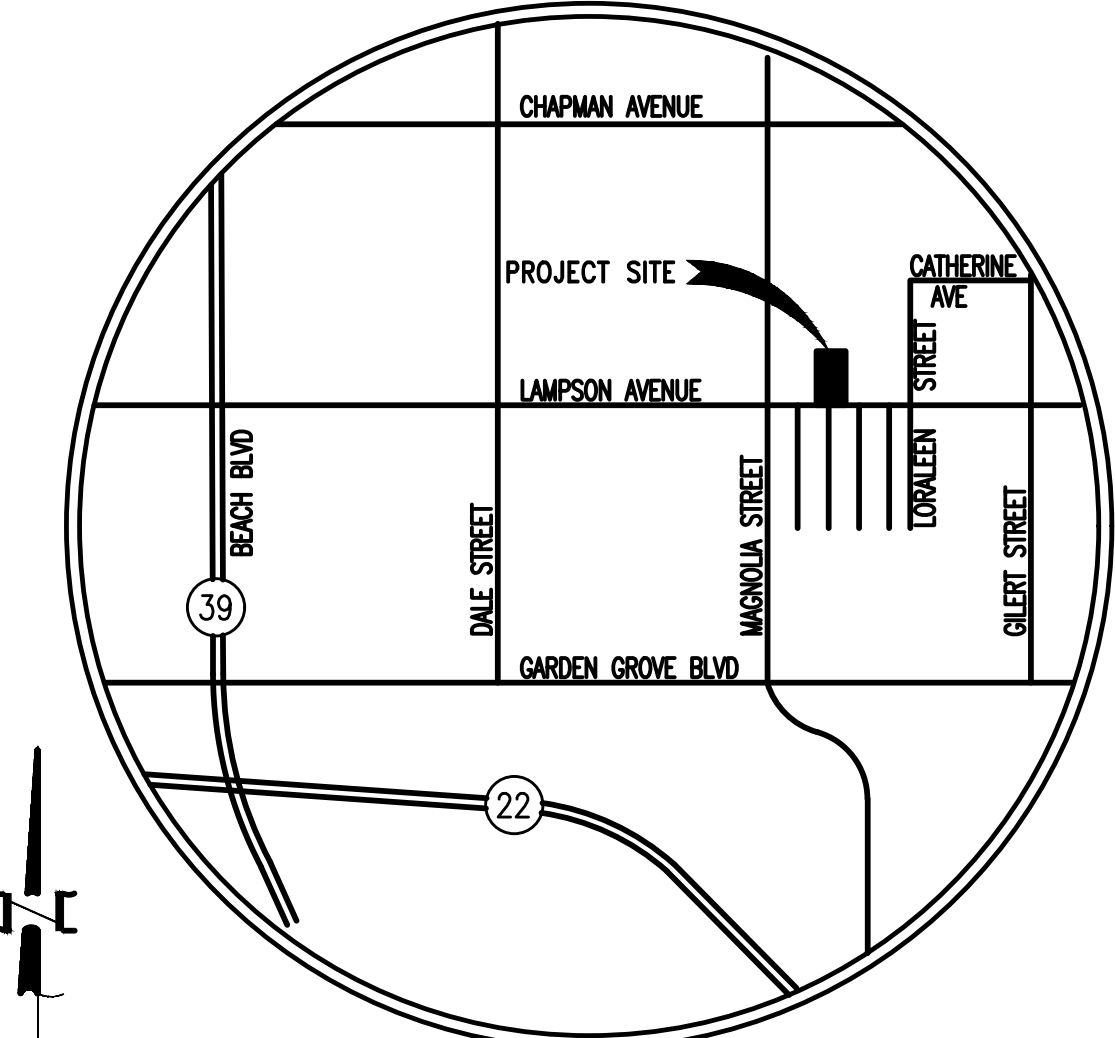


A PRECISION BLOCK WALL
N.T.S.

- NOTES:
- CONCRETE BLOCK AND WALL CAPS AVAILABLE FROM ORCO BLOCK. ALLOW 10 WEEKS LEAD AND DELIVERY TIME. CONTACT ERICA GROVER, TEL. (951) 685-1521.
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 - USE SPEC MIX GROUT PER ORCO BLOCK SPECIFICATIONS



B PRECISION BLOCK WALL WITH STUCCO FINISH
N.T.S.



VICINITY MAP
N.T.S.
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RHA
LANDSCAPE
ARCHITECTS
PLANNERS, INC.

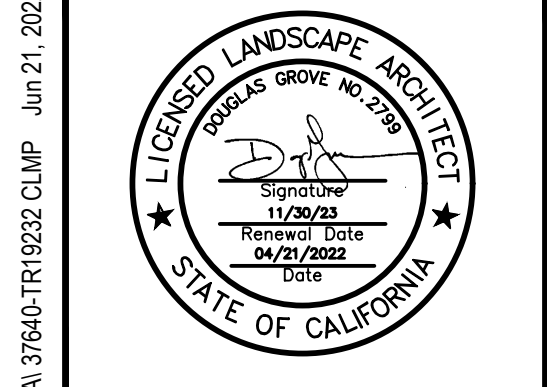
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CLIENT:
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888 San Clemente Drive, Suite 200
Newport Beach, CA 92660

949-721-8200
Bill Holman

PROJECT:
Tract 19232
Lampson Avenue
Garden Grove, CA

REVISIONS	DATE	BY



SHEET TITLE
**CONCEPTUAL WALL AND
FENCE PLAN**

DESIGNED	JS
DRAWN	JS
CHECKED	DG
DATE	06/21/2022
SCALE	1"=20'
JOB NO.	22101

SHEET
2
OF 2 SHEETS

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy

Dept.: City Manager Dept.: City Clerk

Subject: Consideration to appoint to the City's Commissions, Committee, and Board. (Action Item) Date: 1/24/2023

Attached for consideration is a list of recent applicants for the biannual appointment period for the Administrative Board of Appeals, Downtown Commission, Measure O Citizens' Oversight Committee, Neighborhood Improvement and Conservation Commission, Parks, Recreation and Arts Commission, Planning Commission, and Traffic Commission. Pursuant to Municipal Code Section 2.21.010 and pursuant to Government Code Section 40605 the Mayor, with the approval of the City Council, shall make all appointments to boards, commissions, and committees unless otherwise specifically provided by statute.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Commission Application List	1/20/2023	Backup Material	2023_GARDEN_GROVE_COMMISSION_APPLICANTS_GROUPED.pdf

2023 GARDEN GROVE COMMISSION APPLICANTS

ADMINISTRATIVE APPEALS

Calvin Van
Dalia Paz G
Jessica Knight
Judy Bainto
Julian De La O
Rowenda Facundo

PARKS RECREATION AND ARTS

Alan Strickland
Andrea Perez
Cameron Mangels
Daniel Gonzalez
Dolores Garcia
Donald Taylor
James Kester
Jessica Knight
Johnny Nguyen
Julian De La O
Michael Maher
Nicholas Dibs
Ramiro Landeros
Sarah Slegers
Ted Stevens
William Tocki

NEIGHBORHOOD IMPROVEMENT AND

CONSERVATION

Andrew Nguyen
Charlene Cuellar
Dalia Paz G
Donald Taylor
James Kester
Jared Wallace
Johnny Nguyen
Julian De La O
Kay Kearney
Maureen Blackmun
Michael Maher
Nicole James
Rosalyn Rubin
Rowenda Facundo
Tuan Tran

DOWNTOWN

Andrew Nguyen
Charlene Cuellar
Jennifer Stewart
Marilyn Tortolano
Rebecca Weimer
Viet Tran

MEASURE O

Kris Beard
Leslie Malo
Robert Sanders

PLANNING

Asia Cunningham
Calvin Van
Daisy Perez Castellanos
Dale Gilbert
Duy Nguyen
James Webb
John Ramirez
Josh Lindsay
Julian De La O
Michael Maher
Randy Arbgast
Roger Flanders

TRAFFIC

Dale Gilbert
Duy Nguyen
James Webb
Jeffrey Sanders
Joseph Larcchia
Judy Bainto
Julian De La O
Lyle Flatebo
Randy Arbgast
Ricardo Cepeda
Timothy Brady
William Tocki

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Anand Rao
Dept.:	City Manager	Dept.:	Information Technology
Subject:	Award a 60-month lease and maintenance contract to Ricoh, USA for 27 multi-function copiers. (Cost: \$669,292.75) (<i>Action Item</i>)		
		Date:	1/23/2023

OBJECTIVE

For the City Council to award a 60-month lease and maintenance contract to Ricoh, USA for 27 multi-function copiers.

BACKGROUND

The City is currently operating under a 60-month lease and maintenance contract for multi-function copiers that will terminate with a 30-day written notice. The contract expired in June of 2022, but due to the City Hall remodel and closure, the contract was extended on a quarterly basis until construction was completed. Based on age and usage, staff researched and determined that current technology could provide increased functionality with reduced downtime. On September 13, 2022 a Request for Proposal "RFP No. S-1290-A" for 27 multi-function copiers, including 3 production machines was released. Three bids were received that met the RFP specifications.

DISCUSSION

A source selection committee (SSC) of 6 members represented by different departments of the City evaluated the RFP responses based on criteria of Qualifications of the Proposer and Completeness of Responses (35%), Proposers Key Plan and Knowledge and Technical Competence (45%), and Cost of Services (20%). The SSC then performed site visits and viewed product demonstrations by the three vendors, which are listed below. The vendors were then invited to deliver a trial walk-up copy machine to City Hall for City employees to test the functionality, speed, and intuitiveness. After testing all machines, employees completed a survey ranking their choices which contributed to the vendors final score. Upon completion of the site visits and the City copy machine trial week, the SSC scored the vendors and

determined that Ricoh, USA offered the proposal that best met all of the City's requirements and satisfaction.

RFP S-1290A	Ricoh, USA	MRC, Xerox Corp.	Pacific Office Automation
TOTALS	567	554	520

In addition to product quality and pricing, customer service and ability of vendors to deliver their proposals was considered. Referrals for vendors were contacted, and the vendor's market presence and reputation was researched.

Ricoh, USA is an industry leader in copier innovation and has a reputation for working well with local government agencies in Southern California and currently has an excellent reputation with the City. All machines will be color capable, offer faster printing speeds, will be able to air print from smartphones or tablets, have OCR scanning capabilities, duplex color scanning and connect with our City's network. Ricoh has proposed a 60-month lease and maintenance contract including all supplies and parts for \$133,858.55 per year. Their proposal includes delivery, installation, and training. As part of the installation process, Ricoh will also uninstall and remove the existing fleet of copiers.

FINANCIAL IMPACT

Ricoh's proposed annual cost is \$133,858.55. Total cost of the 60-month contract will be \$669,292.75. Ricoh is prepared to offer the City a rebate totaling \$13,000.00 bringing the 60-month contract to 656,292.75. The funds for this contract are normal operating expenses submitted as part of the annual Information Technology budget.

RECOMMENDATION

It is recommended that the City Council:

- Award a 60-month lease and maintenance contract to Ricoh, USA for 27 multi-function copiers in the amount of \$669,292.75 with a \$13,000.00 rebate; and
- Authorize the City Manager to sign the lease and maintenance contract on behalf of the City, and make minor modifications as appropriate thereto.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Ricoh Contract	1/19/2023	Agreement	Ricoh_Contract_Final_1_10_23.pdf
City of Garden Grove Addendum	1/19/2023	Agreement	City_of_GG_Addendum_1.pdf
Attachment B - Best and Final Offer	1/19/2023	Backup Material	ATTACHMENT_B_BEST_AND_FINAL_OFFER_RICOH.pdf

Ricoh Quote
Document

1/19/2023

Backup Material

Ricoh_Quote_Document.pdf



Ricoh USA, Inc.
70 Valley Stream Parkway
Malvern, PA 19355

Master Lease Agreement

NASPO ValuePoint

Number: _____

CUSTOMER INFORMATION

Full Legal Name City of Garden Grove				
Address 11222 Acacia Parkway				
City Garden Grove	State CA	Zip 92680	Contact Sandra Segawa	Telephone Number 714-741-5050
Federal Tax ID Number* <i>(Do Not Insert Social Security Number)</i>		Facsimile Number		E-mail Address sandras@ggcity.org

*Not required for State and Local Government entities.

This Master Lease Agreement ("Lease Agreement") has been written in clear, easy to understand English. When we use the words "you", "your" or "Customer" in this Lease Agreement, we mean you, our customer, as indicated above. When we use the words "we", "us" or "our" in this Lease Agreement, we mean Ricoh USA, Inc. ("Ricoh") or, if we assign this Lease Agreement or any Schedules executed in accordance with this Lease Agreement, pursuant to Section 13 below, the Assignee (as defined below). Our corporate office is located at 70 Valley Stream Parkway, Malvern, PA 19355.

- Agreement.** We agree to lease or rent, as specified in any equipment schedule executed by you and us and incorporating the terms of this Lease Agreement by reference (a "Schedule"), to you, and you agree to lease or rent, as applicable, from us, subject to the terms of this Lease Agreement and such Schedule, the personal and intangible property described in such Schedule. The personal and intangible property described on a Schedule (together with all attachments, replacements, parts, substitutions, additions, repairs, and accessories incorporated in or affixed to the property and any license or subscription rights associated with the property) will be collectively referred to as "Product." The manufacturer of the tangible Product shall be referred to as the "Manufacturer." To the extent the Product includes intangible property or associated services such as periodic software licenses and prepaid data base subscription rights, such intangible property shall be referred to as the "Software."
- Schedules; Delivery and Acceptance.** Each Schedule that incorporates this Lease Agreement shall be governed by the terms and conditions of this Lease Agreement, as well as by the terms and conditions set forth in such individual Schedule. Each Schedule shall constitute a complete agreement separate and distinct from this Lease Agreement and any other Schedule. In the event of a conflict between the terms of this Lease Agreement and any Schedule, the terms of such Schedule shall govern and control, but only with respect to the Product subject to such Schedule. The termination of this Lease Agreement will not affect any Schedule executed prior to the effective date of such termination. When you receive the Product, you agree to inspect it to determine it is in good working order. Scheduled Payments (as specified in the applicable Schedule) will begin on the Product delivery and acceptance date ("Effective Date"). You agree to sign and return to us a delivery and acceptance certificate (which, at our request, may be done electronically) within five (5) business days after any Product is installed.
- Term; Payments.** The first scheduled Payment (as specified in the applicable Schedule) ("Payment") will be due on the acceptance date of the Equipment or such later date as we may designate. The remaining Payments will be due on the same day of each subsequent month, unless otherwise specified on the applicable Schedule. If any Payment or other amount payable under any Schedule is not received within forty-five (45) days of its due date, you will pay to us, in addition to that Payment, a late charge of 1% per month of the overdue Payment (but in no event greater than the maximum amount allowed by applicable law). You agree to pay \$25.00 for each check returned for insufficient funds. You also agree that, except as set forth in Section 18 below, THIS IS AN UNCONDITIONAL, NON-CANCELABLE AGREEMENT FOR THE MINIMUM TERM INDICATED ON ANY SCHEDULE TO THIS LEASE AGREEMENT. All Payments to us are "net" and unconditional and are not subject to set off, defense, counterclaim or reduction for any reason. You agree that you will remit payments to us in the form of company checks (or personal checks in the case of sole proprietorships), direct debit or wires only. You also agree that cash and cash equivalents are not acceptable forms of payment for this Lease Agreement or any Schedule and that you will not remit such forms of payment to us. Payment in any other form may delay processing or be returned to you. Furthermore, only you or your authorized agent as approved by us will remit payments to us.
- Product Location; Use and Repair.** You will keep and use the Product only at the Product Location shown in the applicable Schedule. You will not move the Product from the location specified in the applicable Schedule or make any alterations, additions or replacements to the Product without our prior written consent, which consent will not be unreasonably withheld. At your own cost and expense, you will keep the Product eligible for any Manufacturer's certification as to maintenance and in compliance with applicable laws and in good condition, except for ordinary wear and tear. You shall engage Ricoh, its subsidiaries or affiliates, or an independent third party (the "Servicer") to provide maintenance and support services pursuant to a separate agreement for such purpose ("Maintenance Agreement"). All alterations, additions or replacements will become part of the Product and our property at no cost or expense to us. We may inspect the Product at any reasonable time.
- Taxes and Fees.** In addition to the payments under this Lease Agreement, you agree to pay all taxes, assessments, fees and charges governmentally imposed upon our purchase, ownership, possession, leasing, renting, operation, control or use of the Product. If we are required to file and pay property tax, you agree, at our discretion, to either: (a) reimburse us for all personal property and other similar taxes and governmental charges associated with the ownership, possession or use of the Product when billed by the jurisdictions; or (b) remit to us each billing period our estimate of the pro-rated equivalent of such taxes and governmental charges. In the event that the billing period sums include a separately stated estimate of personal property and other similar taxes, you acknowledge and agree that such amount represents our estimate of such taxes that will be payable with respect to the Product during the term of the applicable Schedule. As compensation for our internal and external costs in the administration of taxes related to each unit of Product, you agree to pay us a "Property Tax Administrative Fee" in an amount not to exceed the greater of 10% of the invoiced property tax amount or \$10 each time such tax is invoiced during the term of the applicable Schedule, not to exceed the maximum amount permitted by applicable law. The Property Tax Administrative Fee, at our sole discretion, may be increased by an amount not exceeding 10% thereof for each subsequent year during the term of the applicable Schedule to reflect our increased cost of administration and we will notify you of any such increase by indicating such increased amount in the relevant invoice or in such other manner as we may deem appropriate. If we are required to pay upfront sales or use tax and you opt to pay such tax over the term of the lease and not as a lump sum at lease inception, then you agree to pay us a "Sales Tax Administrative Fee" equal to 3.5% of the total tax due per year. Sales and use tax, if applicable, will be charged until a valid sales and use tax exemption certificate is provided to us.

6. **Warranties.** We transfer to you, without recourse, for the term of each Schedule, any written warranties made by the Manufacturer or Software Supplier (as defined in Section 10 of this Lease Agreement) with respect to the Product leased or rented pursuant to such Schedule. YOU ACKNOWLEDGE THAT YOU HAVE SELECTED THE PRODUCT BASED ON YOUR OWN JUDGMENT AND YOU HEREBY AFFIRMATIVELY DISCLAIM RELIANCE ON ANY ORAL REPRESENTATION CONCERNING THE PRODUCT MADE TO YOU. However, if you enter into a Maintenance Agreement with Servicer with respect to any Product, no provision, clause or paragraph of this Lease Agreement shall alter, restrict, diminish or waive the rights, remedies or benefits that you may have against Servicer under such Maintenance Agreement. WE MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. AS TO US AND OUR ASSIGNEE, YOU LEASE OR RENT THE PRODUCT "AS-IS." The only warranties, express or implied, made to you are the warranties (if any) made by the Manufacturer and/or Servicer to you in any documents, other than this Lease Agreement, executed by and between the Manufacturer and/or Servicer and you. YOU AGREE THAT, NOTWITHSTANDING ANYTHING TO THE CONTRARY, WE ARE NOT RESPONSIBLE FOR, AND YOU WILL NOT MAKE ANY CLAIM AGAINST US FOR, ANY CONSEQUENTIAL, SPECIAL, OR INDIRECT DAMAGES.
7. **Loss or Damage.** You are responsible for any theft of, destruction of, or damage to the Product (collectively, "Loss") from any cause at all, whether or not insured, from the time of Product delivery to you until it is made available to us or our agents at the end of the term of the Schedule. You are required to make all Payments even if there is a Loss. You must notify us in writing immediately of any Loss. Then, at our option, you will either (a) repair the Product so that it is in good condition and working order, eligible for any Manufacturer's certification, (b) pay us the amounts specified in Section 12 below, or (c) replace the Product with equipment of like age and capacity from Ricoh.
8. **Indemnity, Liability and Insurance.** (a) To the extent not prohibited by applicable law, you agree to indemnify us, defend us and hold us harmless from all claims arising out of the death or bodily injury of any person or the damage, loss or destruction of any tangible property caused by or to the Product, except to the extent caused by our gross negligence or willful misconduct. (b) You agree to maintain insurance through self-insurance or otherwise, to cover the Product for all types of loss, including, without limitation, theft, in an amount not less than the full replacement value. In addition, you agree to maintain comprehensive public liability insurance, which, upon our request, shall be in an amount acceptable to us and shall name us as an additional insured. Upon our request, you agree to provide us with evidence of such insurance. In the event of loss or damage to the Product, you agree to remain responsible for the Payment obligations under this Lease Agreement until the Payment obligations are fully satisfied.
9. **Title; Recording.** We are the owner of and will hold title to the Product (except for any Software). You will keep the Product free of all liens and encumbrances. Except as reflected on any Schedule, you agree that this Lease Agreement is a true lease. However, if any Schedule is deemed to be intended for security, you hereby grant to us a purchase money security interest in the Product covered by the applicable Schedule (including any replacements, substitutions, additions, attachments and proceeds) as security for the payment of the amounts under each Schedule. You authorize us to file a copy of this Lease Agreement and/or any Schedule as a financing statement, and you agree to promptly execute and deliver to us any financing statements covering the Product that we may reasonably require; provided, however, that you hereby authorize us to file any such financing statement without your authentication to the extent permitted by applicable law.
10. **Software or Intangibles.** To the extent that the Product includes Software, you understand and agree that we have no right, title or interest in the Software, and you will comply throughout the term of this Lease Agreement with any license and/or other agreement ("Software License") entered into with the supplier of the Software ("Software Supplier"). You are responsible for entering into any Software License with the Software Supplier no later than the Effective Date.
11. **Default.** Each of the following is a "Default" under this Lease Agreement and all Schedules: (a) you fail to pay any Payment or any other amount within forty-five (45) days of its due date, (b) any representation or warranty made by you in this Lease Agreement is false or incorrect and/or you do not perform any of your other obligations under this Lease Agreement or any Schedule and/or under any other agreement with us or with any of our affiliates and this failure continues for thirty (30) days after we have notified you of it, (c) a petition is filed by or against you or any guarantor under any bankruptcy or insolvency law or a trustee, receiver or liquidator is appointed for you, any guarantor or any substantial part of your assets, (d) you or any guarantor makes an assignment for the benefit of creditors, (e) any guarantor dies, stops doing business as a going concern or transfers all or substantially all of such guarantor's assets, or (f) you stop doing business as a going concern or transfer all or substantially all of your assets.
12. **Remedies.** If a Default occurs, we may do one or more of the following: (a) we may cancel or terminate this Lease Agreement and/or any or all Schedules, and/or any or all other agreements that we have entered into with you; (b) we may require you to immediately pay to us, as compensation for loss of our bargain and not as a penalty, a sum equal to: (i) all past due Payments and all other amounts then due and payable under this Lease Agreement or any Schedule; and (ii) the present value of all unpaid Payments for the remainder of the term of each Schedule plus the present value of our anticipated value of the Product at the end of the initial term of any Schedule (or any renewal of such Schedule), each discounted at a rate equal to 3% per year to the date of default, and we may charge you interest on all amounts due us from the date of default until paid at the rate of 1% per month, but in no event more than the maximum rate permitted by applicable law. We agree to apply the net proceeds (as specified below in this Section) of any disposition of the Product to the amounts that you owe us; (c) we may require you to deliver the Product to us as set forth in Section 14; (d) we or our representative may peacefully repossess the Product without court order and you will not make any claims against us for damages or trespass or any other reason; (e) we may exercise any and all other rights or remedies available to a lender, secured party or lessor under the Uniform Commercial Code ("UCC"), including, without limitation, those set forth in Article 2A of the UCC, and at law or in equity; (f) we may immediately terminate your right to use the Software including the disabling (on-site or by remote communication) of any Software; (g) we may demand the immediate return and obtain possession of the Software and re-license the Software at a public or private sale; (h) we may cause the Software Supplier to terminate the Software License, support and other services under the Software License, and/or (i) at our option, we may sell, re-lease, or otherwise dispose of the Product under such terms and conditions as may be acceptable to us in our discretion. You agree to pay all of our costs of enforcing our rights against you, including reasonable attorneys' fees, and all costs related to the sale or disposition of the Product including, without limitation, incidental damages expended in the repossession, repair, preparation, and advertisement for sale or lease or other disposition of the Product. If we take possession of the Product (or any Software, if applicable), we may sell or otherwise dispose of it with or without notice, at a public or private disposition, and to apply the net proceeds (after we have deducted all costs, including reasonable attorneys' fees) to the amounts that you owe us. You agree that, if notice of sale is required by law to be given, five (5) days' notice shall constitute reasonable notice. You will remain responsible for any deficiency that is due after we have applied any such net proceeds.
13. **Ownership of Product; Assignment.** YOU HAVE NO RIGHT TO SELL, TRANSFER, ENCUMBER, SUBLET OR ASSIGN THE PRODUCT OR THIS LEASE AGREEMENT OR ANY SCHEDULE WITHOUT OUR PRIOR WRITTEN CONSENT (which consent shall not be unreasonably withheld). You agree that we may sell or assign all or a portion of our interests in the Product and/or this Lease Agreement or any Schedule with written notice to you even if less than all the Payments have been assigned. In that event, the assignee (the "Assignee") will have such rights as we assign to them but none of our obligations (we will keep those obligations) and the rights of the Assignee will not be subject to any claims, defenses or set offs that you may have against us. No assignment to an Assignee will release Ricoh from any obligations Ricoh may have to you hereunder. The Maintenance Agreement you have entered into with a Servicer will remain in full force and effect with Servicer and will not be affected by any such assignment. You acknowledge that the Assignee did not manufacture or design the Product and that you have selected the Manufacturer, Servicer and the Product based on your own judgment.
14. **Renewal; Return of Product.** YOU WILL NOTIFY US IN WRITING OF YOUR INTENT TO EITHER TERMINATE SUCH SCHEDULE OR TO EXTEND IT ON A MONTH-TO MONTH BASIS, OR FOR TWELVE (12) MONTHS, AND SUCH NOTICE SHALL BE GIVEN AT LEAST THIRTY (30) DAYS PRIOR, BUT NOT MORE THAN ONE HUNDRED TWENTY (120) DAYS PRIOR, TO THE EXPIRATION OF THE MINIMUM TERM OR EXTENSION OF SUCH SCHEDULE. AT

ANY TIME DURING ANY MONTH-TO-MONTH RENEWAL, WE HAVE THE RIGHT, UPON THIRTY (30) DAYS NOTICE, TO DEMAND THAT YOU RETURN THE PRODUCT TO US IN ACCORDANCE WITH THE TERMS OF THIS SECTION 14, UNLESS YOUR NOTICE EXTENDED THE TERM FOR TWELVE (12) MONTHS. Notwithstanding the foregoing, nothing herein is intended to provide, nor shall be interpreted as providing, (a) you with a legally enforceable option to extend or renew the terms of this Lease Agreement or any Schedule, or (b) us with a legally enforceable option to compel any such extension or renewal. At the end of or upon termination of each Schedule, you will immediately make the Product subject to such expired Schedule available to us (or our designee), in as good condition as when you received it, except for ordinary wear and tear. We will bear all shipping charges. You must pay additional monthly Payments at the same rate as then in effect under a Schedule, until the Product is returned by you and is received in good condition and working order by us or our designees. We will cleanse and purge (if capable), at no additional cost to you, all data from hard drives in the Equipment prior to removing the Equipment from your location or from any hard drive prior to such hard drive being removed from your location ("Data Management Services"). In the event, you elect to retain possession of a hard drive, you agree to pay us the specified hard drive retention charge. You acknowledge that you are responsible for ensuring your own compliance with legal requirements in connection with data retention and protection and that we do not provide legal advice or represent that the Products will guarantee compliance with such requirements. The selection, use and design of any Data Management Services, and any decisions arising with respect to the deletion or storage of data, as well as the loss of any data resulting therefrom, shall be your sole and exclusive responsibility.


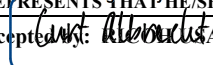
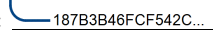
15. Miscellaneous. It is the intent of the parties that this Lease Agreement and any Schedule shall be deemed and constitute a "finance lease" as defined under and governed by Article 2A of the UCC. ORAL AGREEMENTS OR COMMITMENTS TO LOAN MONEY, EXTEND CREDIT OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT INCLUDING PROMISES TO EXTEND OR RENEW SUCH DEBT ARE NOT ENFORCEABLE. You authorize us to supply any missing "configure to order" number ("CTO"), other equipment identification numbers (including, without limitation, serial numbers), agreement/schedule identification numbers and/or dates in this Lease Agreement or any Schedule. You acknowledge that you have not been induced to enter into this Lease Agreement by any representation or warranty not expressly set forth in this Lease Agreement. Neither this Lease Agreement nor any Schedule is binding on us until we sign it. Any change in any of the terms and conditions of this Lease Agreement or any Schedule must be in writing and signed by us. If we delay or fail to enforce any of its rights under this Lease Agreement with respect to any or all Schedules, we will still be able to enforce those rights at a later time. All notices shall be given in writing and sent either (a) by certified mail or recognized overnight delivery service, postage prepaid, addressed to the party receiving the notice at the address shown on the front of this Lease Agreement, or (b) by facsimile transmission, with oral confirmation, to the facsimile number shown below such party's signature on this Lease Agreement. Either party may change its address or facsimile number by giving written notice of such change to the other party. Notices shall be effective on the date sent. Each of our respective rights and indemnities will survive the termination of this Lease Agreement and each Schedule. If more than one customer has signed this Lease Agreement or any Schedule, each customer agrees that its liability is joint and several. It is the express intent of the parties not to violate any applicable usury laws or to exceed the maximum amount of time price differential or interest, as applicable, permitted to be charged or collected by applicable law, and any such excess payment will be applied to payments in the order of maturity, and any remaining excess will be refunded to you. We make no representation or warranty of any kind, express or implied, with respect to the legal, tax or accounting treatment of this Lease Agreement and any Schedule and you acknowledge that we are an independent contractor and not your fiduciary. You will obtain your own legal, tax and accounting advice related to this Lease Agreement or any Schedule and make your own determination of the proper accounting treatment of this Lease Agreement or any Schedule. We may receive compensation from the Manufacturer or supplier of the Product in order to enable us to reduce the cost of leasing or renting the Product to you under this Lease Agreement or any Schedule below what we otherwise would charge. If we received such compensation, the reduction in the cost of leasing or renting the Product is reflected in the Minimum Payment specified in the applicable Schedule. You authorize us, our agent and/or our Assignee to obtain credit reports and make credit inquiries regarding you and your financial condition and to provide your information, including payment history, to our Assignee and third parties having an economic interest in this Lease Agreement, any Schedule or the Product. You agree to provide updated annual and/or quarterly financial statements to us upon request.
16. Governing Law; Jurisdiction; Waiver of Trial By Jury and Certain Rights and Remedies Under The Uniform Commercial Code. YOU AGREE THAT THIS LEASE AGREEMENT AND ANY SCHEDULE WILL BE GOVERNED UNDER THE LAW FOR THE STATE IN WHICH THE APPLICABLE PARTICIPATING ADDENDUM DESIGNATES. YOU ALSO CONSENT TO THE VENUE AND NON-EXCLUSIVE JURISDICTION OF ANY COURT LOCATED IN EACH OF THE COMMONWEALTH OF PENNSYLVANIA AND THE STATE WHERE YOUR PRINCIPAL PLACE OF BUSINESS OR RESIDENCE IS LOCATED TO RESOLVE ANY CONFLICT UNDER THIS LEASE AGREEMENT. THE PARTIES TO THIS LEASE AGREEMENT EACH WAIVE THE RIGHT TO TRIAL BY JURY IN THE EVENT OF A LAWSUIT. TO THE EXTENT PERMITTED BY APPLICABLE LAW, YOU WAIVE ANY AND ALL RIGHTS AND REMEDIES CONFERRED UPON A CUSTOMER OR LESSEE BY ARTICLE 2A OF THE UCC THAT YOU MAY HAVE AGAINST US (BUT NOT AGAINST THE MANUFACTURER OF THE PRODUCT). TO HELP THE GOVERNMENT FIGHT THE FUNDING OF TERRORISM AND MONEY LAUNDERING ACTIVITIES, FEDERAL LAW REQUIRES ALL FINANCIAL INSTITUTIONS TO OBTAIN, VERIFY AND RECORD INFORMATION THAT IDENTIFIES EACH PERSON WHO OPENS AN ACCOUNT. WHAT THIS MEANS FOR YOU: WHEN YOU OPEN AN ACCOUNT, WE WILL ASK FOR YOUR NAME, ADDRESS AND OTHER INFORMATION THAT WILL ALLOW US TO IDENTIFY YOU. WE MAY ASK TO SEE IDENTIFYING DOCUMENTS.
17. Counterparts; Facsimiles. Each Schedule may be executed in counterparts. The counterpart which has our original signature and/or is in our possession or control shall constitute chattel paper as that term is defined in the UCC and shall constitute the original agreement for all purposes, including, without limitation, (a) any hearing, trial or proceeding with respect to such Schedule, and (b) any determination as to which version of such Schedule constitutes the single true original item of chattel paper under the UCC. If you sign and transmit a Schedule to us by facsimile or other electronic transmission, the facsimile or such electronic transmission of such Schedule, upon execution by us (manually or electronically, as applicable), shall be binding upon the parties. You agree that the facsimile or other electronic transmission of a Schedule containing your facsimile or other electronically transmitted signature, which is manually or electronically signed by us, shall constitute the original agreement for all purposes, including, without limitation, those outlined above in this Section. You agree to deliver to us upon our request the counterpart of such Schedule containing your original manual signature.
18. State and Local Government Provisions. If the Customer is a State or political subdivision of a State, as those terms are defined in Section 103 of the Internal Revenue Code, the following additional terms and conditions shall apply:
 - (a) Essentiality. During the term of this Lease Agreement and any Schedule, the Product will be used solely for the purpose of performing one or more governmental or proprietary functions consistent with the permissible scope of your authority. You represent and warrant that the use of the Product is essential to performing such governmental or proprietary functions.
 - (b) Non-Appropriation/Non-Substitution. (i) If all of the following shall occur: (A) your governing body fails to appropriate sufficient monies in any fiscal period for rentals and other payments coming due under a Schedule to this Lease Agreement in the next succeeding fiscal period for any equipment which will perform services and functions which in whole or in part are essentially the same services and functions performed by the Product covered by any such Schedule, (B) other funds are not available for such payments, and (C) the non-appropriation of funds did not result from any act or failure to act on your part, then a "Non-Appropriation" shall be deemed to have occurred. (ii) If a Non-Appropriation occurs, then: (A) you must give us immediate notice of such Non-Appropriation and provide written notice of such failure by your governing body at least thirty (30) days prior to the end of the then current fiscal year or if Non-Appropriation has not occurred by such date, immediately upon Non-Appropriation, (B) no later than the last day of the fiscal year for which appropriations were made for the rental due under any Schedule to this Lease Agreement (the "Return Date"), you shall return to us all, but not less than all, of the Product covered by such Schedule to this Lease Agreement, at your sole expense, in accordance with

the terms hereof; and (C) any Schedule to this Lease Agreement shall terminate on the Return Date without penalty or expense to you and you shall not be obligated to pay the rentals beyond such fiscal year, provided that (x) you shall pay any and all rentals and other payments due up through the end of the last day of the fiscal year for which appropriations were made and (y) you shall pay month-to-month rent at the rate set forth in any such Schedule for each month or part thereof that you fail to return the Product as required herein. (iii) Upon any such Non-Appropriation, upon our request, you will provide, upon our request, an opinion of independent counsel (who shall be reasonably acceptable to us), in form reasonably acceptable to us, confirming the Non-Appropriation and providing reasonably sufficient proof of such Non-Appropriation.

- (c) **Funding Intent.** You represent and warrant to us that you presently intend to continue this Lease Agreement and any Schedule hereto for the entire term of such Schedule and to pay all rentals relating to such Schedule and to do all things lawfully within your power to obtain and maintain funds from which the rentals and all other payments owing under such Schedule may be made. The parties acknowledge that appropriation for rentals is a governmental function to which you cannot contractually commit yourself in advance and this Lease Agreement shall not constitute such a commitment. To the extent permitted by law, the person or entity in charge of preparing your budget will include in the budget request for each fiscal year during the term of each Schedule, respectively, to this Lease Agreement an amount equal to the rentals (to be used for such rentals) to become due in such fiscal year, and will use all reasonable and lawful means available to secure the appropriation of money for such fiscal year sufficient to pay all rentals coming due during such fiscal year.
- (d) **Authority and Authorization.** (i) You represent and warrant to us that: (A) you are a State or political subdivision of a State, as those terms are defined in Section 103 of the Internal Revenue Code; (B) you have the power and authority to enter into this Lease Agreement and all Schedules to this Lease Agreement; (C) this Lease Agreement and all Schedules to this Lease Agreement have been duly authorized, executed and delivered by you and constitute valid, legal and binding agreement(s) enforceable against you in accordance with their terms; and (D) no further approval, consent or withholding of objections is required from any governmental authority with respect to this Lease Agreement or any Schedule to this Lease Agreement. (ii) If and to the extent required by us, you agree to provide us with an opinion of independent counsel (who shall be reasonably acceptable to us) confirming the foregoing and other related matters, in form and substance acceptable to us. (iii) You agree to take all required actions and to file all necessary forms, including IRS Forms 8038-G or 8038-GC, as applicable, to preserve the tax exempt status of this Lease Agreement and all Schedules thereto. (iv) You agree to provide us with any other documents that we may reasonably request in connection with the foregoing and this Lease Agreement.
- (e) **Assignment.** You agree to acknowledge any assignment to the Assignee in writing, if so requested, and, if applicable, to keep a complete and accurate record of all such assignments in a manner that complies with Section 149(a) of the Internal Revenue Code and the regulations promulgated thereunder.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the dates set forth below.

THE PERSON SIGNING THIS LEASE AGREEMENT ON BEHALF OF THE CUSTOMER REPRESENTS THAT HE/SHE HAS THE AUTHORITY TO DO SO.

<p>CUSTOMER</p> <p>By:  _____</p> <p>Authorized Signer Signature</p> <p>Printed Name: _____</p> <p>Title: _____ Date: _____</p> <p>Facsimile Number: _____</p>	<p>DocuSigned by: </p> <p>Accepted by: KLON USA, INC.</p> <p>By:  _____</p> <p>Authorized Signer Signature</p> <p>Printed Name: Kurt Albrecht</p> <p>Title: Vice President & Managing Director Date: 1/10/2023</p> <p>Facsimile Number: _____</p>
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DocuSigned by:



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1/10/2023



Agreement #: MMSA32004264

MASTER MAINTENANCE & SALE AGREEMENT

NASPO ValuePoint

CUSTOMER INFORMATION					
Full Legal Name	CITY OF GARDEN GROVE				
Address	11222 ACACIA PKWY				
City	GARDEN GROVE	State	CA	Zip Code	92840-5208

This Master Maintenance & Sale Agreement ("Agreement") sets forth the specific terms and conditions under which Ricoh USA, Inc. ("Ricoh") agrees to sell the specific equipment, software, and/or hardware ("Products") and/or provide the services ("Services") identified on an Order (defined below). In order to obtain Products and/or Services from Ricoh hereunder, Customer will either: (i) execute an order form (in a form to be provided and executed by Ricoh) referencing this Agreement; or (ii) issue a purchase order to Ricoh (each, an "Order"). Either party may terminate this Agreement at any time upon prior written notice to the other. Termination of this Agreement shall not, however, alter or otherwise modify the rights or obligations of the parties with respect to any Order placed and accepted prior to such termination. Each Order is separately enforceable as a complete and independent binding agreement, independent of all other Orders, if any.

Terms applicable to Service transactions only:

1. **Services.** (a) Each Order for Services must identify the specific Services to be performed, including, if applicable, the equipment to be serviced (the "Serviced Products"), the Term (defined in Section 3) of the Service engagement, the location at which Services shall be performed and the applicable Service Charges (defined in Section 4) for such Order. Ricoh will not be responsible to provide Services for Serviced Products in the event the Term and location(s) are not identified on the Order accepted by Ricoh.

(b) For maintenance and repair Services, Ricoh will repair or replace in accordance with the terms and conditions of this Agreement and the manufacturer's specifications, any part of the Serviced Products that becomes unserviceable due to normal usage (other than consumable supplies). Replacement parts will be furnished on an exchange basis and will be new, reconditioned or used. All parts removed due to replacement will become the property of Ricoh.

(c) The maintenance and repair Services provided by Ricoh under an Order will not include the following: (i) repairs resulting from misuse (including without limitation improper voltage or the use of supplies that do not conform to the manufacturer's specifications) or the failure to provide, or the failure of, adequate electrical power, air conditioning or humidity control; (ii) repairs made necessary by service performed by persons other than Ricoh representatives; (iii) unless covered under an extended hour service contract, service calls or work which Customer requests to be performed outside of Normal Business Hours (defined below) and Service calls or work which Customer requests to be performed on Ricoh Holidays (defined below); (iv) removable cassette, copy cabinet, exit trays, or any item not related to the mechanical or electrical operation of the Serviced Products; (v) consumable supplies such as paper, staples, clear toner and white toner, unless expressly provided for in the applicable Order; (vi) repairs, service calls and/or connectivity of attachments not purchased from Ricoh; (vii) any software, system support or related connectivity unless specified in writing by Ricoh; (viii) parts no longer available from the applicable manufacturer; (ix) electrical work external to the Serviced Products, including problems resulting from overloaded or improper circuits; (x) installation or de-installation and/or movement of the Serviced Products from one location to another unless specified in writing by Ricoh; (xi) repairs of damage or increase in service time caused by force majeure events; (xii) reconditioning and similar major overhauls of Serviced Products; (xiii) any obligation to remove, delete, preserve, maintain or otherwise safeguard any information, images or content retained by or resident in any Serviced Products, whether through a digital storage device, hard drive or other electronic medium ("Data Management Services"), unless Customer engages Ricoh to perform such Data Management Services at then-prevailing rates pursuant to an Order for such purpose; and (xiv) engineering changes which provide additional capabilities to the Ricoh Equipment (defined in Section 13) covered herein unless made at Customer's request and paid at Ricoh's applicable time and material rates then in effect. Damage to Serviced Products or parts arising from causes beyond the control of Ricoh are not covered by this Agreement. Ricoh may terminate its Service obligations under any Order for Serviced Products that have been modified, damaged, altered or serviced by personnel other than those employed by Ricoh.

2. **Service Calls.** Unless otherwise specified in an Order, service calls will be made during 9:00am – 5:00pm local service time, Monday through Friday ("Normal Business Hours") at the installation address shown on the applicable Order. Service does not include coverage on Ricoh holidays, which include New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, the day after Thanksgiving and Christmas Day (collectively, "Ricoh Holidays"). Travel and labor-time for the service calls after Normal Business Hours, on weekends and on Ricoh Holidays, if and when available and only in the event and to the extent that Ricoh agrees to provide such non-standard coverage, will be charged at overtime rates in effect at the time the service call is made. While on-site at any Customer location, Ricoh personnel shall comply with Customer's reasonable policies pertaining to access, security and use of Customer sites and systems, provided that such policies are provided to Ricoh in advance and in writing and do not conflict with the terms and conditions of this Agreement.

3. **Term; Early Termination.** Each Order shall become effective on the date that Ricoh accepts the Order, and shall continue for the term identified in the Order. At the expiration of the term identified in the Order, it will automatically renew for successive twelve (12) month periods unless notice of termination as specified below is given. The duration of the initial term and any extension or renewal thereto are collectively referred to as the "Term." Customer may terminate any Order under this Agreement for convenience prior to expiration of its Term so long as Customer is not then in default and provides Ricoh at least thirty (30) days prior written notice. Ricoh may terminate any Order under this Agreement for convenience prior to expiration of its Term so long as Ricoh is not then in default and provides Customer at least sixty (60) days prior written notice. Should Customer elect to terminate an Order for convenience that has a Term of at least thirty-six (36) months, Customer shall pay to Ricoh, as liquidated damages and not as a penalty, an early termination fee in accordance with the following ("Termination Fee"): (i) if the termination occurs in months one (1) through twelve (12) of the Term, an amount equal to twelve (12) times the Monthly Service Charge (as defined below); (ii) if the termination occurs in months thirteen (13) through twenty-four (24) of the Term, an amount equal to nine (9) times the Monthly Service Charge; and (iii) if the termination occurs anytime after the twenty-fourth (24th) month of the Term, an amount equal to the lesser of six (6) times the Monthly Service Charge or the number of months remaining under the then current Term of such Order. For an Order having a Term of less than thirty-six (36) months, the Termination Fee shall be equal to the lesser of six (6) times the Monthly Service Charge or the number of months remaining under the Term of such Order. For the purposes herein, the "Monthly Service Charge" shall equal (i) the base monthly Service Charge set forth in the Order;

or (ii) in the event the Order does not contain a base monthly Service Charge, the average monthly Order charges for the six (6) month period prior to the date of Customer's termination. If such termination date occurs less than six (6) months after the effective date of the Order, the Monthly Service Charge will be equal to the average monthly Order charges for the number of months the Order was in effect.

4. **Service Charges.** (a) Service charges ("Service Charges") will be set forth on an Order. Service Charges will not include any charges for repairs or Service that are otherwise covered by the applicable manufacturer's limited warranty during the period covered by any such warranty, to the extent Ricoh has agreed with such manufacturer not to charge a customer for any such charges. Customer acknowledges and agrees that: (i) alterations, attachments, specification changes, or use by Customer of sub-standard supplies that cause excessive service calls may require an increase in Service Charges; (ii) the transfer of the Serviced Products from the location indicated on the applicable Order may result in an increase of Service Charges or the termination of the Order; and (iii) to the extent that Customer requests that Ricoh registers with a third-party vendor prequalification service and Ricoh agrees to register, Customer will be charged for Ricoh's registration and any other related fees for registering with such service and this Agreement shall be the only terms and conditions to govern such registration and service. Customer shall be responsible for any costs related to freight (including fuel surcharges, which may be imposed from time to time), postage/mailling expense (meter rentals) and/or administrative and processing fees and, to the extent Ricoh pays such costs, Customer shall immediately reimburse Ricoh.

(b) Unless otherwise specified in an Order, Service Charges are based on standard 8.5x11 images. Ricoh reserves the right to assess additional images charges for non-standard images, including 11x17 images. Customer acknowledges that pricing is based on the prevailing rates at the time of the Order.

5. **Use of Recommended Supplies; Meter Readings.** (a) It is not a condition of this Agreement that Customer use only Ricoh-provided supplies. If Customer uses other than manufacturer-recommended supplies, including paper, developer, toner, and fuser oil, and if such supplies are defective or not acceptable for use on the Serviced Products or cause abnormally frequent service calls or service problems, then Ricoh may, at its option, assess a surcharge or terminate the applicable Order with respect to such Serviced Products. If so terminated, Customer will be offered Service on a "per call" basis at Ricoh's then-prevailing time and material rates. If Ricoh determines that Customer has used more Ricoh-provided supplies than the manufacturer's recommended specifications, then Customer will pay reasonable charges for those excess supplies and/or Ricoh may refuse Customer additional supply shipments.

(b) Customer is required to provide Ricoh actual and accurate meter readings in accordance with the billing schedule set forth on an Order. Ricoh may, at its discretion and dependent upon Serviced Product capabilities, collect remote meter readings and utilize equipment monitoring services using automatic meter reading solutions ("AMR"). This may allow for automated meter reading and submission, automatic placement of low toner alerts, automatic placement of service calls in the event of a critical Serviced Product failure and may enable firmware upgrades. The meter count and other information collected by AMR ("Data") is sent via the internet to remote servers some of which may be located outside the U.S. **AMR cannot and does not collect Customer document content.** Ricoh uses reasonably available technology to maintain the security of the Data; however, Customer acknowledges that no one can guaranty security of information maintained on computers and on the internet. Ricoh retains full rights to the Data (but not Customer documents or information), which it or its authorized third parties may use to service the Serviced Products. Ricoh may also use the Data for its normal business purposes including product development and marketing research, however, the Data will not be provided to any non-Ricoh third party in a form that personally identifies the Customer. Ricoh may dispose of the Data at any time and without notice. AMR technology is the confidential and proprietary information of Ricoh and/or its licensors protected by copyright, trade secret and other laws and treaties. Ricoh retains full title, ownership and all intellectual property rights in and to AMR.

(c) If an actual and accurate meter reading is not supplied to Ricoh in accordance with the billing schedule set forth on an Order, Ricoh may calculate an estimated meter reading from previous meter readings and Customer agrees to pay Service Charges based on such calculated estimate. Appropriate adjustments will be made by Ricoh in a subsequent billing cycle following Customer providing actual and accurate meter readings. If Ricoh contacts Customer to obtain a meter reading, then Ricoh may assess an administrative fee in an amount equal to fifteen dollars (\$15.00) per meter reading collected per billing period for the time and expense associated with meter collection activity in addition to the Service Charges. If Ricoh visits Customer location to obtain a meter reading, Ricoh may assess a fee according to the hourly service charge rate.

6. **Connectivity and Professional Services.** Customer may acquire connectivity, IT and professional services from Ricoh ("Professional Services") by executing and delivering to Ricoh an Order setting forth the specific services to be provided. Ricoh shall provide the Professional Services at Customer's location(s) or on a remote basis as set forth in the Order. Customer shall provide Ricoh with such access to its facilities, networks and systems as may be reasonably necessary for Ricoh to perform the Professional Services. Customer acknowledges that Ricoh's performance of the Professional Services is dependent upon Customer's timely and effective performance of its responsibilities as set forth in the Order. Estimated delivery and/or service schedules contained in any Order are non-binding estimates. Intellectual property rights, if any, arising from the Professional Services provided under any Order shall remain the property of Ricoh. Unless connectivity Services are specifically identified in the Order as part of the Services to be performed by Ricoh, Ricoh shall have no obligation to perform and no responsibility for the connection of any hardware or software to any Customer network or system.

7. **Customer Obligations.** Customer agrees to provide a proper place for the use of the Serviced Products, including but not limited to, electric service, as specified by the manufacturer. Customer will provide adequate facilities (at no charge) for use by Ricoh representatives in connection with the Service of the Serviced Products hereunder within a reasonable distance of the Serviced Products. Customer agrees to provide such access to its facilities, networks and systems as may be reasonably necessary for Ricoh to perform its Services, including but not limited to "360 degree" service access to the Serviced Products. Customer will provide a key operator for the Serviced Products and will make operators available for instruction in use and care of the Serviced Products. Unless otherwise agreed upon by Ricoh in writing or designated in the applicable Order, all supplies for use with the Serviced Products will be provided by Customer and will be available "on site" for servicing. Customer agrees that (i) any equipment not serviced by Ricoh which utilizes identical supplies to the Serviced Products must be covered under a separate inclusive non-Ricoh service program; and (ii) any Serviced Products under one Ricoh Service Level may not utilize any supplies provided to other Serviced Products with a different Ricoh Service Level (i.e., no sharing of supplies across different Ricoh Service Levels).

8. **Insurance.** Prior to providing the Services, Ricoh shall provide insurance certificates and endorsements to Customer as follows. All insurance shall contain a statement on the part of the carrier or agent to notify Customer of any cancellation or termination at least thirty (30) days in advance and a waiver of subrogation.

(a) **WORKERS COMPENSATION INSURANCE.** During the duration of this Agreement, Ricoh shall maintain Workers Compensation Insurance in the amount and type required by law.

(b) **INSURANCE AMOUNTS.** Ricoh shall maintain the following insurance in the amount and type for the duration of this Agreement:

(i) Commercial general liability in an amount not less than \$1,000,000.00 per occurrence (claims made and modified occurrence policies are not acceptable); and have a Best's Guide Rating of A-, Class VII or better.

(ii) Automobile liability for all autos in an amount of \$1,000,000.00 combined single limit (claims made and modified occurrence policies are not acceptable); and have a Best's Guide Rating of A-, Class VII or better.

(c) **ENDORSEMENTS AND OTHER REQUIREMENTS.**

(i) An On-Going and Completed Operations Additional Insured Endorsement for the policy under subsection (b)(i) above shall designate Customer, Customer's officers, officials, employees, and agents as additional insureds for liability arising out of work or operations performed by or on behalf of Ricoh. Ricoh shall provide Customer proof of insurance and endorsement forms that conform to Customer's requirements.

(ii) An Additional Insured Endorsement for the policy under subsection (b)(ii) above shall designate Customer, Customer's officers, officials, employees, and agents as additional insureds for automobiles, owned, leased, hired, or borrowed by Ricoh. Ricoh shall provide Customer proof of insurance and endorsement forms that conform to Customer's requirements.

(iii) For any claims related to this Agreement, Ricoh's insurance coverage shall be primary insurance as respects to Customer, Customer's officers, officials, employees, and agents. Any insurance or self-insurance maintained by Customer, Customer's officers, officials, employees, and agents shall be excess of Ricoh's insurance and shall not contribute with it.

9. **Indemnification.** To the extent not prohibited by applicable law, each party ("Indemnifying Party") shall indemnify, defend and hold harmless the other ("Indemnified Party") from all third-party claims incurred by the Indemnified Party arising out of the death or bodily injury of any agent, employee, or business invitee of the Indemnified Party, or the damage, loss, or destruction of any tangible property of the Indemnified Party to the extent proximately caused by the negligent acts or omissions or willful misconduct of the Indemnifying Party, its employees, or agents. Without intending to create any limitation relating to the survival of any other provisions of this Agreement, Ricoh and Customer agree that the terms of this paragraph shall survive the expiration or earlier termination of this Agreement. Each party shall promptly notify the other in the event of the threat or initiation of any claim, demand, action or proceeding to which the indemnification obligations set forth in this Section may apply.

Terms applicable to Product sale transactions only:

10. **Order; Delivery and Acceptance.** Each Order for Products must identify the Products, the Product delivery location and the applicable Product charges. Ricoh will not be obligated to sell or deliver Products where such information is not provided in the applicable Order. Customer agrees to confirm delivery of all Products covered by each Order when the same is delivered by signing a delivery and acceptance certificate or written delivery acknowledgement. Payment for accepted purchased Products will be due and payable in accordance with this Agreement and shall not be contingent on installation of software or performance of Professional Services. Orders shall not be cancelable by Customer following acceptance by Ricoh. Ricoh reserves the right to make Product deliveries in installments. All such installments shall be separately invoiced and paid for when due, without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Customer of its obligation to accept remaining installments and remit payments as invoiced by Ricoh. Ricoh reserves the right at any time to revoke any credit extended to Customer because of Customer's failure to pay for any Products when due or for any other credit reason.

11. **Title; Risk of Loss.** Unless otherwise agreed upon by both parties in writing, Products are deemed delivered and title passes to Customer upon delivery by Ricoh to Customer shipping point. Upon delivery in either case, Customer assumes all risk of theft, loss or damage to the Products, no matter how occasioned.

12. **Returns; Damaged Products.** No Products may be returned without Ricoh's prior written consent. Only consumable goods invoiced within sixty (60) days will be considered for return. On authorized returns, Customer agrees to pay a restocking charge equivalent to the lesser of ten percent (10%) of the purchase price or \$200.00. Products returned without written authorization from Ricoh may not be accepted by Ricoh and is the sole responsibility of Customer. All nonsaleable merchandise (that has been opened or partially used) will be deducted from any credit due to Customer. All claims for damaged Products or delay in delivery shall be deemed waived unless made in writing and delivered to Ricoh within five (5) days after receipt of Products.

Terms applicable to all transactions:

13. **Warranty.** Ricoh agrees to perform its Services in a professional manner, consistent with applicable industry standards. Ricoh will re-perform any Services not in compliance with this warranty and brought to Ricoh's attention in writing within a reasonable time, but in no event more than thirty (30) days after such Services are performed, which shall be an exclusive remedy for such non-compliance. For any Products manufactured by Ricoh ("RicoH Equipment"), Ricoh further warrants that, at the time of delivery and for a period of ninety (90) days thereafter the RicoH Equipment will be in good working order and will be free from any defects in material and workmanship, and fit for the ordinary purposes they are intended to serve. Ricoh's obligations under this warranty are limited solely to the repair or replacement (at Ricoh's option) of parts proven to be defective upon inspection. The foregoing warranty shall not apply if (a) the RicoH Equipment is installed, wired, modified, altered, moved or serviced by anyone other than Ricoh, (b) the RicoH Equipment is installed, stored and utilized and/or maintained in a manner not consistent with Ricoh specifications, (c) a defective or improper non-Ricoh accessory or supply or part is attached to or used in the RicoH Equipment, or (d) the RicoH Equipment is relocated to any place where Ricoh services are not available. **CUSTOMER ACKNOWLEDGES THAT THE LIMITED WARRANTY CONTAINED HEREIN DOES NOT ASSURE UNINTERRUPTED OPERATION AND USE OF THE RICOH EQUIPMENT.** In connection with any other Product sale, Ricoh shall transfer to Customer any Product warranties made by the applicable Product manufacturer, to the extent transferable and without recourse, and Ricoh makes no additional warranty or guaranty with respect to any such third-party Products. Physical or electronic copies of any applicable Product warranty will be delivered by Ricoh to Customer only upon Customer's specific written request. Customer agrees to comply with any applicable license agreement or license terms relating to intangible property or associated services included in any Serviced Products or Products, such as software licenses and/or prepaid data base subscription rights ("Software License"), whether pursuant to written, click-through, shrink-wrap or other agreements for such purpose, with the licensor of the software ("Software Supplier"). Ricoh has no right, title or interest in any third-party software. Customer is solely responsible for entering into Software Licenses with the applicable Software Supplier and acknowledges that its rights and obligations with respect to such software as well as those of the Software Supplier are solely as set forth in such Software Licenses. **EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, RICOH DISCLAIMS ALL WARRANTIES AND REPRESENTATIONS, EXPRESS OR IMPLIED, OF ANY NATURE WHATSOEVER, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR USE, OR FITNESS FOR A PARTICULAR PURPOSE.**

14. **Limitations.** IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR CONSEQUENTIAL, INCIDENTAL, PUNITIVE OR INDIRECT DAMAGES, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. EXCEPT FOR

CUSTOMER'S PAYMENT OBLIGATIONS HEREIN AND ANY LIABILITY RESULTING FROM THE INDEMNIFICATION OBLIGATIONS SET FORTH IN SECTION 9 HEREIN, THE AMOUNT OF ANY DIRECT LIABILITY OF A PARTY TO THE OTHER OR ANY THIRD-PARTY, FOR ONE OR MORE CLAIMS ARISING FROM OR RELATING TO THIS AGREEMENT, SHALL NOT EXCEED, IN THE AGGREGATE, THE AMOUNT PAID TO RICOH FOR THE PERFORMANCE OF SERVICES UNDER THIS AGREEMENT DURING THE SIX-MONTH PERIOD PRECEDING THE DATE ON WHICH THE CLAIM AROSE. IN NO EVENT SHALL RICOH BE LIABLE TO CUSTOMER FOR ANY DAMAGES RESULTING FROM OR RELATED TO ANY FAILURE OF ANY SOFTWARE PROVIDED HEREUNDER, INCLUDING, BUT NOT LIMITED TO, LOSS OF DATA, OR DELAY OF DELIVERY OF SERVICES UNDER THIS AGREEMENT. RICOH ASSUMES NO OBLIGATION TO PROVIDE OR INSTALL ANY ANTI-VIRUS OR SIMILAR SOFTWARE AND THE SCOPE OF SERVICES CONTEMPLATED HEREBY DOES NOT INCLUDE ANY SUCH SERVICES.

15. **Payment; Taxes.** Payment terms are net thirty (30) days. If invoices are unpaid and overdue for forty-five (45) days, Customer agrees to pay Ricoh a late charge of one percent (1.0%) per month on any unpaid amounts or the maximum allowed by law, whichever is less, and in addition shall pay Ricoh all costs and expenses of collection, or in the enforcement of Ricoh's rights hereunder, including, but not limited to, reasonable internal and external legal costs, whether or not suit is brought. Ricoh has no obligation to use Customer's invoicing or billing portals, processes, methods or invoicing formats specific to Customer billing requirements. All remedies hereunder or at law are cumulative. Except to the extent of any applicable and validated exemption, Customer agrees to pay any applicable taxes that are levied on or payable as a result of the use, sale, possession or ownership of the Products and/or Services covered hereunder, other than income taxes of Ricoh.

16. **Default.** In addition to any other rights or remedies which either party may have under this Agreement or at law or equity, either party shall have the right to cancel the applicable Services specified in an Order made pursuant to this Agreement immediately: (i) if the other party fails to pay any fees or charges or any other payments required under the Order when due and payable, and such failure continues for a period of ten (10) days after being notified in writing of such failure; or (ii) if the other party fails to perform or observe any other material covenant or condition of this Agreement as incorporated into the Order, and such failure or breach shall continue un-remedied for a period of thirty (30) days after such party is notified in writing of such failure or breach; or (iii) if the other party becomes insolvent, dissolves, or assigns its assets for the benefit of its creditors, or files or has filed against it any bankruptcy or reorganization proceeding. Failure to permit Ricoh to repair or replace the Serviced Products shall constitute a material breach of this Agreement and excuse Ricoh from any and all future performance hereunder. Except as expressly permitted by this Agreement, no refund or credit will be given for any early termination of this Agreement or any Order. If Customer defaults in its obligations hereunder, Ricoh may, in addition to any other remedies available at law or equity, require Customer to immediately pay to Ricoh all past due payments under all Orders, and the Termination Fee.

17. **Non-Solicitation; Independent Contractors.** Customer agrees that during the Term of any Order and for a period of one (1) year after termination or expiration of the last Order to be executed hereunder, it shall not directly or indirectly solicit, hire, or otherwise retain as an employee or independent contractor any employee of Ricoh that is or was involved with or part of the Services. The relationship of the parties is that of independent contractors.

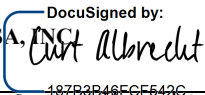
18. **Assignment; Force Majeure.** Customer shall neither assign any right or interest arising under this Agreement nor delegate any obligations hereunder, whether voluntarily or by process of law, without the prior written consent of Ricoh. Any such attempted assignment or delegation shall be void. Ricoh shall not be liable for failure to deliver or delays in delivery of Products or Services occasioned by causes beyond Ricoh's control, including without limitation, strikes, lockout, fires, embargoes, war or other outbreak of hostilities, inability to obtain materials or shipping space, receipt of orders in excess of Ricoh's or its supplier's then-scheduled production capacity, machinery breakdowns, delays of carrier or suppliers, governmental acts and regulations, unavailability of Services, personnel or materials or other causes beyond Ricoh's control.


19. **Electronic Signatures.** Each party agrees that electronic signatures of the parties on this Agreement and any Order will have the same force and effect as manual signatures.

20. **Governing Law; Entire Agreement.** This Agreement shall be governed by and construed and interpreted in accordance with the laws of the state in which the applicable participating addendum designates without regard to its conflict of laws principles. The parties hereto also agree to submit to the non-exclusive jurisdiction of the courts of the Commonwealth of Pennsylvania to resolve any action under this Agreement. The Uniform Computer Information Transactions Act shall not apply to this Agreement. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained in this Agreement, supersedes all proposals, oral and written, and all other communications between the parties relating to the Products and Services and may not be amended except in writing and signed by an officer or authorized representative of both parties. Customer agrees and acknowledges that it has not relied on any representation, warranty or provision not explicitly contained in this Agreement, whether in writing, electronically communicated or in oral form. Any and all representations, promises, warranties, or statements by any Ricoh agent, employee or representative, including but not limited to, statements or representations made in sales presentations or sales proposals that differ in any way from the terms of this Agreement shall be given no force or effect. In the event of any conflict or inconsistency between the terms and conditions set forth in this Agreement and those contained in any Order, the terms and conditions of the Order shall control; provided, however, purchase orders issued to Ricoh for Products and/or Services, even if they do not expressly reference or incorporate this Agreement, shall: (i) be subject to this Agreement; (ii) serve only to identify the Products and/or Services (along with pricing and quantities) ordered; and (iii) not be deemed to alter or otherwise modify the terms and conditions of this Agreement. The delay or failure of either party to enforce at any time any of the provisions of this Agreement shall in no way be construed to be a waiver of such provision or affect the right of such party thereafter to enforce each and every provision of this Agreement. If any provision of this Agreement is held to be invalid or unenforceable, this Agreement shall be construed as though it did not contain the particular provision held to be invalid or unenforceable. Ricoh may accept any Order under this Agreement by either its signature or by commencing performance (e.g. Product delivery, initiating Services, etc.). Ricoh may accept or reject any order in the exercise of its discretion and may rely upon each order submitted by Customer as a binding commitment. No local, general or trade custom or usage or course of prior dealings between the parties shall be relevant to supplement or explain any term used herein. Ricoh shall comply with all applicable laws in its performance under this Agreement in delivering Products and Services. This Agreement may be executed in one or more counterparts which, taken together, shall constitute one and the same original document. Any notices required under this Agreement should be sent to: Ricoh USA, Inc., 6700 Sugarloaf Pkwy., Duluth, GA 30097 Attn: Quality Assurance.

CUSTOMER

By: _____
Name: _____
Title: _____
Date: _____

RICOH USA, INC.
By: 
Name: Curt Albrecht
Title: Vice President & Managing Director
Date: 1/10/2023

DocuSigned by:

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1/10/2023



Ricoh USA, Inc.
300 Eagleview Blvd
Suite 200
Exton, PA 19341

Product Schedule
NASPO ValuePoint

Product Schedule Number:
Master Lease Agreement Number: MLA32004264

This Product Schedule (this “Schedule”) is between Ricoh USA, Inc. (“we” or “us”) and CITY OF GARDEN GROVE, as customer or lessee (“Customer” or “you”). This Schedule constitutes a “Schedule,” “Product Schedule,” or “Order Agreement,” as applicable, under the Master Lease Agreement (together with any amendments, attachments and addenda thereto, the “Lease Agreement”) identified above, between you and _____. All terms and conditions of the Lease Agreement are incorporated into this Schedule and made a part hereof. If we are not the lessor under the Lease Agreement, then, solely for purposes of this Schedule, we shall be deemed to be the lessor under the Lease Agreement. It is the intent of the parties that this Schedule be separately enforceable as a complete and independent agreement, independent of all other Schedules to the Lease Agreement.

CUSTOMER INFORMATION

CITY OF GARDEN GROVE				Katrena Schulze			
Customer (Bill To)				Billing Contact Name			
11222 ACACIA PKWY				11222 ACACIA PKWY			
Product Location Address				Billing Address (if different from location address)			
GARDEN GROVE	ORANGE	CA	92840-5208	GARDEN GROVE	ORANGE	CA	92840-5208
City	County	State	Zip	City	County	State	Zip
Billing Contact Telephone Number (714)741-5026		Billing Contact Facsimile Number		Billing Contact E-Mail Address			

PRODUCT/EQUIPMENT DESCRIPTION (“Product”)

Qty	Product Description: Make & Model	Street Address/City/State/Zip
1	RICOH PRO8310S CONFIGURABLE PTO MODEL	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US
1	RICOH IMC8000 CONFIGURABLE PTO MODEL	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US
2	RICOH IMC6000 CONFIGURABLE PTO MODEL	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US
1	RICOH IMC6000 CONFIGURABLE PTO MODEL	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US
7	RICOH IMC8000 CONFIGURABLE PTO MODEL	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US
1	RICOH IMC8000 CONFIGURABLE PTO MODEL	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US
1	HYTEC BUNDLE FIERY BACKUP	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US
10	RICOH IMC6000 CONFIGURABLE PTO MODEL	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US
1	RICOH IM8000 CONFIGURABLE PTO MODEL	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US
1	RICOH PRO8320S CONFIGURABLE PTO MODEL	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US
1	RICOH PROC5310S CONFIGURABLE PTO MODEL	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US
1	RICOH IMC8000 CONFIGURABLE PTO MODEL	11222 ACACIA PKWY, GARDEN GROVE, CA, 92840-5208, US

PAYMENT SCHEDULE

Minimum Term (months)	Minimum Payment (Without Tax)	Minimum Payment Billing Frequency	Advance Payment
60	\$7,828.36	<input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1 st Payment <input type="checkbox"/> 1 st & Last Payment <input type="checkbox"/> Other: _____

Sales Tax Exempt: ☐ YES (Attach Exemption Certificate) Customer Billing Reference Number (P.O. #, etc.)

Addendum(s) attached: ☐ YES (check if yes and indicate total number of pages:)

TERMS AND CONDITIONS

- The first Payment will be due on the Effective Date. If the Lease Agreement uses the terms “Lease Payment” and “Commencement Date” rather than “Payment” and “Effective Date,” then, for purposes of this Schedule, the term “Payment” shall have the same meaning as “Lease Payment,” and the term “Effective Date” shall have the same meaning as “Commencement Date.”
- You, the undersigned Customer, have applied to us to rent the above-described Product for lawful commercial (non-consumer) purposes. **THIS IS AN UNCONDITIONAL, NON-CANCELABLE AGREEMENT FOR THE MINIMUM TERM INDICATED ABOVE**, except as otherwise provided in any non-appropriation provision of the Lease Agreement, if applicable. If we accept this Schedule, you agree to rent the above Product from us, and we agree to rent such Product to you, on all the terms hereof, including the terms and conditions of the Lease Agreement. **THIS WILL ACKNOWLEDGE THAT YOU HAVE**



READ AND UNDERSTAND THIS SCHEDULE AND THE LEASE AGREEMENT AND HAVE RECEIVED A COPY OF THIS SCHEDULE AND THE LEASE AGREEMENT.

3. Additional Provisions (if any) are: Order is subject to NASPO Contract #140602 & State of California Contract PA 7-19-70-46-06 -60 mos FMV Lease

Initials

THE PERSON SIGNING THIS SCHEDULE ON BEHALF OF THE CUSTOMER REPRESENTS THAT HE/SHE HAS THE AUTHORITY TO DO SO.

<p>CUSTOMER</p> <p>By: X _____ Authorized Signer Signature</p> <p>Printed Name: _____</p> <p>Title: _____ Date: _____</p>	<p>Accepted by: RICOH USA, INC.</p> <p>DocuSigned by:</p> <p>By: <i>Curt Albrecht</i> _____ 187B3B46ECF542C... Authorized Signer Signature</p> <p>Printed Name: Curt Albrecht</p> <p>Title: Vice President & Managing Director Date: 1/10/2023</p>
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DocuSigned by:
Maya Kandoval
8A61EE779B44411...

1/10/2023





ORDER AGREEMENT

Sales Type: LEASE

ORDER AGREEMENT CONSISTS OF THIS PAGE AND THE TERMS AND CONDITIONS ATTACHED

EQUIPMENT BILL TO INFORMATION			
Customer Legal Name: CITY OF GARDEN GROVE			
Address Line 1: 11222 ACACIA PKWY		Contact: Katrena Schulze	
Address Line 2:		Phone: (714)741-5026	
City: GARDEN GROVE		E-mail: Katrenas@ggcity.org	
ST/Zip: CA/92840-5208	County: ORANGE	Fax:	

Check all that apply:

- ☐ PO Included PO#
- ☐ PS Service (Subject to and governed by additional Terms and Conditions)
- ☐ TS PO# (if applicable)
- ☐ IT Service (Subject to and governed by additional Terms and Conditions)
- ☐ Sales Tax Exempt (Attach Valid Exemption Certificate)
- ☒ Fixed Rate Service Term 60 Months
- ☐ Syndication
- ☐ Add to Existing Service Contract #

SERVICE INFORMATION			
SERVICE BILL TO INFORMATION			
Customer Legal Name: CITY OF GARDEN GROVE			
Address Line 1: 11222 ACACIA PKWY		Contact: Katrena Schulze	
Address Line 2:		Phone: (714)741-5026	
City: GARDEN GROVE		E-mail: Katrenas@ggcity.org	
ST/Zip: CA/92840-5208	County: ORANGE	Fax:	
Service Term (Months)	Base Billing Frequency	Overage Billing Frequency	Service Type
60	QUARTERLY	QUARTERLY	GOLD

SHIP TO INFORMATION							
Customer Name	Address Line 1 Address Line 2		City ST/Zip County	Contact	Phone E-mail Fax		
CITY OF GARDEN GROVE	11222 ACACIA PKWY 2ND FL CITY CLERKcopy		GARDEN GROVE CA/92840-5208 ORANGE	Keith Winston	(714) 741-5096 keithw@ci.garden-grove.ca.us		
PRODUCT INFORMATION							
Product Description	QTY	Service Level	Total B/W Allowance QUARTERLY	B/W Ovg	Total Color Allowance QUARTERLY	Color Ovg	Service Base QUARTERLY
RICOH IMC6000 CONFIGURABLE PTO MODEL	10	GOLD	0	0.005	0	0.035	\$0.00

SHIP TO INFORMATION				
Customer Name	Address Line 1	City	Contact	Phone



	Address Line 2		ST/Zip County			E-mail Fax	
CITY OF GARDEN GROVE	11222 ACACIA PKWY 2ND FL CITY CLERKcopy		GARDEN GROVE CA/92840-5208 ORANGE		Keith Winston		(714) 741-5096 keithw@ci.garden-grove.ca.us
PRODUCT INFORMATION							
Product Description	QTY	Service Level	Total B/W Allowance QUARTERLY	B/W Ovg	Total Color Allowance QUARTERLY	Color Ovg	Service Base QUARTERLY
RICOH IM8000 CONFIGURABLE PTO MODEL	1	GOLD	0	0.005	0	0	\$0.00

SHIP TO INFORMATION							
Customer Name	Address Line 1 Address Line 2	City ST/Zip County	Contact	Phone E-mail Fax			
CITY OF GARDEN GROVE	11222 ACACIA PKWY 2ND FL CITY CLERKcopy	GARDEN GROVE CA/92840-5208 ORANGE	Keith Winston	(714) 741-5096 keithw@ci.garden-grove.ca.us			
PRODUCT INFORMATION							
Product Description	QTY	Service Level	Total B/W Allowance QUARTERLY	B/W Ovg	Total Color Allowance QUARTERLY	Color Ovg	Service Base QUARTERLY
RICOH PRO8320S CONFIGURABLE PTO MODEL	1	GOLD	0	0.0035	0	0	\$0.00

SHIP TO INFORMATION							
Customer Name	Address Line 1 Address Line 2		City ST/Zip County	Contact	Phone E-mail Fax		
CITY OF GARDEN GROVE	11222 ACACIA PKWY 2ND FL CITY CLERKPrint center		GARDEN GROVE CA/92840-5208 ORANGE	Keith Winston	(714) 741-5096 keithw@ci.garden-grove.ca.us		
PRODUCT INFORMATION							
Product Description	QTY	Service Level	Total B/W Allowance QUARTERLY	B/W Ovg	Total Color Allowance QUARTERLY	Color Ovg	Service Base QUARTERLY
RICOH PROC5310S CONFIGURABLE PTO MODEL	1	GOLD	0	0.0035	0	0.027	\$0.00

SHIP TO INFORMATION							
Customer Name	Address Line 1 Address Line 2		City ST/Zip County	Contact	Phone E-mail Fax		
CITY OF GARDEN GROVE	11222 ACACIA PKWY 2ND FL CITY CLERKPrint Center		GARDEN GROVE CA/92840-5208 ORANGE	Keith Winston	(714) 741-5096 keithw@ci.garden-grove.ca.us		
PRODUCT INFORMATION							
Product Description	QTY	Service Level	Total B/W Allowance QUARTERLY	B/W Ovg	Total Color Allowance QUARTERLY	Color Ovg	Service Base QUARTERLY
RICOH PRO8310S CONFIGURABLE PTO MODEL	1	GOLD	0	0.0035	0	0	\$0.00

SHIP TO INFORMATION				
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Customer Name	Address Line 1 Address Line 2		City ST/Zip County	Contact	Phone E-mail Fax		
CITY OF GARDEN GROVE	11222 ACACIA PKWY 2ND FL CITY CLERKCopy		GARDEN GROVE CA/92840-5208 ORANGE	Keith Winston	(714) 741-5096 keithw@ci.garden-grove.ca.us		
PRODUCT INFORMATION							
Product Description	QTY	Service Level	Total B/W Allowance QUARTERLY	B/W Ovg	Total Color Allowance QUARTERLY	Color Ovg	Service Base QUARTERLY
RICOH IMC8000 CONFIGURABLE PTO MODEL	1	GOLD	0	0.005	0	0.035	\$0.00

SHIP TO INFORMATION							
Customer Name	Address Line 1 Address Line 2		City ST/Zip County	Contact	Phone E-mail Fax		
CITY OF GARDEN GROVE	11222 ACACIA PKWY 2ND FL CITY CLERKCopy		GARDEN GROVE CA/92840-5208 ORANGE	Keith Winston	(714) 741-5096 keithw@ci.garden-grove.ca.us		
PRODUCT INFORMATION							
Product Description	QTY	Service Level	Total B/W Allowance QUARTERLY	B/W Ovg	Total Color Allowance QUARTERLY	Color Ovg	Service Base QUARTERLY
RICOH IMC6000 CONFIGURABLE PTO MODEL	2	GOLD	0	0.005	0	0.035	\$0.00

SHIP TO INFORMATION							
Customer Name	Address Line 1 Address Line 2		City ST/Zip County	Contact	Phone E-mail Fax		
CITY OF GARDEN GROVE	11222 ACACIA PKWY 2ND FL CITY CLERKcopy		GARDEN GROVE CA/92840-5208 ORANGE	Keith Winston	(714) 741-5096 keithw@ci.garden-grove.ca.us		
PRODUCT INFORMATION							
Product Description	QTY	Service Level	Total B/W Allowance QUARTERLY	B/W Ovg	Total Color Allowance QUARTERLY	Color Ovg	Service Base QUARTERLY
RICOH IMC6000 CONFIGURABLE PTO MODEL	1	GOLD	0	0.005	0	0.035	\$0.00

SHIP TO INFORMATION							
Customer Name	Address Line 1 Address Line 2		City ST/Zip County	Contact	Phone E-mail Fax		
CITY OF GARDEN GROVE	11222 ACACIA PKWY 2ND FL CITY CLERKcopy		GARDEN GROVE CA/92840-5208 ORANGE	Keith Winston	(714) 741-5096 keithw@ci.garden-grove.ca.us		
PRODUCT INFORMATION							
Product Description	QTY	Service Level	Total B/W Allowance QUARTERLY	B/W Ovg	Total Color Allowance QUARTERLY	Color Ovg	Service Base QUARTERLY
RICOH IMC8000 CONFIGURABLE PTO MODEL	7	GOLD	0	0.005	0	0.035	\$0.00

SHIP TO INFORMATION				
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Customer Name	Address Line 1 Address Line 2	City ST/Zip County	Contact	Phone E-mail Fax			
CITY OF GARDEN GROVE	11222 ACACIA PKWY 2ND FL CITY CLERKcopy	GARDEN GROVE CA/92840-5208 ORANGE	Keith Winston	(714) 741-5096 keithw@ci.garden-grove.ca.us			
PRODUCT INFORMATION							
Product Description	QTY	Service Level	Total B/W Allowance QUARTERLY	B/W Ovg	Total Color Allowance QUARTERLY	Color Ovg	Service Base QUARTERLY
RICOH IMC8000 CONFIGURABLE PTO MODEL	1	GOLD	0	0.005	0	0.035	\$0.00

SHIP TO INFORMATION							
Customer Name	Address Line 1 Address Line 2		City ST/Zip County	Contact	Phone E-mail Fax		
CITY OF GARDEN GROVE	11222 ACACIA PKWY 2ND FL CITY CLERKcopy		GARDEN GROVE CA/92840-5208 ORANGE	Keith Winston	(714) 741-5096 keithw@ci.garden-grove.ca.us		
PRODUCT INFORMATION							
Product Description	QTY	Service Level	Total B/W Allowance QUARTERLY	B/W Ovg	Total Color Allowance QUARTERLY	Color Ovg	Service Base QUARTERLY
RICOH IMC8000 CONFIGURABLE PTO MODEL	1	GOLD	0	0.005	0	0.035	\$0.00

BASIC CONNECTIVITY / PS / IT SERVICES INFORMATION	
BASIC CONNECTIVITY / PS / IT Services Description	Quantity
TS NETWORK & SCAN - SEG BC4	10
TS NETWORK & SCAN CONNECT - SEG 5	1
TS NETWORK & SCAN CONNECT - SEG 6 INCLUDES D6I DIGIMASTER	1
TS NETWORK & SCAN CONNECT - SEG 6 INCLUDES D6I DIGIMASTER	1
TS NETWORK & SCAN CONNECT - SEG 6 INCLUDES D6I DIGIMASTER	1
TS NETWORK & SCAN CONNECT - SEG BC5	1
TS NETWORK & SCAN - SEG BC4	2
TS NETWORK & SCAN - SEG BC4	1
TS NETWORK & SCAN CONNECT - SEG BC5	7
TS NETWORK & SCAN CONNECT - SEG BC5	1
TS NETWORK & SCAN CONNECT - SEG BC5	1
[OA] CIP ISF PPSE TRAINING - PROC5300 FAMILY GW	1
[OA] CIP ISF RICOH PROFESSIONAL SVCS-PRO83XX WITH GW CONTROLLER	1
[OA] CIP ISF RICOH PROFESSIONAL SVCS-PRO83XX WITH GW CONTROLLER	1
ZBA REDUCED LEASE RATE	1
[OA] FIERY CLONE CONSULTATION AND SERVICE	1
HYTEC BUNDLE FIERY BACKUP	1
[OA] CIP ISF PPSE TRAINING - PROC5300 FAMILY - E47B FIERY ADD-ON	1
ZBA CUSTOMER REBATE CHECK	1



ORDER TOTALS		
Service Type Offerings:	Product Total:	
Gold: Includes all supplies and staples. Excludes paper.	BASIC CONNECTIVITY / PS / IT Services :	
Silver: Includes all supplies. Excludes paper and staples.	BuyOut After Promotions:	
Bronze: Parts and labor only. Excludes paper, staples and supplies.	Grand Total:	
Additional Provisions: <i>Insert ANY additional provisions here</i>	(Excludes Tax)	
Order is subject to NASPO Contract #140602 & State of California Contract PA 7-19-70-46-06 and Service agreement rates are fixed for 72 months.		

Accepted by Customer	Accepted: Ricoh USA, Inc.
Authorized Signature:	Authorized Signature: <div>DocuSigned by: <i>Curt Albrecht</i> 187B3B46FCF542C...</div>
Printed Name:	Printed Name: curt Albrecht
Title:	Title: Vice President & Managing Director
Date	Date 1/10/2023

DocuSigned by:
Omey Sandoval
8A61EE779B44411...

1/10/2023

Initials





EQUIPMENT REMOVAL AUTHORIZATION

Customer Name:	City of Garden Grove				
Contact Name:	Sandra Segawa		Phone:	(714) 741-5050	
Address:	11222 Acacia Parkway		City:	Garden Grove	
State:	CA	Zip:	92840	Fax/Email:	sandras@ggcity.org
Make	Model	Serial Number		Machine Status	
Xerox	*See attached list of equipment	*See attached list of equipment		Leased	

This Authorization applies to the equipment identified above and to the following Removal Option

This Authorization will confirm that Customer desires to engage Ricoh USA, Inc. ("Rico") to pick-up and remove certain items of equipment that are currently leased from Ricoh. This Authorization sets forth the location, make, model and serial number of the equipment to be removed by Ricoh at Customer's sole risk and cost. By signing below, Customer confirms that, with respect to this Authorization, (1) Ricoh may rely on this Authorization, and (2) Ricoh may accept this Authorization by either its signature or by commencing performance (e.g. equipment removal, initiating Services, etc.). Each party agrees that electronic signatures of the parties on this Authorization will have the same force and effect as manual signature. Notwithstanding the foregoing, the parties acknowledge and agree that Ricoh shall have no obligation to remove, delete, preserve, maintain or otherwise safeguard any information, images or content retained by, in or on any item of equipment serviced by Ricoh, whether through a digital storage device, hard drive or similar electronic medium ("Data Management Services"). If desired, Customer may engage Ricoh to perform such Data Management Services at its then-current rates. Notwithstanding anything in this Authorization to the contrary, (i) Customer is responsible for ensuring its own compliance with legal requirements pertaining to data retention and protection, (ii) it is the Customer's sole responsibility to obtain advice of competent legal counsel as to the identification and interpretation of any relevant laws and regulatory requirements that may affect the customer's business or data retention, and any actions required to comply with such laws, (iii) Ricoh does not provide legal advice or represent or warrant that its services or products will guarantee or ensure compliance with any law, regulation or requirement, and (iv) the selection, use and design of any Data Management Services, and any and all decisions arising with respect to the deletion or storage of any data, as well as any loss of data resulting therefrom, shall be the sole responsibility of Customer.

☐ **Equipment Removal (Leased by Customer).** In addition to the terms and conditions set forth above, the following terms and conditions shall apply for equipment removals of equipment leased by Customer: Except for the obligations of Ricoh to pick up and remove the identified equipment, Ricoh does not assume any obligation, payment or otherwise, under any lease agreement, which shall remain Customer's sole responsibility. As a material condition to the performance by Ricoh, Customer acknowledges and agrees that Ricoh is not responsible or liable for any and all claims, liabilities, costs, expenses and fees arising from or relating to any breach of Customer's representations or obligations in this Authorization or of any obligation owing by Customer under its lease agreement.

CUSTOMER

Signature: _____
 Name: _____
 Title: _____
 Date: _____

DocuSigned by:
RICOH USA, INC. *Curt Albrecht*
 Signature: _____
 Name: **Curt Albrecht**
 Title: **Vice President & Managing Director**
 Date: **1/10/2023**

DocuSigned by:
Sandra Segawa
 8A61EE779B44411...

1/10/2023

Appendix C: Current Copier Inventory

Location	Copier	Finisher	Serial Number	PPM	IP address	Power	Postscript Needed	Install Date	Fax Line
City Hall-Reprographics 2nd Floor 11222 Acacia Parkway	Xerox D125	Plockmatic 35 Booklet Maker and 2-Tray Oversized HCF	BG0973236	125	192.168.0.100	240V 20 amp NEMA 6-20R + 120V 20 amp NEMA 5-20R	Y	6/26-27/2017	no fax
City Hall - Reprographics 2nd Floor 11222 Acacia Parkway	PlockmaticPro 35 Booklet Maker; attached to the D125	Square Fold, Face Trim, Cover Feeder	PlockMaticPro 35				N	6/26-27/2017	no fax
City Hall-Reprographics 2nd Floor 11222 Acacia Parkway	Xerox Versant 80	Lt Production Booklet Maker & 2/3 Hole Punch, 2-Tray Oversized HCF	B2R091639	80	192.168.0.101 (fiery) 192.168.0.109 (copier)	120V 20amp NEMA 5-20R	Y	6/26-27/2017	no fax
City Hall-Reprographics 2nd Floor 11222 Acacia Parkway	Xerox D110	Staple Finisher & 2/3 Hole Punch	BG0972785	110	192.168.0.102	240V 20 amp NEMA 6-20R	Y	6/26-27/2017	no fax
City Hall-HR 2nd Floor 11222 Acacia Parkway	Xerox 7855	Officer Finisher	MX4503986	55	192.168.0.103	120V 20amp NEMA 5-20R	Y	6/15/2017	714-741-5030
City Hall-City Clerk 2nd Floor 11222 Acacia Parkway	Xerox 7970	Business Ready Finisher & 3 Hole Punch	BOW872385	70	192.168.0.104	120V 20amp NEMA 5-20R	Y	6/15/2017	714-741-5205
City Hall-CEDD 3rd Floor 11222 Acacia Parkway	Xerox 7855	Officer Finisher	MX4507882	55	192.168.0.105	120V 20amp NEMA 5-20R	Y	6/15/2017	714-741-5136
City Hall-City Manager 3rd Floor 11222 Acacia Parkway	Xerox 7970	Business Ready Finisher & 3 Hole Punch	BOW869487	70	192.168.0.106	120V 20amp NEMA 5-20R	Y	6/15/2017	714-741-5044
City Hall-Water 1st Floor 11222 Acacia Parkway	Xerox 7970	Business Ready Finisher & 3 Hole Punch	BOW872359	70	192.168.0.107	120V 20amp NEMA 5-20R	Y	6/15/2017	714-741-5579
City Hall-Building/Planning 1st Floor 11222 Acacia Parkway	Xerox 7855	Officer Finisher	MX4507937	55	192.168.0.108	120V 20amp NEMA 5-20R	Y	6/15/2017	714-741-5578
City Hall - Engineering 1st Floor 11222 Acacia Parkway	Xerox 7855	Officer Finisher	MX4507903	55	192.168.0.78	120V 20amp NEMA 5-20R	Y	6/15/2017	no fax
Community Meeting Center 11300 Stanford Avenue	Xerox 7970	Business Ready Finisher & 3 Hole Punch	BOW871411	70	192.168.102.19	120V 20amp NEMA 5-20R	Y	6/21/2017	714-741-5119
Senior Center 11300 Stanford Avenue	Xerox 7855	Officer Finisher	MX4507886	55	192.168.102.29	120V	Y	6/21/2017	714-714-5246
Magnolia Family Resource Center 11402 Magnolia Street	Xerox 7855	Officer Finisher	MX4502778	55	192.168.122.99	120V	Y	6/21/2017	714-530-7908
Buena Clinton Family Resource Center 12661 Sunswept Ave	Xerox 7855	Officer Finisher	MX4502879	55	192.168.121.235	120V	Y	6/21/2017	714-554-5732
Juvenile Justice Center 11301 Acacia Parkway	Xerox 7970	Business Ready Finisher & 3 Hole Punch	BOW872392	70	192.168.3.82	120V 20amp NEMA 5-20R	Y	6/27/2017	714-741-5967
Police Department (Gang Unit - Special Services) 11301 Acacia Parkway	Xerox 7970	Business Ready Finisher & 3 Hole Punch	BOW872393	70	192.168.33.37	120V 20amp NEMA 5-20R	Y	6/27/2017	714-537-8145
Police Department (Records) 11301 Acacia Parkway	Xerox 5875	Officer Finisher	EX9667912	75	192.168.3.87	120V 20amp NEMA 5-20R	Y	6/27/2017	no fax
Police Department (Records) 11301 Acacia Parkway	Xerox 5875	Officer Finisher	EX9668489	75	192.168.3.88	120V 20amp NEMA 5-20R	Y	6/27/2017	714-741-5765
Police Department (2nd Floor) 11301 Acacia Parkway	Xerox 7855	Officer Finisher and 1 high capacity feeder tray	MX4507662	55	192.168.3.84	120V 20amp NEMA 5-20R	Y	6/27/2017	714-741-3925
Police Department (1st Floor Report Writing) 11301 Acacia Parkway	Xerox 7970	Business Ready Finisher & 3 Hole Punch	BOW869475	70	192.168.3.86	120V 20amp NEMA 5-20R	Y	6/27/2017	714-741-5466
Public Works Main Office 13802 Newhope Street	Xerox 7855	Officer Finisher	MX4507651	55	192.168.100.12	120V 20amp NEMA 5-20R	Y	6/21/2017	714-741-5419
Public Works Portable 13802 Newhope Street	Xerox 7970	Business Ready Finisher & 3 Hole Punch	BOW871108	70	192.168.100.13	120V 20amp NEMA 5-20R	Y	6/21/2017	no fax
Public Works Water Services 13802 Newhope Street	Xerox 7855	Officer Finisher	MX4507926	55	192.168.100.219	120V	Y	6/21/2017	714-638-9906
Central Stores 13802 Newhope Street	Xerox 5875	Officer Finisher	EX9668443	75	192.168.100.11	120V 20amp NEMA 5-20R	Y	6/21/2017	714-530-1830
Housing Authority (front) 12966 Euclid St. Suite 150	Xerox 7855	Officer Finisher	MX4504002	55	192.168.103.130	120V	Y	6/15/2017	no fax
Housing Authority (rear) 12966 Euclid St. Suite 150	Xerox 7855	Officer Finisher	MX4507946	55	192.168.103.131	120V	Y	6/15/2017	714-741-5197
Cable TV Production 12966 Euclid St. Suite 510	Xerox 7855	Officer Finisher	MX4507890	55	192.168.103.132	120V	Y	6/15/2017	714-741-5049

ADDENDUM ONE

7. Loss or Damage. You are responsible for any theft of, destruction of, or damage to the Product (collectively, "Loss") from any cause at all, whether or not insured, from the time of Product delivery to you until it is ~~delivered to~~ **retrieved by** us at the end of the term of the Schedule. You are required to make all Payments even if there is a Loss. You must notify us in writing immediately of any Loss. Then, at our option, you will either (a) repair the Product so that it is in good condition and working order, eligible for any Manufacturer's certification, (b) pay us the amounts specified in Section 12 below, or (c) replace the Product with equipment of like age and capacity from Ricoh.

8. Indemnity, Liability and Insurance. ~~{a} To the extent not prohibited by applicable law, you agree to indemnify us, defend us and hold us harmless from all claims arising out of the death or bodily injury of any person or the damage, loss or destruction of any tangible property caused by or to the Product, except to the extent caused by our gross negligence or willful misconduct. {b} You agree to maintain insurance to cover the Product for all types of loss, including, without limitation, theft, in an amount not less than the full replacement value and you will name us as an additional insured and loss payee on your insurance policy. In addition, you agree to maintain comprehensive public liability insurance, which, upon our request, shall be in an amount acceptable to us and shall name us as an additional insured. Such insurance will provide that we will be given thirty (30) days advance notice of any cancellation. Upon our request, you agree to provide us with evidence of such insurance in a form reasonably satisfactory to us. If you fail to maintain such insurance or to provide us with evidence of such insurance, we may (but are not obligated to) obtain insurance in such amounts and against such risks as we deem necessary to protect our interest in the Product. Such insurance obtained by us will not insure you against any claim, liability or loss related to your interest in the Product and may be cancelled by us at any time. You agree to pay us an additional amount each month to reimburse us for the insurance premium and an administrative fee, on which we or our affiliates may earn a profit. In the event of loss or damage to the Product, you agree to remain responsible for the Payment obligations under this Lease Agreement until the Payment obligations are fully satisfied.~~

14. Renewal; Return of Product. YOU WILL NOTIFY US IN WRITING OF YOUR INTENT TO EITHER TERMINATE SUCH SCHEDULE OR TO EXTEND IT ON A MONTH-TO-MONTH BASIS, OR FOR TWLEVE (12) MONTHS, AND SUCH NOTICE SHALL BE GIVEN AT LEAST THIRTY (30) DAYS PRIOR, BUT NOT MORE THAN ONE HUNDRED TWENTY (120) DAYS PRIOR, TO THE EXPIRATION OF THE MINIMUM TERM OR EXTENSION OF SUCH SCHEDULE. AT ANY TIME DURING ANY MONTH-TO-MONTH RENEWAL, WE HAVE THE RIGHT, UPON THIRTY (30) DAYS NOTICE, TO DEMAND THAT YOU RETURN THE PRODUCT TO US IN ACCORDANCE WITH THE TERMS OF THIS SECTION 14, UNLESS YOUR NOTICE EXTENDED THE TERM FOR TWELVE (12) MONTHS. Notwithstanding the foregoing, nothing herein is intended to provide, nor shall be interpreted as providing, (a) you with a legally enforceable option to extend or renew the terms of this Lease Agreement or any Schedule, or (b) us with a legally enforceable option to compel any such extension or renewal. At the end of or upon

termination of each Schedule, you will immediately return the Product subject to such expired Schedule to us (or our designee), ~~to the location designated by us,~~ in as good condition as when you received it, except for ordinary wear and tear. You must pay additional monthly Payments at the same rate as then in effect under a Schedule, until the Product is returned by you and is received in good condition and working order by us or our designees. We will cleanse and purge (if capable), at no additional cost to you, all data from hard drives in the Equipment prior to removing the Equipment from your location or from any hard drive prior to such hard drive being removed from your location ("Data Management Services"). In the event, you elect to retain possession of a hard drive, you agree to pay us the specified hard drive retention charge. You acknowledge that you are responsible for ensuring your own compliance with legal requirements in connection with data retention and protection and that we do not provide legal advice or represent that the Products will guarantee compliance with such requirements. The selection, use and design of any Data Management Services, and any decisions arising with respect to the deletion or storage of data, as well as the loss of any data resulting therefrom, shall be your sole and exclusive responsibility.

Ricoh must add all of the supplemental or addendum with the following:

Add to Paragraph 14:

We agree to remove the Product at the end of term of the Schedule at no cost to you.

Add a new section:

Delivery and Existing Equipment De-Installation. We agree to deliver the Product and de-install and remove the existing equipment at the location of the installation of the Product. The existing equipment will be transferred as is/where is and delivered to the location specified by you at our sole risk and cost.

Add a new section:

Insurance. Prior to delivery of the Product and any maintenance of same, we shall provide insurance certificates and endorsements to you as follows. All insurance shall contain a statement on the part of the carrier or agent to notify you of any material change, cancellation, or termination at least thirty (30) days in advance and a waiver of subrogation.

1. **WORKERS COMPENSATION INSURANCE.** During the duration of this Lease Agreement, we and all our subcontractors shall maintain Workers Compensation Insurance in the amount and type required by law.

2. **INSURANCE AMOUNTS.** We and all our subcontractors shall maintain the following insurance in the amount and type during any installation/de-installation of the Product or maintenance agreement duration:

(a) Commercial general liability in an amount not less than \$1,000,000.00 per occurrence (claims made and modified occurrence policies are not acceptable); Insurance companies must be acceptable to you and have a Best's Guide Rating of A-, Class VII or better, as approved by you.

(b) Automobile liability for all autos 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 you and have a Best's Guide Rating of A-, Class VII or better, as approved by you.

3. ENDORSEMENTS AND OTHER REQUIREMENTS.

(a) An On-Going and Completed Operations Additional Insured Endorsement for the policy under section 2(a) shall designate you, your officers, officials, employees, and agents as additional insureds for liability arising out of work or operations performed by or on behalf of us. We shall provide you proof of insurance and endorsement forms that conform to your requirements, as approved by you.

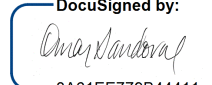
(b) An Additional Insured Endorsement for the policy under section 2(b) shall designate you, your officers, officials, employees, and agents as additional insureds for automobiles, owned, leased, hired, or borrowed by us. We shall provide you proof of insurance and endorsement forms that conform to your requirements, as approved by you.

(c) For any claims related to this Agreement, our insurance coverage shall be primary insurance as respects to you, your officers, officials, employees, and agents. Any insurance or self-insurance maintained by you, you officers, officials, employees, and agents shall be excess of our insurance and shall not contribute with it.

DocuSigned by:

187B3B46FCF542C...

1/10/2023

DocuSigned by:

8A61EE779B44411...

1/10/2023

ATTACHMENT B

PRICING PROPOSAL - BEST AND FINAL OFFER

Page 1 of 2

Proposal Name: RICOH USA, INC.

DO NOT ADD SERVICE COST HERE (cost per copy). The City will calculate it with our averages. Only lease price with finisher and fax line, if applicable.

Location	Copier Model	Finisher		Serial Number		Model Name and Number	Finisher	PPM	Cost Per Black & White Copies	Cost Per Color Copy	Monthly Base Lease Payment; 60-month payment	Sales and Use Tax (8.75%) or any additional fees
	City's Current Copier Models	City's Current Copier Finishers	PPM	Current Serial Numbers	Fax Line Needed	Please List Proposing Copier Name and Model Number**	Please List Proposing Copier Finisher	Pages Per Minute	Proposing Cost for Black Copies	Proposing Cost for Color Copies	Lease Amount with Finisher & Fax Line (if applicable)	
City Hall-Repographics 2nd Floor 11222 Acacia Parkway	Xerox D125	Two (2)-Trays Extended Paper High Capacity Feeder for 13x19.2 paper; 2/3 Hole Punch; 1 top inserter	125	BG0972326	NO	RICOH PRO8320S	SR5110	136	.0036	N/A	\$796.56	\$866.26
City Hall - Repographics 2nd Floor 11222 Acacia Parkway	PlockmaticPro 35 Booklet Maker; attached to the D125	Square Fold, Face Trim, Rotate Crease, Bleed Trim, and Cover Feeder		PlockMaticPro 35	NO	PLOCKMATIC PBM350E	PLOCKMATIC RCTE	N/A	N/A	N/A	\$803.40 /\$461.15 If rct module removed	\$873.70/ \$501.50 if rct module removed
City Hall-Repographics 2nd Floor 11222 Acacia Parkway	Xerox Versant 80	Lt Production Booklet Maker & 2/3 Hole Punch, Two (2)-Tray Extended Paper High Capacity Feeder for 13x19.2 Paper; External Fiery Controller; 1 top inserter	80	B2R091639	NO	RICOH PROC5310S	SR5120	80	.0036	.0270	\$965.33	\$1,049.80
City Hall-Repographics 2nd Floor 11222 Acacia Parkway	Xerox D110	Staple Finisher & 2/3 Hole Punch; One (1)-Tray Extended Paper High Capacity Feeder for 13x19.2 Paper; 1 top inserter	110	BG0972785	NO	RICOH PRO8310S	SR5110	111	.0036	N/A	\$706.13	\$767.92
City Hall-HR 2nd Floor 11222 Acacia Parkway	Xerox WC7855	Officer Finisher	55	MX4503986	YES	IMC6000	SR3260	60	.005	.035	\$154.87	\$168.42
City Hall-City Clerk 2nd Floor 11222 Acacia Parkway	Xerox WC7970	Business Ready Finisher & 3 Hole Punch	70	B0W872385	YES	IMC8000	SR4150+PU	80	.005	.035	\$270.85	\$294.55
City Hall-CEDD 3rd Floor 11222 Acacia Parkway	Xerox WC7855	Officer Finisher	55	MX4507882	YES	IMC6000	SR3260	60	.005	.035	\$154.87	\$168.42
City Hall-City Manager 3rd Floor 11222 Acacia Parkway	Xerox WC7970	Business Ready Finisher & 3 Hole Punch	70	B0W869487	YES	IMC8000	SR4150+PU	80	.005	.035	\$270.85	\$294.55
City Hall-Water 1st Floor 11222 Acacia Parkway	Xerox WC7970	Business Ready Finisher & 3 Hole Punch	70	B0W872359	YES	IMC8000	SR4150+PU	80	.005	.035	\$270.85	\$294.55
City Hall-Building/Planning 1st Floor 11222 Acacia Parkway	Xerox WC7855	Officer Finisher	55	MX4507937	YES	IMC6000	SR3260	60	.005	.035	\$154.87	\$168.42
City Hall - Engineering 1st Floor 11222 Acacia Parkway	Xerox WC7855	Officer Finisher	55	MX4507903	NO	IMC6000	SR3260	60	.005	.035	\$145.55	\$158.29
Community Meeting Center 11300 Stanford Avenue	Xerox WC7970	Business Ready Finisher & 3 Hole Punch	70	B0W871411	YES	IMC8000	SR4150+PU	80	.005	.035	\$270.85	\$294.55
Senior Center 11300 Stanford Avenue	Xerox WC7855	Officer Finisher	55	MX4507886	YES	IMC6000	SR3260	60	.005	.035	\$154.87	\$168.42
Magnolia Family Resource Center 11402 Magnolia Street	Xerox WC7855	Officer Finisher	55	MX4502778	YES	IMC6000	SR3260	60	.005	.035	\$154.87	\$168.42
Buena Clinton Family Resource Center 12661 Sunswept Ave	Xerox WC7855	Officer Finisher	55	MX4502879	YES	IMC6000	SR3260	60	.005	.035	\$154.87	\$168.42
Juvenile Justice Center 11301 Acacia Parkway	Xerox WC7970	Business Ready Finisher & 3 Hole Punch	70	B0W872392	YES	IMC8000	SR4150+PU	80	.005	.035	\$270.85	\$294.55
Police Department (Gang Unit - Special Services) 11301 Acacia Parkway	Xerox WC7970	Business Ready Finisher & 3 Hole Punch	70	B0W872393	YES	IMC8000	SR4150+PU	80	.005	.035	\$270.85	\$294.55
Police Department (Records)* 11301 Acacia Parkway	Xerox WC5875	Officer Finisher	75	EX9667912	NO	IMC8000	SR4150	80	.005	.035	\$254.49	\$276.76
Police Department (Records) 11301 Acacia Parkway	Xerox WC5875	Officer Finisher	75	EX9668489	YES	IM8000	SR4150	80	.005	N/A	\$216.16	\$235.07

ATTACHMENT B
PRICING PROPOSAL - BEST AND FINAL OFFER
Page 2 of 2

Proposal Name: RICOH USA, INC.

DO NOT ADD SERVICE COST HERE (cost per copy). The City will calculate it with our averages. Only lease price with finisher and fax line, if applicable.

Location	Copier Model	Finisher		Serial Number		Model Name and Number	Finisher	PPM	Cost Per Black & White Copies	Cost Per Color Copy	Monthly Base Lease Payment; 60-month payment	Sales and Use Tax (8.75%) or any additional fees
	City's Current Copier Models	City's Current Copier Finishers	PPM	Current Serial Numbers	Fax Line Needed	Please List Proposing Copier Name and Model Number**	Please List Proposing Copier Finisher	Pages Per Minute	Proposing Cost for Black Copies	Proposing Cost for Color Copies	Lease Amount with Finisher & Fax Line (if applicable)	
Police Department (2nd Floor) 11301 Acacia Parkway	Xerox WC7855	Officer Finisher and 1 high capacity feeder tray for 13x19.2 paper	55	MX4507662	YES	IMC6000	SR3260	60	.005	.035	\$167.45	\$182.10
Police Department (1st Floor Report Writing) 11301 Acacia Parkway	Xerox WC7970	Business Ready Finisher & 3 Hole Punch	70	B0W869475	YES	IMC8000	SR4150+PU	80	.005	.035	\$270.85	\$294.55
Public Works Main Office 13802 Newhope Street	Xerox WC7855	Officer Finisher	55	MX4507651	YES	IMC6000	SR3260	60	.005	.035	\$154.87	\$168.42
Public Works Portable 13802 Newhope Street	Xerox WC7970	Business Ready Finisher & 3 Hole Punch	70	B0W871108	NO	IMC8000	SR4150+PU	80	.005	.035	\$260.84	\$283.66
Public Works Water Services 13802 Newhope Street	Xerox WC7855	Officer Finisher	55	MX4507926	YES	IMC6000	SR3260	60	.005	.035	\$154.87	\$168.42
Central Stores 13802 Newhope Street	Xerox WC5875	Officer Finisher	75	EX9668443	YES	IMC8000	SR4150	80	.005	.035	\$264.50	\$287.64
Housing Authority (front) 12966 Euclid St. Suite 150	Xerox WC7855	Officer Finisher	55	MX4504002	NO	IMC6000	SR3260	60	.005	.035	\$145.55	\$158.29
Housing Authority (rear) 12966 Euclid St. Suite 150	Xerox WC7855	Officer Finisher	55	MX4507946	YES	IMC6000	SR3260	60	.005	.035	\$154.87	\$168.42
Cable TV Production 12966 Euclid St. Suite 510	Xerox WC7855	Officer Finisher	55	MX4507890	YES	IMC6000	SR3260	60	.005	.035	\$154.87	\$168.42

* One of the Police Records MFC color capable; and one black and white.
Per Scope of Work, all proposed machines MUST meet or exceed our current specification of our equipment. Any machines proposed that do not meet our current specification will automatically be deemed unresponsive. Please see Scope of Work and Appendix C for all details on Specifications.

RICOH'S CASH REBATE OFFER:
FOR THE PRODUCTION EQUIPMENT (PRINT SHOP)
A TOTAL CASH REBATE OF \$13,000.00 TO BE RECEIVED
UPON REQUEST FOR REBATE AFTER DELIVER IN 30-40 DAYS.
Pro C5300s/Pro C5310s -\$4,000
Pro 8310/Pro 8310S/Pro 8310M- \$4,000
Pro 8320/Pro 8320S/Pro 8320M- \$5,000
SEE CERTIFICATE FOR DETAILS



Quote Document for

CITY OF GARDEN GROVE

Date: December 15,2022

<u>Quantity</u>	<u>Item Description</u>	<u>Ext Selling Price</u>
10	RICOH IMC6000 CONFIGURABLE PTO MODEL RICOH IMC6000 BRANDING SET BRIDGE UNIT BU3090 PAPER FEED UNIT PB3280 FINISHER SR3260 FAX OPTION TYPE M37 ESP XG-PCS-15D OCR UNIT TYPE M13	
10	TS NETWORK & SCAN - SEG BC4	
1	RICOH IM8000 CONFIGURABLE PTO MODEL RICOH IM8000 BRANDING SET A3/11 X 17 TRAY TYPE M44 FINISHER SR4150 FAX OPTION TYPE M44 XG-PCS 120/20D RIC AMP SURGE OCR UNIT TYPE M13	
1	TS NETWORK & SCAN CONNECT - S EG 5	
1	RICOH PRO8320S CONFIGURABLE PTO MODEL RICOH PRO8320S BRANDING SET ADF DOUBLE- FEED DETECTION KIT VACUUM FEED LCIT RT5120 FINISHER SR5110 PLOCKMATIC PBM350E PLOCKMATIC PBM TRIM MODULE PLOCKMATIC PBM BOOK FOLD MODULE PLOCKMATIC PBM COVER FEEDER PLOCKMATIC MPS RAIL UNIT POSTSCRIPT3 UNIT TYPE S11 XG-PCS20820D RIC AMP SURGE PROTECTOR TCRU/ORU TYPE S11 (SET A)	

	TCRU TYPE S11 (SET B)
	PUNCHUNITPU5030NA
	MULTI BYPASS TRAY BY5020
	MULTI BYPASS ATTACHMENT KIT
	FOR VACUUM FEED LCIT TYPE S9
	COVER INTERPOSER TRAY CI5040
	COVER INTERPOSER TRAY DOUBLE
	FEED DETECTION KIT TYPES11
1	TS NETWORK & SCAN CONNECT -
	SEG 6 INCLUDES D6I DIGIMASTER
1	RICOH PROC5310S CONFIGURABLE
	PTO MODEL
	RICOH PROC5310S BRANDING SET
	CARBONLESS PAPER UNIT S13
	VACUUM FEED LCIT RT5120
	BRIDGE UNIT BU5030
	BOOKLET FINISHER SR5120
	PUNCHUNITPU5030NA
	XG-PCS20820D RIC AMP SURGE
	PROTECTOR
	ESP XG-PCS-15D
	TCRU/ORU TYPE S13 (SET A)
	TCRU/ORU TYPE S13 (SET B)
	TCRU/ORU TYPE S6 (SET C)
	OPTIONAL FEED ROLLER UNIT
	TYPE S13
	TAB SHEET HOLDER TYPE M2
	COVER INTERPOSER TRAY CI5040
	COVER INTERPOSER TRAY DOUBLE
	FEED DETECTION KIT TYPES11
	EFI COLOR CONTROLLER E-47B
	MULTI BYPASS TRAY BY5020
	MULTI BYPASS ATTACHMENT KIT
	FOR VACUUM FEED LCIT TYPE S9
1	TS NETWORK & SCAN CONNECT -
	SEG 6 INCLUDES D6I DIGIMASTER
1	RICOH PRO8310S CONFIGURABLE
	PTO MODEL
	RICOH PRO8310S BRANDING SET
	ADF DOUBLE- FEED DETECTION KIT
	VACUUM FEED LCIT RT5120
	DECURL UNIT DU5070
	FINISHER SR5110
	POSTSCRIPT3 UNIT TYPE S11
	XG-PCS20820D RIC AMP SURGE

	PROTECTOR TCRU/ORU TYPE S11 (SET A) TCRU TYPE S11 (SET B) MULTI BYPASS TRAY BY5020 MULTI BYPASS ATTACHMENT KIT FOR VACUUM FEED LCIT TYPE S9 PUNCHUNITPU5030NA
1	TS NETWORK & SCAN CONNECT -
	SEG 6 INCLUDES D6I DIGIMASTER
1	RICOH IMC8000 CONFIGURABLE
	PTO MODEL
	RICOH IMC8000 BRANDING SET
	FINISHER SR4150
	XG-PCS20820D RIC AMP SURGE
	PROTECTOR
	OCR UNIT TYPE M13
1	TS NETWORK & SCAN CONNECT -
	SEG BC5
2	RICOH IMC6000 CONFIGURABLE
	PTO MODEL
	RICOH IMC6000 BRANDING SET
	BRIDGE UNIT BU3090
	LCIT RT3040
	PAPER FEED UNIT PB3280
	FINISHER SR3260
	FAX OPTION TYPE M37
	ESP XG-PCS-15D
	OCR UNIT TYPE M13
2	TS NETWORK & SCAN - SEG BC4
1	RICOH IMC6000 CONFIGURABLE
	PTO MODEL
	RICOH IMC6000 BRANDING SET
	BRIDGE UNIT BU3090
	PAPER FEED UNIT PB3280
	FINISHER SR3260
	ESP XG-PCS-15D
	OCR UNIT TYPE M13
1	TS NETWORK & SCAN - SEG BC4
7	RICOH IMC8000 CONFIGURABLE
	PTO MODEL
	RICOH IMC8000 BRANDING SET
	FINISHER SR4150
	PUNCH UNIT PU3090 NA
	FAX OPTION TYPE M42

	XG-PCS20820D RIC AMP SURGE PROTECTOR OCR UNIT TYPE M13
7	TS NETWORK & SCAN CONNECT - SEG BC5
1	RICOH IMC8000 CONFIGURABLE PTO MODEL RICOH IMC8000 BRANDING SET FINISHER SR4150 FAX OPTION TYPE M42 XG-PCS20820D RIC AMP SURGE PROTECTOR OCR UNIT TYPE M13
1	TS NETWORK & SCAN CONNECT - SEG BC5
1	RICOH IMC8000 CONFIGURABLE PTO MODEL RICOH IMC8000 BRANDING SET FINISHER SR4150 PUNCH UNIT PU3090 NA XG-PCS20820D RIC AMP SURGE PROTECTOR OCR UNIT TYPE M13
1	TS NETWORK & SCAN CONNECT - SEG BC5
1	[OA] CIP ISF PPSE TRAINING - PROC5300 FAMILY GW
1	[OA] CIP ISF RICOH PROFESSIONAL SVCS-PRO83XX WITH GW CONTROLLER
1	[OA] CIP ISF RICOH PROFESSIONAL SVCS-PRO83XX WITH GW CONTROLLER
1	ZBA REDUCED LEASE RATE
1	[OA] FIERY CLONE CONSULTATION AND SERVICE
1	HYTEC BUNDLE FIERY BACKUP
1	[OA] CIP ISF PPSE TRAINING - PROC5300 FAMILY - E47B FIERY ADD-ON
1	ZBA CUSTOMER REBATE CHECK

60 month Lease of \$7,828.36
per month

Technology Service

60 Month Service Term

<u>Quantity</u>	<u>Description</u>	<u>Ext Rate</u>
10	RICOH IMC6000 CONFIGURABLE PTO MODEL	\$0.00
	<i>Includes</i> 0 B&W copies per Quarter per unit overages at \$0.0050 per page 0 color copies per Quarter per unit overages at \$ 0.0350 per page GOLD - includes Parts, Labor, Toner and Staples, excludes Paper	Per Quarter
1	RICOH IM8000 CONFIGURABLE PTO MODEL	\$0.00
	<i>Includes</i> 0 B&W copies per Quarter per unit overages at \$0.0050 per page color copies per Quarter per unit overages at \$ 0.0000 per page GOLD - includes Parts, Labor, Toner and Staples, excludes Paper	Per Quarter
1	RICOH PRO8320S CONFIGURABLE PTO MODEL	\$0.00
	<i>Includes</i> 0 B&W copies per Quarter per unit overages at \$0.0035 per page color copies per Quarter per unit overages at \$ 0.0000 per page GOLD - includes Parts, Labor, Toner and Staples, excludes Paper	Per Quarter
1	RICOH PROC5310S CONFIGURABLE PTO MODEL	\$0.00
	<i>Includes</i> 0 B&W copies per Quarter per unit overages at \$0.0035 per page 0 color copies per Quarter per unit overages at \$ 0.0270 per page GOLD - includes Parts, Labor, Toner and Staples, excludes Paper	Per Quarter
1	RICOH PRO8310S CONFIGURABLE PTO MODEL	\$0.00
	<i>Includes</i> 0 B&W copies per Quarter per unit overages at \$0.0035 per page color copies per Quarter per unit overages at \$ 0.0000 per page GOLD - includes Parts, Labor, Toner and Staples, excludes Paper	Per Quarter
1	RICOH IMC8000 CONFIGURABLE PTO MODEL	\$0.00

	<i>Includes</i>	0 B&W copies per Quarter per unit overages at \$0.0050 per page 0 color copies per Quarter per unit overages at \$ 0.0350 per page GOLD - includes Parts, Labor, Toner and Staples, excludes Paper	Per Quarter
2		RICOH IMC6000 CONFIGURABLE PTO MODEL	\$0.00
	<i>Includes</i>	0 B&W copies per Quarter per unit overages at \$0.0050 per page 0 color copies per Quarter per unit overages at \$ 0.0350 per page GOLD - includes Parts, Labor, Toner and Staples, excludes Paper	Per Quarter
1		RICOH IMC6000 CONFIGURABLE PTO MODEL	\$0.00
	<i>Includes</i>	0 B&W copies per Quarter per unit overages at \$0.0050 per page 0 color copies per Quarter per unit overages at \$ 0.0350 per page GOLD - includes Parts, Labor, Toner and Staples, excludes Paper	Per Quarter
7		RICOH IMC8000 CONFIGURABLE PTO MODEL	\$0.00
	<i>Includes</i>	0 B&W copies per Quarter per unit overages at \$0.0050 per page 0 color copies per Quarter per unit overages at \$ 0.0350 per page GOLD - includes Parts, Labor, Toner and Staples, excludes Paper	Per Quarter
1		RICOH IMC8000 CONFIGURABLE PTO MODEL	\$0.00
	<i>Includes</i>	0 B&W copies per Quarter per unit overages at \$0.0050 per page 0 color copies per Quarter per unit overages at \$ 0.0350 per page GOLD - includes Parts, Labor, Toner and Staples, excludes Paper	Per Quarter
1		RICOH IMC8000 CONFIGURABLE PTO MODEL	\$0.00
	<i>Includes</i>	0 B&W copies per Quarter per unit overages at \$0.0050 per page 0 color copies per Quarter per unit overages at \$ 0.0350 per page GOLD - includes Parts, Labor, Toner and Staples, excludes Paper	Per Quarter

Reservation of Rights—This quote is based upon the information provided by you, and the assumptions made by us in preparing the information contained herein. While care has been taken to ensure the accuracy of this quote, we make no representations or warranties about the accuracy, completeness or adequacy of the information contained herein, and shall not be liable for any errors or omissions. We recognize your right to negotiate and approve the terms of any resulting contract and we reserve the same right. We also acknowledge that all contract terms and conditions must be mutually agreed upon by both of us. THIS QUOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT, NOR SHOULD IT BE CONSTRUED AS, AN OFFER TO SELL/LEASE THE GOODS OR SERVICES LISTED HEREIN.

Rev. 04/13	Quote Number	32004264	Expires on	December 30,2022
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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 Department
Subject:	Financial Analysis Summary for a new Public Safety Building, and approval of Amendments to the Professional Services Agreements with PFAL and Placeworks. (Cost: PFAL \$1,100,000; Placeworks \$100,000) (<i>Action Item</i>)		
		Date:	1/24/2023

OBJECTIVE

A report to the City Council about the preliminary financial and feasibility analysis for a new Public Safety Building as requested by City Manager Stiles; and to request approval of an Amendment to Professional Services Agreement with PFAL to implement Phase 2 and 3 of the P3 Scope of Services in the amount not to exceed \$1.3 million, an increase of \$1.1 million; and, approval of an Amendment to Professional Services Agreement with Placeworks for additional community engagement activities in the amount not to exceed \$150,000, an increase of \$100,000.

BACKGROUND

In July 2019, the City Council authorized a comprehensive space and needs assessment of the police facilities by Dewberry to address current and future needs of the Garden Grove Police Department (GGPD). Findings of the report identified deficiencies in the existing GGPD facilities and insufficient spacing available for building, parking, and site needs to accommodate current and future demands of the public safety operations. It further concluded the current Police Facilities campus are all undersized and poorly configured. The final Dewberry Report was presented to the Council at the January 28, 2020 meeting.

In February 2022, an extensive Request for Proposal process was undertaken to assemble a P3 Financial Advisory team to analyze a P3 structure for a new Public Safety Building. The Scope of Work provided for a multi-phase procurement strategy to evaluate the potential cost implications of a new Public Safety Building based on a

range of site and program alternatives that incorporated affordable housing and a revisioning of Civic Center Park; and evaluate project delivery options. Details of the RFP process are available on the City's website at <https://ch.ci.garden-grove.ca.us/internal/p3/>.

Due to the complexity of a P3 structure, the City Council authorized Phase 1 work only in July 2022 which focused on an initial project financial and feasibility analysis associated with development of a conceptual site massing layout for the future public safety building. The consultant team led by Project Finance Advisory, Limited (PFAL) was selected to perform this analysis at a cost of approximately \$200,000. Concurrently with the project analysis work, Placeworks was retained to facilitate outreach via the Civic Center Community Engagement at a cost of \$50,000. Specifically these tasks focused on assessment and utilization of the Civic Center area amenities. Additional information is available on the City's website at <https://ggcity.org/civic-center>.

DISCUSSION

The PFAL team has concluded the Phase 1 Scope of Work. These tasks included:

1. Developed overarching goals and objectives for a new Public Safety Building project
2. Validated program needs identified in the 2020 Dewberry Report
3. Developed site objectives and evaluation criteria including designation of a site to be considered for the new Public Safety Building and conceptual site massing alternatives
4. Performed outreach to stakeholders
5. Conducted a preliminary feasibility analysis and identification of potential project delivery options

The purpose of the initial feasibility analysis is to develop a preliminary cost estimate for the future Public Safety Building and determine optional delivery methods for the project. Throughout the process, PFAL completed a review of previously completed studies and plans, conducted meetings with staff and stakeholders to assess and validate goals and objectives for the public safety facilities, Civic Center Park and affordable housing options. There has been continued input from project stakeholders from the City Manager's Office, Finance, Community Services, Police, Community Development and Public Works Departments.

Work focused on the assessment of site considerations for the new Public Safety Building in which two site alternative locations were evaluated: (1) a 2-acre property located at 11277 Garden Grove Blvd; and (2) the Civic Center Park and the adjacent City employee parking lot properties.

Concurrently, two validation processes of the 2020 Dewberry Report were undertaken to determine an appropriate building size, utilization of space and efficiencies. Through this process, it was determined that the new Public Safety Building would likely be a multi-story building totaling approximately 87,000 square feet, achieve sustainability goals, and meet GGPD infrastructure needs and potential growth to 2039.

With the combined analysis of validation and site considerations, the team concluded that the existing Civic Center Park area combined with the adjacent parking lot would be sufficient to accommodate a new Public Safety Building totaling 87,000 square feet, along with a multi-level parking structure to contain approximately 448 spaces which will accommodate secured police fleet vehicle parking, staff personal vehicles, and some public parking.

The feasibility analysis prepared by the PFAL team has estimated a preliminary project budget to be approximately \$108 million for construction of the new building, revisioning of Civic Center Park, and a multi-level-floor parking structure. This estimate is intended to provide the City with an opinion of likely cost at a feasibility level, reflective of local market rates and conditions in Orange County. Given the limited scope of design in this Phase 1, adjustments to program cost estimates are expected and will be further refined through next stage of the P3 process.

PFAL explored a series of project delivery funding options to advance a new Public Safety Building. The project delivery funding considered: risk assessment, project lifecycle, traditional delivery, alternative delivery, and project timing. In summary, the project delivery funding options are described as: 1) Design Bid Build (DBB) would take approximately 24 months to award construction; 2) Design Build Finance Operation and Maintenance (DBFOM) would take approximately 18 months to award construction; and, Design Build Finance (DBF) would be in the range of 12-15 months to award construction.

Based on the feasibility analysis conducted by PFAL, it is recommended that the Council advance the Design-Build-Finance (DBF) option for the following reasons:

1. A future site location has been identified.
2. Preliminary Public Safety Building program has been validated.
3. Retain asset operations and maintenance responsibility unless otherwise determined in the next phase of work.
4. Streamlined project schedule.
5. Ability to optimize risk transfer to Developer.
6. Guaranteed price and performance per negotiated contract.

Following Council concurrence of a DBF delivery option, staff also recommends approval of an Amendment to the PFAL agreement to proceed with Phase 2 and Phase 3 to develop a Request for Qualifications/Proposals (RFQ/P) to determine selection of a Preferred Developer and support the City through a progressive process to finalize and design, build, finance agreement with the selected developer (Attachment No. 2 – Phase 2 and 3 Detailed Scope of Work Summary).

With the Council's approval, Staff will proceed with the following actions:

1. Further expand and develop a plan for community and stakeholder engagement through an Amendment to the Professional Services Agreement with Placeworks. (Attachment No. 3)
2. Initiate work for an environmental analysis in the form of an Initial Study in accordance with CEQA that will be conducted in parallel with development of

the RFQ/P.

FINANCIAL IMPACT

Funds have been budgeted in the Biennial Budget for FY 2021-2022 and FY 2022-2023 for the Civic Center/Public Safety Facilities Project.

RECOMMENDATION

It is recommended that the City Council:

- Direct staff to continue advancing the Civic Center Project/Public Safety Building and identify opportunities to accelerate project delivery including retention of a CEQA consultant for project entitlements;
- Approve an Amendment to the Professional Services Agreement with PFAL to increase the contract to the amount not to exceed \$1,300,000;
- Approve an Amendment to Professional Services Agreement with Placeworks to increase the contract to the amount not to exceed \$150,000; and,
- Authorize the City Manager to execute the Agreements on behalf of the City, and make minor modifications thereto as needed.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Attachment 1 - Executive Summary	1/20/2023	Backup Material	Attachment_No._1_-_Executive_Summary_(Final).pdf
Attachment 2 - PFAL Amendment Phase 2 and 3	1/20/2023	Agreement	Attachment_No._2_-_PFAL_Agreement_Amendment_No._2_(Phase_2_and_3)_2_.pdf
Attachment 3 - Placeworks Amendment for Community Engagement	1/20/2023	Agreement	Amendment_No._1_-_PlaceWorks_Contract_Final.pdf



CITY OF GARDEN GROVE
P3 PROJECT FEASIBILITY AND
PROJECT MANAGEMENT
CONSULTING SERVICES
GARDEN GROVE CIVIC CENTER
PROJECT SUMMARY REPORT

Project Finance Advisory Limited ("PFAL")
January 2023

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DISCLAIMER

Project Finance Advisory Limited (“PFAL”) has developed the Civic Center Business Case Report as directed by staff of the City of Garden Grove (“the City”) and as described in PFAL’s executed contract with the City. The independent review and analysis described herein was performed using documents and information provided by the City and developed using currently accepted professional practices and procedures. PFAL, at the City’s direction, has relied upon the accuracy and completeness of the documents and information provided by the City. The accuracy and completeness of the documents and information provided, and other publicly available material reviewed by PFAL in connection with this Report were not independently verified by PFAL, and PFAL does not assume responsibility for verifying such material. This Report does not serve as an accounting audit. It is possible that there are other elements of risk associated with the information provided beyond those presented. Any financial estimates, analyses or other conclusions in the Report represent PFAL’s professional opinion as to the general expectancy concerning events as of the evaluation date and are based solely upon the documents and information provided by the City. However, the accuracy of any financial estimate, analysis or other information set forth in the Report is dependent upon the occurrence of future events, which cannot be assured. Additionally, these estimates and analyses rely upon the assumptions contained therein, the accuracy of which remains subject to validation, further refinement and the occurrence of uncertain future events. Estimates should not be construed as statements of fact. There may be differences between the projected and actual results because events and circumstances do not occur as expected. The information and conclusions presented in this Report should be considered as a whole. Selecting portions of any individual conclusion without considering the analysis set forth in the Report as a whole may promote a misleading or incomplete view of the findings and methodologies used to obtain these findings.

ACKNOWLEDGEMENTS

Project Finance Advisory Limited and our expert team, HOK, Dharam, and HR&A would like to thank the City of Garden Grove Police Department, and City staff, led by Lisa Kim, who contributed their time, knowledge, experience and insights over the past several months as we collaborated on the scope of work involved with this Business Case report.

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Mayor Pro Tem / District 1 - George S. Brietigam III

Council Member District 2 - John R. O’Neill

Council Member District 3 – Cindy Ngoc Tran

Council Member District 4 – Joe DoVinh

Council Member District 5 – Stephanie Klopfenstein

Council Member District 6 – Kim B. Nguyen

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1. EXECUTIVE SUMMARY

The City of Garden Grove (“the City”) engaged Project Finance Advisory Limited (“PFAL”) to perform Project Feasibility and Project Management Consulting Services. The scope of work included considerations for replacing or adaptively reusing the existing Public Safety facility, re-visioning Civic Center Park, and evaluating parking options to support the community and all users of facilities within the Civic Center (“the Project”). PFAL’s scope of work also included assessing options to develop affordable housing on City-identified property which is addressed in a separate report.

The City has already performed a number of high-quality studies and investigations into these different elements. Broadly, PFAL’s objective was to validate this information and provide recommendations on the optimal procurement method for these facilities based on an expected project cost.

The Public Safety Facility is intended to replace the existing Police Department and Property and Evidence buildings on the Civic Center campus. These buildings were constructed in 1970 and no longer serve the needs of the City. The buildings are beyond useful life, in poor condition, have become costly to repair with unpredictable maintenance expenditure requirements, and furthermore do not provide sufficient space for existing staff and their associated technology and equipment needs.

Working in collaboration with City staff from July through December 2022, PFAL’s expert team has confirmed the City’s goals and objectives, validated the Police Department’s space needs, performed site fit studies, conducted a conceptual design charrette, generated high-level cost estimates for construction, operations and maintenance based upon the massing studies and available benchmark data, developed a full life-cycle cost financial model, presented different procurement strategies, and generated a site evaluation matrix to assist the City as it proceeds to advance the community’s vision and accomplish goals and objectives for the property. Finally, PFAL integrated work separately performed by Placeworks to coordinate recommended public engagement strategies.

In conclusion, the project team including City staff, PFAL (commercial, financial), HOK (architecture, design and programming), Dharam (cost estimating), and HR&A (housing, park governance) is recommending a site option and delivery strategy for the new Public Safety facility, re-visioned park, and parking structure that we believe accomplish the City’s objectives of replacing the aging public safety facilities, creating affordable housing, enhancing park programming, and providing parking within the downtown area. The concept configuration has a cost estimate of \$108 million. Under different project delivery approaches the estimated annual lifecycle cost could range from \$8.4 million to \$10.9 million.¹

It is important to note that these are high level cost estimates that may not reflect market conditions, unique site environmental considerations, or a refined design at the time of procurement. They are however consistent with the current market costs and industry expectations for construction cost escalation in the near term.

¹ Life cycle costs over 30 years include design and construction, operations and maintenance, replacement, and debt service.

2. PROJECT BACKGROUND AND RATIONALE

In July 2022, PFAL began work reviewing prior studies conducted for the City. The team also interviewed and worked with the Mayor, City Police Department, City Manager, Planning Services, Public Works, the Orange County Fire Authority, the Office of Community and Economic Development, and the Parks and Facilities departments to review, clarify, and validate the assumptions and results of the reports noted below. The purpose of these exercises was to develop a sound understanding of the project requirements from which to generate the initial space needs program and then the preliminary cost estimates necessary for financial planning. The resulting feasibility analysis is presented in our final report and summarized in this summary report.

Over the past six months, each of the subject matter experts on the PFAL team engaged with the City to concentrate on an aspect of the overall project as follows:

PFAL – project management, commercial and financial issues, stakeholder engagement, financial modeling,

HOK – space program validation, site identification, and site massing

HR&A – housing market scan, mixed use affordable and market rate housing site identification, property valuation, park/open space site considerations, operations and maintenance cost analysis and comparison

Dharam – cost modeling

This Summary Report provides a summary of coordinated work streams and contains the individual work products within appendixes.

2.1 PROJECT HISTORY

The City has engaged in comprehensive planning efforts over the past ten years that involved reimagining the downtown area and the Civic Center properties. Broadly these plans launched or identified various opportunities and initiatives to improve public facilities, the urban forest, park and community gathering spaces, transportation, transit, bicycle and pedestrian access, and to better utilize public property assets to increase affordable housing. Each planning effort involved extensive community and stakeholder engagement and identified specific community needs. These planning efforts are available on the City's website at <https://ggcity.org/civic-center>.

1. The Re:Imagine Garden Grove initiative (2014) - created a community-led vision for the downtown area covering land use, design, transportation, and branding. The initiative launched Open Streets events within the Downtown area creating opportunities for the community to experience streets as public spaces. This initiative combined with Economic Development initiatives such as Downtown Art enhancement projects, BikeSafe programs, and downtown focus corridors have highlighted the need for comprehensive planning across various often siloed sectors; land use planning, open space and parks, transportation and transit planning, economic development, arts, cultural and community activities, public facilities, and housing.

2. Downtown Parking Management Plan (2017) – quantified the existing over-parked condition of publicly owned parking lots in the Civic Center area. Lots in the Civic Center service the library and community center, civic center buildings, police and fire department, senior services center, Boys and Girls Club, high school, housing, and surrounding neighborhood businesses.
3. Parks, Recreation and Facilities Master Plan (2018) - noted the need for improved accessible walkways, renovation of restroom facilities, improved amenities in Parks, improved services for seniors, and a higher level of maintenance throughout the parks system. Specific planning efforts for the Civic Center Park have identified long-standing issues with the duck pond area, the opportunity to increase urban forest diversity, and the need to expand spaces for community use, such as by creating a splash-pad.
4. Measure O (2018) – authorized a 1% transaction and use sales tax to provide a source of funding for public safety and quality-of-life services. The City issued a new Public Safety Plan increasing the number of public safety officers and police support personnel, increasing the size of the police department’s Special Resources Team homeless task force, creating an RFP for police facility improvements, and developing the Measure O Community Oversight Committee. The Measure provided funding for the Dewberry report, and additional funds have been set-aside for replacement of the existing police department facility.
5. Urban Forest Management Plan (2020) – identifies opportunities to increase species diversity and reduce reliance on overused species within the zoned 118-acre Civic Center by better utilizing 2.9 acres of bare soil, and planting or replacing existing trees.
6. The Active Downtown Plan (2020) - identified goals for improved mobility and access, arts and culture, community health, and safety via a toolkit of solutions specifically relating to the downtown area and the streets bordering the Civic Center; Euclid, Stanford, 9th Street, and Acacia, and within the Civic Center Park itself. The plan concluded that high vehicle speeds, missing sidewalks, and wide arterial roadways present challenges to the pedestrian environment.
7. The Dewberry report (2020) - concluded that the existing aging Police Department buildings should be replaced as they did not meet the requirements for today’s public safety services, were inadequately sized for current staffing levels, and posed fire-life-safety and security risks to staff and the public.
8. The 2021-2029 Housing Element (2021) - identified infill housing development needs for “high resource” areas citywide with access to transit, parks, schools, and shopping including the Civic Center area, and further specified a RHNA target of 19,168 housing units across the city. The City has proactively taken steps to allow for consideration of future housing projects with increased density in the downtown area including within the Civic Center properties.

Despite the significant planning effort involved in each of the above plans, there is no comprehensive master plan for the Civic Center properties. The needs articulated in each report are significant and existing resources require careful consideration of how best to prioritize and advance discrete elements of each plan. Replacement of the Public Safety buildings within the Civic Center properties presents an

opportunity to comprehensively advance multiple objectives, leveraging existing and potential funding sources, and retaining and expanding highly valued community amenities.

Existing Condition of the Police Department Building

The need to replace the existing Police Station has been extensively studied and considered by the City Council in prior years. EMG performed a Facility Condition Assessment Report in July 2020 that demonstrated the anticipated 10-year cost of continuing operations and maintenance at \$1.2 million. The following is a brief description of some of the previously noted challenges.

- A. The Police Station was permitted and constructed in 1970 under jurisdiction of the 1967, Uniform Building Code, UBC code.
- B. The existing facility is Type V construction.
- C. The existing buildings lack fire sprinklers and do not have a fire alarm system.
- D. Multiple alterations have been made since 1970.
- E. The building does not meet current seismic codes, lacks rated exit paths, building systems are old and lack smoke/fire dampers.

In addition to these concerns the police department's modern functions and staffing can no longer be accommodated within the space available in the existing building. These conditions and the overall space needs were extensively studied in the Dewberry 2020 report, and the space needs per division were validated by HOK as part of the current project scope of work as will be described further below.

3. CITY GOALS AND OBJECTIVES

Through a comprehensive planning effort over the past ten years the City of Garden Grove has identified multiple objectives for the Civic Center property. The City strives to:

- Create a consolidated holistic campus
- Inspires Visitors, Users, Employees and Community (Recruitment & Retention)
- Inviting connection to the Community (Community Pride)
- Integrate and enhance Civic Center Park
- Ease of access for everyone (Building and Parking)
- Secure, efficient and functional
- Sustain for the next 50+ years
- Plan for future expansion and flexibility
- Retain existing fire station and OCFA Admin offices
- Integrate GGPd Memorial and design for community events
- Meet industry standards

Replacing and potentially relocating the Public Safety building elsewhere on the Civic Center campus will allow the city to consider infrastructure, transit, transportation, open space, housing, public art and memorials, and public access and use of the civic center properties. There is an opportunity to consider the Civic Center Park itself, and surrounding properties to leverage funding and as a secondary benefit meet the City's objectives for preserving and enhancing open space and creating affordable housing.

4. PROJECT DEFINITION – SPACE NEEDS AND VALIDATED PROGRAM

The Team worked with Garden Grove Police Department staff to examine the Dewberry study program. This effort resulted in some refinement of the overall staffing growth estimates by division and ultimately reduced the identified space requirements as illustrated below. Table 1 provides a comparison of the Dewberry and HOK program validation.

	Space and Parking Program Validation				
Staffing	252	385	385	302	302
Space Identification Number	Current Space	Dewberry Scheme 4 Space Needs (Bldg. Gross Sq. Ft) Projected to 2039	HOK 2022 Validation Projected to 2039 HOK recommended space as a function of staff numbers	City recommended space as a function of revised staff numbers	HOK Total Parking Validation
Overall Building Gross SF (BGSF)	53,206*	121,509	111,488	87,000	-
Total Parking			480		448

*Data from 2020 Dewberry Report

Consequently, the space allocation per employee was also reduced from the prior study. The Team reviewed the per employee space allocations in detail and by division. As will be illustrated later in this report the space allocation per person is a significant factor in driving the overall cost of the new facility. The total parking considered the need for both secure patrol and employee parking, again adjusted for staff growth.

Parking Analysis

As noted in the table above, Dewberry estimated that the Police Department would need 480 parking spaces for 385 staff with personal vehicles, patrol vehicles and equipment, and visitor parking. Staff projections drive the estimates for secure parking. In the Dewberry report visitor parking was considered for those community members accessing the Public Safety building. The PFAL team scope of work and parking analysis was based upon the prior Dewberry study. As the staffing estimates were modified through the PFAL and City team analysis the overall parking need was similarly reduced from 480 to 448 vehicles.

Dewberry 2039 Future Parking Needs Estimate				
	Staff Vehicles Secure Parking	Patrol Vehicle Parking	Visitor Parking	Total
Regular Stall	300	84	60	444
Accessible Stall	30	NA	6	36
Total Stalls	330	84	66	480

HOK 2039 Future Parking Needs Estimate				
	Staff Vehicles Secure Parking	Patrol Vehicle Parking	Visitor Parking	Total
Regular Stall	265	83	60	408
Accessible Stall	34	NA	6	40
Total Stalls	299	83	66	448

It is important to note that the Dewberry parking analysis did not include City Hall or Community Center parking needs. From the Downtown Parking Plan the existing 11 publicly-owned and 8 privately-owned off-street parking lots can serve 1402 spaces. In addition, there are 1384 on-street parking spaces in the surrounding area. The future need for parking in the downtown was estimated at 2281 spaces, with a gap of 897 spaces. The City may want to consider serving a portion of this need by increasing the size of the proposed new parking structure. Given that the parking demand generated by single driver gasoline powered vehicles is changing, the City may also want to consider allocating a number of spaces for electric vehicle charging and potential autonomous vehicle passenger drop-off areas within the new parking structure. The Phase 2 scope of work will continue to right-size the new parking structure given these trends, available financing, and site constraints.

An additional consideration for the City is whether to design and construct the new parking structure such that it could be adapted to office use in the future. A level-floor multi-level structure would accommodate potential conversion to office space. A traditional garage has sloped floors. Based upon City feedback the PFAL team's cost estimate for the project budget included a level-floor parking structure.

Space and Program Validation Square Feet Per Staff			
	Dewberry Current sq ft /FTE in 2019	Dewberry Scheme 4 sq ft /FTE Projected to 2039	HOK sq ft /FTE Projected to 2039
Square Feet	243	316	290

The team also reviewed comparable new police and justice facilities to normalize the space requirements. The following table summarizes this work product. It should be noted that each of the cities studied had a smaller police department than the City of Garden Grove. The space allocation per police department varied with some office sizes equal such as the Chief of Police, but otherwise office sizes split 50/50 with Garden Grove having higher space or lower space allocations than the comparable cities.

Program Comparison							
	Garden Grove	Manassas (VA)	Oswego (IL)	Commerce City (CO)	University City (MO)	Chambers County (TX)	AVERAGE
Space Types	SF	SF	SF	SF	SF	SF	
Chief of Police (Sheriff)	300	350	250	300	300	300	300
Deputy Chief of Police	240	-	195	250	150	225	212
Captain, Commander	240	150	180	200	225	225	203
Offices (Lieutenant, Manager, Supervisor)	150	150	120		180	120	144
Offices (Sergeants)	120	120	120	180 (Sharing offices)		64	
Workstation (Supervisor, Officer, Investigators, Technicians)	64	50	64	64	48	64	59
Workstation (CSO)	48						
Workstation (Flex, Specialist)	36						
Detectives					80		
Building Occupants	Police and Jail	EOC, Police, Emergency Dispatch, Fire and Rescue Admin, City IT	Police HQ and Training	Police, Emergency Dispatch, and Municipal Court	Police and Municipal Court	Police and Jail	
Total Staff Planned	302	173	166	373	128	154	198.8
Total Building GSF		67,048 (Main Bldg) 85,062 (Aux, Parking, and Main Bldg)	72,000	142,477	40,708	138,302	98,372
Construction Completion		Dec-22	Aug-18	Study	In-Design	Masterplan	

The current space does not adequately serve the existing staff. The Team was directed to use Dewberry's 2019 staffing numbers which in turn were based upon population growth and the Federal Bureau of Investigation's recommended staffing officers/10,000 population. In order to meet national standards, given Garden Grove's 172,800 population as of 2020 the Police Department should have 1.61 officers/person. A twenty-year projection with anticipated population growth would increase the recommended officers from the current 250 to 385 or a 35% increase. In consultation with City staff, the team re-examined the staffing projections as the significant jump in staffing was not considered realistic. City internal discussions resulted in a new staff total of 302 given the 2039 projection. The reduction in staffing when applied with HOK's 290 square foot per employee implies a building size of 87,580 square feet.

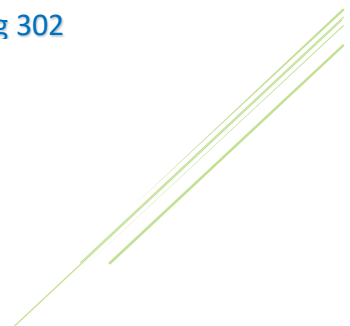
Therefore, care was taken to ensure that the new facility would be designed to ensure sufficient space per employee given the assumed staffing growth and equipment space needs projected out to the year 2039.

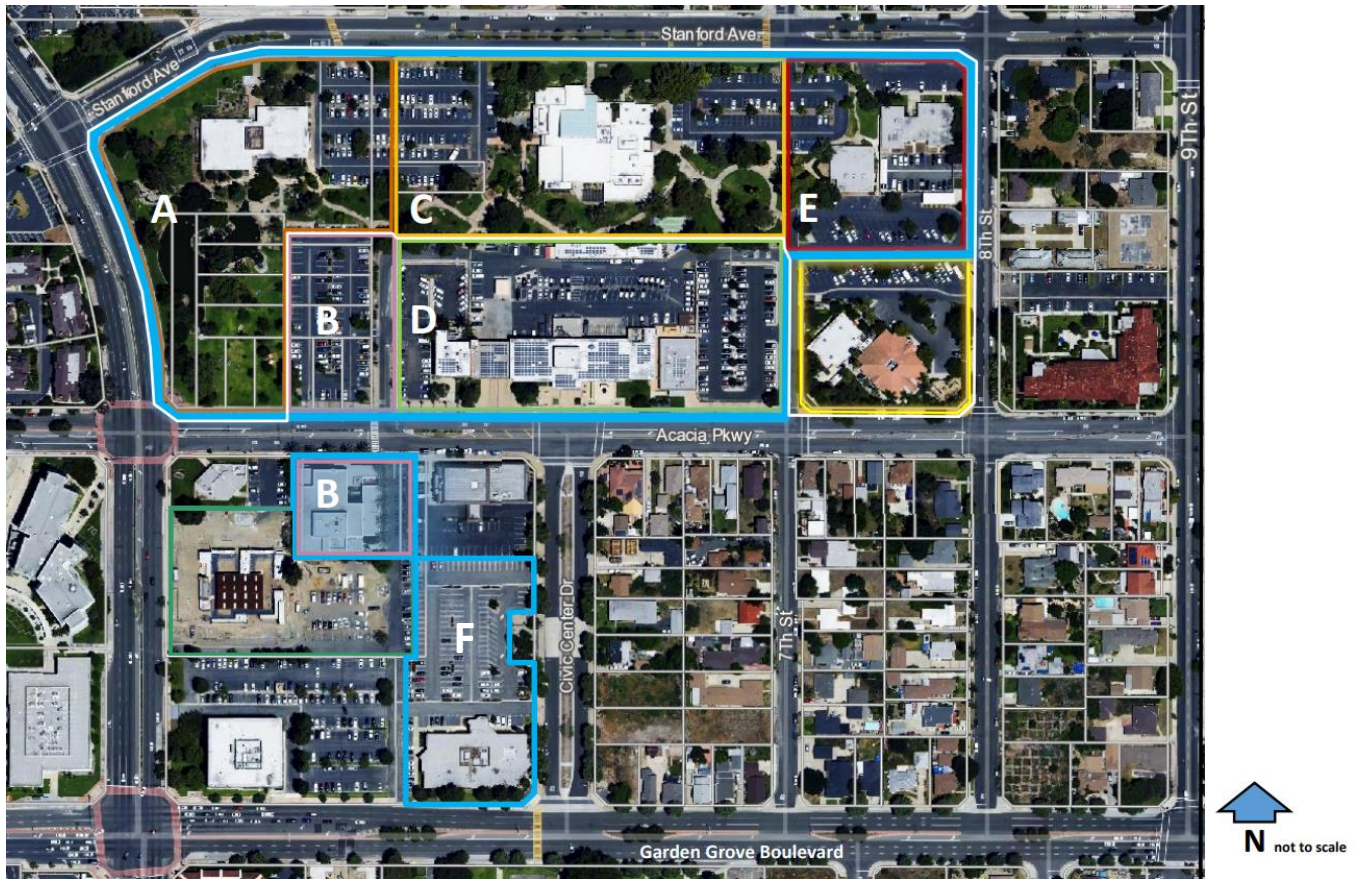
Further design work may help to inform how best to create adaptive space that will enable different City Police Department divisions to adjust their adjacencies and grow or shrink space as needed over time.

The final step in the space and program validation process was to consider affordability and right-size the space given these constraints. The team performed a design charrette and a value engineering exercise to further reduce the overall space need by 24,488 square feet to a new total of 87,000 square feet. This reduction was accomplished by reducing office sizes, reducing dedicated conference rooms and moving to a shared conference room model, reducing dedicated wellness areas, and eliminating the community room and planning to use the Purcell building community room as an alternative. The Team recognized the importance of establishing space standards, building consensus in further change management practices, and City leadership communications.

Once the space allocation and overall size of the new public safety building was quantified the team then was able to evaluate alternative sites. This workstream considered the needs for both the police department building as well as parking. The Team evaluated multiple sites as well as considered the alternative of retrofitting the existing building.

**New building target size is about
87,000 square feet assuming 302**





Police Department Building Site Evaluation

Under City staff direction the following criteria were considered to evaluate each of the police department site options:

- Building and site security
- Perception of openness to the public
- Location of the building and interface with streets
- Size and opportunities to program new park area
- Need for additional surface parking,
- Retention of the entire Fire Department station and administration offices
- Site access and turnaround
- Sufficient secure parking for police vehicles and employees, and public parking

As previously noted, the team reviewed and confirmed the space requirements needed for the police department. Based upon this analysis the team determined that an 87,000 square foot building would meet the program existing and future forecasted growth needs of the police department to 2039³.

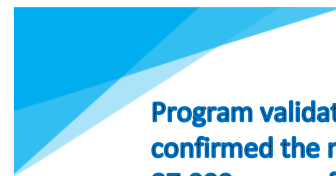
² Per City staff, approximately 15,000 square feet will be available on the 2nd floor of the Purcell building by 2025.

³ The 2020 Dewberry study forecasted growth to 2039.

5.1 Reuse of the Existing Building

The concept of reusing the existing building was eliminated given the deficiencies in the existing structure as these were extensively noted in the Dewberry report. In addition, based upon the team's experience reuse of the existing building would be prohibitively expensive and such reuse would fundamentally not meet the program needs of the police department. However, the team did consider potential reuse of the existing police building in a phased approach to provide a temporary 'swing space' location for the Senior Center. Evaluating the redesign of the police building to serve the community services use was outside the project scope of work.

- Building and site security
- Perception of openness to the public
- Location of the building and interface with streets
- Size and opportunities to program new park area
- Need for additional surface parking
- Creation of civic space for the fallen officer memorial and events
- Retaining entire Fire Department station and administration offices
- Ensuring site access and turnaround lanes
- Sufficient secure parking for PD, employees and public parking



Program validation exercises confirmed the need for a new 87,000 square foot Police Department building to meet existing and future space, personnel, and technology requirements through 2039.

5.2 New Police Department Site Options

Two possible site massing options were provided to City staff for further discussion and consideration. Both sought to provide secure parking proximate to the building, albeit in a standalone structure, and primarily sited the new facility to utilize the south-west corner of the Civic Center property on Euclid and Acacia. The size of and the need for a large parking structure was extensively discussed. The PFAL team recommends the City consider an adaptable design for the parking garage such that it could potentially be converted to office space as parking needs and space requirements change in the future. The team sought to retain as much of the open space between existing buildings and create new programmable park space. The resulting site layout is represented in the diagram below.



⊕ **PROPOSED SITE DIAGRAM**

The PFAL team generated massing studies to consider the building elevations in comparison to proximate structures. These studies although not representing final designs are illustrated below.



SOUTH AERIAL

Opportunities:

- Re:imagined **Civic Center Park** concludes Civic Center Drive axis
- New **Public Safety Building** and parking massing create new outdoor spaces for staff and public.
- Existing OCFA fire station and admin offices to remain.



SOUTHWEST AERIAL

Opportunities:

- New **Public Safety Building** proposed to anchor Acacia Pkwy and Euclid Street.
- New **Public Safety Building** creates community space and opportunity for future police memorial location.
- New structured parking massing is setback to create landscape frontage.

6. NEW PUBLIC SAFETY BUILDING & PARKING DESIGN CONSIDERATIONS

After evaluating the space needs program and the site fit, the team launched a preliminary visioning process to describe some of the desired design concepts. This effort will be expanded upon in the Phase 2 and Phase 3 scope of work. Initially the following concepts were discussed with examples provided to illustrate each; transparency, interior lighting and views, exterior courtyard with memorial artwork and landscaped spaces, use of contrasting and different materials to soften exterior walls. These design elements are intended to create the perception of a welcoming public facility, one that honors fallen officers and the importance of the public safety function, and that provides and maximizes natural light into the interior of working spaces in order to create a pleasant working environment.



SITE MASSING OPPORTUNITIES



2022 PFAL

Project Feasibility

Goals, Values & Criteria

Program Validation

Site Considerations

Site Massing

Prelim Costs



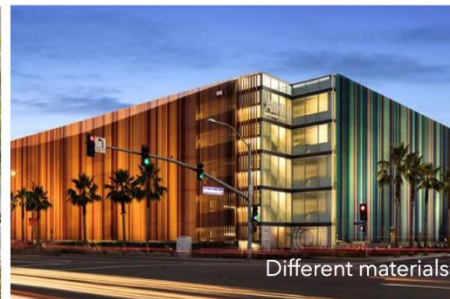
Transparency



Interior daylight & views



Exterior landscape spaces

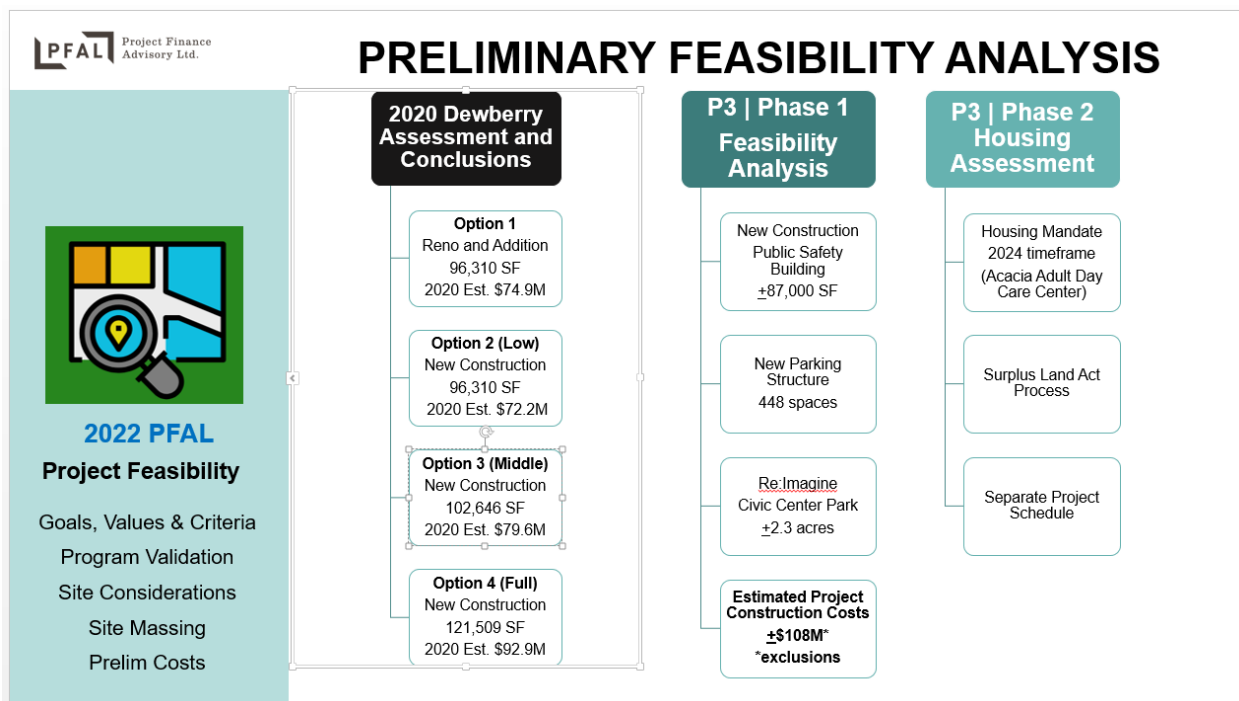


Different materials

7. PRELIMINARY FEASIBILITY ANALYSIS AND PROJECT COST ESTIMATES

The project team evaluated the design, construction and financing costs for the 87,000 square foot public safety building, new parking structure, and park improvements based upon 2022 cost data and with projected cost escalation to the mid-point of construction. The preliminary feasibility analysis is presented below in comparison to the 2020 Dewberry assessment.

The team estimated that the total project design and construction cost for Phase 1 (Public Safety Building, parking, and park improvements) would total \$108 million. Construction cost escalation due to pricing for lumber, steel and labor has been significant in the past several years since the Dewberry study adding between 6 – 10 % on an annual basis to overall project costs. The PFAL cost estimate includes upfit of the new facility with furniture and information technology infrastructure but does not include individual workstation IT equipment which would be provided by the City. Also excluded from the Feasibility analysis cost estimate are any unforeseen site environmental challenges. Finally, the team recommended that the housing proceed on a separate path following the Surplus Land Act process as described below.



8. OPEN SPACE/PARK

The PFAL team was tasked with evaluating the operating costs of the existing park, providing comparative benchmarking data for urban parks, and providing an analysis of possible governance structures that serve to leverage funding sources and maintain park amenities. The report is summarized below. Further analysis is recommended once a full concept design has been defined in order to refine the capital, operations and maintenance costs necessary for budgeting and financing the project.

The existing park is approximately 5 acres in size. Based on data provided by the City, the routine O&M costs for the Civic Center Park are approximately \$432K annually or approximately \$86K

per acre, with trimming being the largest expense at 65% of the costs. We understand pro-rated costs for security, programming, and management and administration for the Civic Center Park on top of the \$432K for routine O&M, are currently minimal. It is worth noting that the \$86K per acre for routine O&M of the Civic Center Park alone is already 45% higher than the \$57K per acre average of actual citywide parks allocation for park related services including, O&M, security, programming, and management and administration. The pro-rated programming and management cost from the city on top of the \$86K/acre routine O&M cost is approximately \$6.8K/acre and \$18.5K/acre, respectively. Any additional spending on park programming from the Garden Grove Community Foundation is currently minimal, no more than a few thousand dollars a year, as the events they host are primarily located at other parks in the city.

HR&A analyzed a handful of programmed urban parks ranging from half an acre to 12 acres in size as precedents for a potential order-of-magnitude operating budget for a high-quality park with community serving amenities at the Garden Grove Civic Center. Park size, location, level of programming, and

availability of information were all factors in identifying the best reference projects to use as benchmarks for developing cost scenarios for the Civic Center Park.

O&M costs for the Civic Center Park are \$83,000 per acre, 45% higher than the per acre average of all citywide parks.

Top tier benchmarked urban parks typically spent 38% of their overall operational expenses on maintenance and 44% on programming.

Compared to the current Civic Center Park 88% of annual operational expenditures on maintenance and zero on programming.

8.1 Factors Driving Level and Distribution of Park O&M Costs

Based on the three scenarios studied we expect the annual O&M cost for the Garden Grove Civic Center Park to range between \$96K and \$387K per acre, depending on a combination of the elements that form the park and its design, as well as the management and governance structure, and the programming level. Routine operations and maintenance expenses not including staffing, typically generated between 38% to 88% of the overall annual operational costs, while programming ranged from zero to 44%. Currently, there is no programming provided at the Civic Center Park.

8.2 Park Governance

Two governance structures were considered by the PFAL team. Either a partnership structure or a non-profit led structure based upon a business improvement district model.

Governance Structure 1: City Park Department with discrete partnership with non-profit

Under this model the City Community Services Department with a non-profit partner would be in charge of operating and maintaining the park. The City's Community Services Department would be responsible for operation, maintenance, and management of the park with the majority of funding coming from the City's annual budget. The non-profit would maintain its scope and responsibilities of fundraising and programming, but under a formalized agreement that clearly delineates roles and responsibilities. Such agreement would require defining the type of programming and fundraising targets and responsibilities as well as incentives and penalties for the non-profit. Further exploration is needed to determine whether there are appropriate non-profit organizations with the internal capacity and/or willingness to take on responsibilities such as enhanced programming.

Governance Structure 2: Not-for-Profit Led Structure

An alternative approach is to form a business improvement district, such as exists in Bryant Park or Klyde Warren Park. Under such structure there could be more opportunity to leverage alternative revenue streams, such as earned income.

Finally, it is important to note that the future O&M costs will depend on the governance structure that the City chooses. If the City partners with a not-for-profit with an increased role more so than that of GGCF today, then the estimated management costs may be more similar to those in the medium and maximum scenarios, ranging between \$100,000 and \$300,000 per year. That would be the result of the partner possibly employing new additional workers dedicated to fundraising, programming, and overall park management.

If the City continues with its current governance structure and responsibilities, then costs would be spread out through the Community Services Department, with likely no workers fully dedicated to managing the Civic Center Park, and as a result, management costs specific to the Park would likely remain under \$100,000 per year.

9. HOUSING

The HR&A analysis provided a preliminary housing development feasibility analysis as part of the Civic Center redevelopment project, including:

- Evaluation of the opportunity for housing development on publicly owned sites; and
- Market, financial, and delivery implications of 100% market rate, mixed-income, and 100% affordable housing, as well as related tradeoffs of each development scenario.

The City identified two potential sites available for housing development as part of the Civic Center project. Initially these two sites were considered as unique, standalone housing development opportunities. As the discussion below indicates neither site alone was viewed as generating sufficient revenue to assist in the overall Civic Center redevelopment. The Team therefore considered the potential alternative option of consolidating both sites and recommended separating the housing development opportunity from the Public Safety building DBF solicitation process. This recommendation was based upon PFAL's industry experience and knowledge that the development markets for housing vs public buildings are unique. Past public private development projects, such as the City of Long Beach's civic center have demonstrated that separating the housing opportunities is a best practice.

Parcel E

Parcel E is a 2.2-acre lot on the northeast portion of the site that currently houses the Credit Union of Southern California and Civic Facilities. The site is zoned CC-3 with a maximum allowable density of 60 units per acre or approximately 125 units in total. With the recent legislative changes regarding the Surplus Land Act, at least 25% of the total housing units developed on any publicly owned surplus property should be affordable for lower income households. Meanwhile, all housing projects with affordable units can take advantage of the State Density Law with up to 50% increase in project densities depending on the amount of affordable housing and level of affordability provided.

HR&A studied the following development scenarios as comparison:

- 198-unit development that receives 150% State Density Bonus by providing 50 units (25%) of affordable housing for low-income households (60% of AMI). This scenario is compliant with the Surplus Land Act requirements.
- 198-unit development that receives 150% State Density Bonus by providing 31 units (15%) of affordable housing for very low-income households (50% of AMI). This scenario is not compliant with the Surplus Land Act requirements but is provided as a benchmark.
- 132-unit development with 100% market-rate units and no State Density Bonus. This scenario is not compliant with the Surplus Land Act requirements but is provided as a benchmark.

Scenarios 2 and 3 are not compliant with the Surplus Lands Act and therefore were rejected as non-feasible. Scenario 1 with a 198-unit development would not generate sufficient revenue to provide an offset to the Civic Center redevelopment as a whole.

Site 57

The **Site 57** is a 1.57-acre site owned by the Garden Grove Housing Authority that currently houses the Acacia Adult Day Care for a potential 100% affordable housing development as a benchmark reference. The site is also zoned CC-3 and has a maximum allowable density of 60 units per acre or approximately 94 units in total. The constraints on Site 57 limit the opportunity to generate revenues sufficient to provide an offset to the Civic Center redevelopment as a whole.

Given the constraints on both sites the team recommended the City consider offering both parcels together for housing development. This approach may create a larger development opportunity enabling the construction of a mixed use, affordable and market rate master-planned complex. The

recommendation from the PFAL team was to offer these development opportunities in a separate solicitation and phase from the Public Safety building and park improvements.

9.1 Civic Center Site Summary Comparison

Consolidating the existing five public safety buildings into a single new building with an adjacent parking structure optimizes the Civic Center land use. The five existing buildings are spread across 4.5 acres with surface parking. While convenient surface parking is a suboptimal land use in an urban city. The City's civic center property assets can be put to a higher use if a parking structure is created to replace the existing surface parking, and when combined with a new building the overall land required is reduced.

The following chart describes the current property uses compared to the preferred siting options studied for the police department building.

Garden Grove Area Use Comparison			
	Current	Option 1	Option 2
Public Safety	4 acres + 2.5 acres (annex)	4.5 acres	2.75 acres
Open Space/Park	5 acres	3.5 acres	5.7 acres
Affordable Housing	0	4 acres	4 acres

10. CONCLUSION

With the combined analysis of validation and site considerations, the team concluded that the existing Civic Center Park area combined with the adjacent parking lot would be sufficient to accommodate a new Public Safety Building totaling 87,000 square feet, along with a multi-level parking structure to contain approximately 448 spaces which will accommodate secured police fleet vehicle parking, staff personal vehicles, and some public parking.

The feasibility analysis prepared by the PFAL team estimated a preliminary project budget to be approximately \$108 million for construction of the new building, Civic Center Park, and a level-floor parking structure that could later be converted to office space if required. This estimate is intended to provide the City with an opinion of likely cost at a feasibility level, reflective of local market rates and conditions in Orange County at prevailing wages. Given the limited scope of design in this Phase 1, adjustments to program cost estimates are expected and will be further refined through next stage of the P3 process.

PFAL explored a series of project delivery funding options to advance a new Public Safety Building. The project delivery funding considered: risk assessment, project lifecycle, traditional delivery, alternative delivery, and project timing. In summary, the project delivery funding options are described as: 1) Design Bid Build (DBB) would take approximately 24 months to construction; 2) Design Build Finance Operation and Maintenance (DBFOM) would take approximately 18 months; and, Design Build Finance (DBF) would be in the range of 12-15 months.

Based on feasibility analysis conducted by PFAL, the team recommends that the Council advance the Design-Build-Finance (DBF) option for the following reasons:

- A future site location has been identified.
- Preliminary Public Safety Building program has been validated.
- Retain asset operations and maintenance responsibility.
- Streamlined project schedule.
- Ability to optimize risk transfer to Developer.
- Guaranteed price and performance per negotiated contract.

The next phase of work (Phase 2) will include performing CEQA, developing a Request for Qualifications package, market sounding, and finalizing a funding plan. Staff will return to the Council for further discussion and direction as appropriate. Finally, Phase 3 work will entail posting the RFQ, evaluating responses and selecting a developer, reviewing and providing community input on proposed design, finalizing development agreements, obtaining financial close on the proposed project, and issuing a notice to proceed. Phase 2 and 3 are anticipated to conclude under a Design-Build-Finance delivery method with contract award in the 3rd quarter of 2024.

CITY OF GARDEN GROVE

AMENDMENT NO. 2

Project Finance Advisory Limited

This Amendment No. 2 to Professional Services Agreement ("Amendment No. 2") is made and entered into on January _____, 2023, by and between the **CITY OF GARDEN GROVE** ("CITY") and **PROJECT FINANCE ADVISORY LIMITED** ("CONSULTANT").

WHEREAS, CITY and CONSULTANT previously entered into that certain Professional Services Agreement dated July 12, 2022, for CONSULTANT to provide project feasibility and project management consulting services for the Garden Grove Civic Center Project and implement Phase 1 of the Scope of Services (the "Original Agreement"); and

WHEREAS, the Original Agreement was amended by Amendment No. 1 to increase the contract price in the amount of \$18,145.00 to cover additional services; and

WHEREAS, Amendment No. 1 incorrectly stipulates that the \$18,145.00 increase was an annual compensation rather than an addition to the total not to exceed contract amount; and

WHEREAS, the Original Agreement, Amendment No. 1, and this Amendment No. 2 are hereby referred to collectively herein as the "Agreement;" and

WHEREAS, through this Amendment No. 2, CITY and CONSULTANT wish to proceed with implementation of Phases 2 and 3 of the Scope of Work to develop a Request for Qualifications/Proposals to select a preferred developer for the implementation of the Garden Grove Civic Center Project and finalize the design, build and finance agreement with the selected developer.

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

1. Amendment to Section 2 of the Agreement. Section 2 of the Agreement is hereby amended to add the Phases 1 and 2 services identified in **Attachment A** herein.
2. Amendment to Section 3 of the Agreement. Section 3 of the Agreement is hereby amended to increase the total compensation under the Agreement to the not to exceed amount of \$1.3 million to cover the additional costs to implement Phases 2 and 3 of the Scope of Work pursuant to **Attachment A**.
3. Clarification as to Amendment No. 1. CITY and CONSULTANT agree that Amendment No. 1 increased the original contract amount by \$18,145.00.
3. Except as expressly amended by Amendment No. 1 and this Amendment No. 2, all terms of the Original Agreement shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to be executed by their respective officers duly authorized on the dates set forth below.

"CITY"

CITY OF GARDEN GROVE

By: _____
Scott C. Stiles, City Manager

Date: _____

ATTESTED

City Clerk

Date: _____

APPROVED AS TO FORM

City Attorney

Date: _____

"CONSULTANT"

**PROJECT FINANCE ADVISORY
LIMITED**

By: _____

Name: _____

Title: _____

Date: _____

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

PHASE 2 AND 3 BUDGET

The procurement process to be carried out in Phases 2 and 3 have been informed by the conclusions and recommendations in Phase 1 and the decisions of City Council on the preferred procurement methodology. For purposes of this BAFO, we have focused specifically on describing the process to identify a developer to design and build the Public Safety Facility, parking structure, and revised Civic Center Park.

Throughout Phases 2 and 3, PFAL will perform project management and coordination, provide strategic input and advice, maintain an issues list and meeting schedules, and assist in protecting the City's interests.

The important deliverables during Phase 2 are:

Evaluation Criteria	PFAL will work with the City early on to develop the evaluation criteria that will be used to assess qualifications and proposals. Putting this work at the front of the procurement helps to align stakeholder views about what the City is looking for in its P3 partner and how they will be selected. It also is helpful to have this information to hand prior to initiating a marketing process for the project.
Marketing Collateral	PFAL will develop a 1-pager and press release to share with industry participants and publications to assist in summarizing the project to the market so that teams can begin to form prior to the initiation of the procurement.
Procurement Documents	PFAL will work in close conjunction with the City's engineer, technical staff, lawyers and external counsel, and the end users of the facility to help the City define and draft the RFQ and drop-down documents such as Technical Requirements and performance specifications. These documents will shape the procurement and impact the competitive dynamics that will drive value.
Draft DB contract	Ideally, this document will allocate financial and technical risks to the Project parties best able to manage those risks. The team, along with the City's lawyers and possible external counsel, will play an active role in ensuring that the City's interests are protected while looking to allocate delivery risks in the most efficient manner.
Draft Design and Technical Specifications	The team will describe, in narrative form, the project elements that are required to be included in the final design.

The important deliverables during Phase 3 are:

Final Exclusive Negotiation Agreement, Design Build Agreement	PFAL will support and lead negotiations with the Developer to finalize the exclusive negotiation agreement and design build agreement including all design and technical components. PFAL will advise of any issues under the terms of the Negotiation Agreement.
Financing Plan	PFAL will review the developer's financial plan and address and risks and concerns prior to execution. PFAL will also oversee and monitor the financial close process to ensure compliance with the approved financing strategy.
Project Cost Update and Transition	The PFAL team will update the Project's cost model and develop materials to assist the City in managing the construction process.

DBF Delivery Method – Expected Timing

Timing of Initiation		DBF – Exclusive Negotiation Agreement Delivery
PHASE 2	Month 0	CEQA review begins/preferred site identified
	Month 1	Draft evaluation criteria, RFQ, and design and technical specifications for all facilities
	Month 1	Stakeholder engagement - coordination with Placeworks, Presentations to City Council, etc.
	Month 1	Finalize feasibility work and funding plan
	Month 2	Market outreach, RFI and convention circuit to gather feedback and publicize project
	Month 4	Develop Performance Specifications, Room Data Sheets, Department Adjacency Diagrams
	Month 4	Optional Task: Site visits/tours
	Month 6	City Council Approval
	Month 6	Procurement marketing and pre-bid meeting
PHASE 3	Month 7	Initiate Exclusive Negotiation Procurement – RFQ release
	Month 8	Approve ENA RFQ shortlist
	Month 8	Shortlist, Interviews, Select Developer
	Month 8-9	CEQA review ends, site confirmed
	Month 9	Negotiate, approve, and execute PDA with selected Developer Scope and budget adjustments as needed
	Month 9	Negotiate design build contract, finalize design and guaranteed max price
	Month 10-14	Scope and budget adjustments as needed
	Month 14	Finalize DBF Agreement Approve and execute DBF Agreement
	Month 15	ENA Phase Work ends Financial Close Notice to Proceed Design & Construction Commences
	Month 33	Occupancy DATE TBD (based on construction period)

Project:	Garden Grove PSF P3 Consolidated Budget/Stage 2	Estimated Project Cost	\$108,000,000
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(A) Stage 2 Budget

\$	Phase 2	Phase 3	Total
PFAL	242,372.00	385,593.00	\$ 627,965.00
HOK	110,550.00	68,300.00	\$ 178,850.00
Altus	32,730.00	68,580.00	\$ 101,310.00
Dharam	35,700.00	50,680.00	\$ 86,380.00
HR&A	17,640.00	66,520.00	\$ 84,160.00
Total	438,992.00	639,673.00	\$ 1,078,665.00

(B) Task Budget (Without Legal)

Phase 2 - Procurement Preparation and Launch	Task Description	Task Parameters	Phase 2
1	Project management over 6 months, strategic advice on procurement and approvals	Weekly calls with City, subcontractor team, invoicing, issues list maintenance, schedule maintenance and coordination, strategic advice on procurement and approvals	\$ 25,632.00
2	Develop Evaluation Criteria, RFQ, City Council approval of documents	One workshop; presentation; procurement strategy memo and updated schedule; coordinate with legal counsel, subcontractors, to develop RFQ; assumes no more than 5 turns of the RFQ; develop Project Agreement Term Sheet	\$ 142,788.00
3	Market outreach, RFI and convention circuit to gather feedback and publicize project	Assist in developing marketing materials (one-page project description), develop questions, attendance at conference (agenda setting, schedule coordination) or market sounding by phone/questionnaire, review market sounding responses and make recommendations on items to add in to RFQ, present findings to City project team or City Council	\$ 28,404.00
4	Two Workshops	Workshops with relevant personnel to discuss key issues (i.e. risk allocation, delivery methodology, design and performance criteria, financing strategies, etc.)	\$ 28,106.00
5	Finalize feasibility work, research alternative funding sources	Funding plan finalization, Confirm Legal Authority for solicitation approach, finalize project definition and review CEQA documents	\$ 20,920.00
6	Procurement marketing including pre-bid meeting, prepare data room	Press releases, pre-bid meeting including site visit	\$ 10,234.00
7	Stakeholder engagement - coordination with Placeworks, Presentations to City Council, etc.	Presentations and participation in community workshops, study sessions, city council meetings	\$ 13,014.00
8	Develop Performance Specifications	Including design and technical input to procurement documents, performance specifications, develop technical evaluation rubric	\$ 122,004.00
9	Room Data Sheets	To be included in RFQ or Project Agreement	\$ 15,350.00
10	Department Adjacency Diagrams	To be included in RFQ or Project Agreement	\$ 14,300.00
11	Optional Task: Site visits/tours	3 facilities tours with HOK and PFAL personnel	\$ 18,240.00
Total			\$ 438,992.00

Phase 3 - RFQ, ENA, and Financial Close			Phase 3
12	Project Management over 9 months	Weekly calls with City, subcontractor team, invoicing, schedule maintenance and coordination, strategic advice and maintain issues list	\$ 38,841.00
13	Launch RFQ	Support RFQ launch, provide schedule updates and review RFIs	\$ 50,192.00
14	Respond to RFIs - not to exceed hours	All parties	\$ 49,260.00
15	Attend one round confidential meeting (2 days)	HOK only	\$ 16,500.00
16	Attend 3 rounds confidential meeting (6 days)	PFAL	\$ 88,756.00
17	Review and evaluate qualification packages/facilitate selection	Review bidder submittals, prepare presentation materials, present to staff and City Counsel	\$ 25,673.00
18	High-level proposal compliance review for design intent	HOK review	\$ 32,300.00
19	Stakeholder buy-in including preliminary schematics	Updates to public, city council, city departments, etc	\$ 9,654.00
20	Develop Design Build Contract and Financing Agreements	Coordinate with legal counsel and subs to develop full suite of documents	\$ 72,788.00
21	Technical input to procurement documents, performance specifications, technical evaluation	Negotiation of technical elements of the DB contract	\$ 7,722.00
22	Manage dataroom	Update files, monitor access, review and triage RFIs, prepare draft RFI responses	\$ 20,437.50
23	Negotiate DBC, final design, financing agreements with bidder	Assume 7 weeks of active negotiations, includes technical and cost input	\$ 133,968.00
24	Update Project Cost ROM and proposed construction schedule	Cost oversight and verification	\$ 6,435.50
25	Review and evaluate final proposal/facilitate selection	Review final proposal, cost implications, financing strategy	\$ 58,760.00
26	Financial close process oversight and coordination	Review closing process and procedures, provide commentary	\$ 16,122.00
27	Transition training	Compliance monitoring spreadsheet, white paper post close, lessons learned summary	\$ 12,264.00
Total			\$ 639,673.00

Total Budget for Phase 2 and 3	\$1,078,665.00
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Phase 2 Schedule						
Month Number	1	2	3	4	5	6
Project management over 6 months, strategic advice on procurement and approvals						
Develop Evaluation Criteria, RFQ, City Council approval of documents						★
Market outreach, RFI and convention circuit to gather feedback and publicize project						
Two Workshops						
Finalize feasibility work, research alternative funding sources						
Procurement marketing including pre-bid meeting, prepare data room						
Stakeholder engagement - coordination with Placeworks, Presentations to City Council, etc.						
Develop Performance Specifications						
Room Data Sheets						
Department Adjacency Diagrams						
Optional Task: Site visits/tours						

Phase 3 Schedule									
Month Number	7	8	9	10	11	12	13	14	15
Project Management over 9 months									
Launch RFQ									
Respond to RFIs - not to exceed hours									
Attend one round confidential meeting (2 days)									
Attend 3 rounds confidential meeting (6 days)									
Review and evaluate qualification packages/facilitate selection									
High-level proposal compliance review for design intent									
Stakeholder buy-in including preliminary schematics				★					
Develop Design Build Contract and Financing Agreements									
Technical input to procurement documents, performance specifications, technical evaluation									
Manage dataroom									
Negotiate DBC, final design, financing agreements with bidder									
Update Project Cost ROM and proposed construction schedule									★
Review and evaluate final proposal/facilitate selection									
Financial close process oversight and coordination									
Transition training									

CITY OF GARDEN GROVE

AMENDMENT NO. 1

GARDEN GROVE CIVIC CENTER PROJECT - COMMUNITY ENGAGEMENT

This **Amendment No. 1** to Professional Services Agreement is made and entered into this _____ day of January, 2023 by and between the **CITY OF GARDEN GROVE**, hereinafter referred to as "CITY", and **PLACEWORKS, INC.**, hereinafter referred to as "CONSULTANT".

WHEREAS, CONSULTANT and CITY entered into contract, dated January 19, 2022 for public outreach and community engagement services to explore opportunities in the City of Garden Grove civic center area for improved amenities and also evaluate the need to replace and modernize the public safety facilities to better meet the needs of the community (the "Existing Contract").

WHEREAS, CONSULTANT and CITY desire to amend the Existing Contract as provided herein.

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

Section 2. Services to be Provided shall be amended pursuant to the scope modification and budget amendment included in **Attachment "A"**, incorporated herein by reference.

Section 3. Compensation shall be amended as follows:

The contract price is hereby **increased** by **\$100,000.00** to a new total contract Firm Fixed Price of **\$150,000.00**. This increase covers costs associated with ongoing or future public outreach and community engagement activities relating to the Civic Center Project as described in Attachment A.

Except as expressly amended hereby, all of the terms and conditions in the Existing Contract remain in full force and effect as originally executed.

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

Date: _____

"CITY"
CITY OF GARDEN GROVE

By: _____
City Manager

ATTESTED:

City Clerk

Date: _____

"CONSULTANT"
PLACEWORKS, INC.

By: _____

Name: _____

Date: _____

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

APPROVED AS TO FORM:

Garden Grove City Attorney

Date

Attachment "A"

Scope Modifications and Budget Amendment

Phase II - Outreach for Garden Grove Civic Center

The City of Garden Grove kicked-off a multi-phase outreach plan to garner input from the community regarding the redevelopment of the City's Public Safety building and redesign of the Civic Center open space. As a part of phase two, the city would like to continue community education on the project and gather feedback on the following:

- Massing and configuration of the new public safety facilities building
- Amenities and design of new open space and park facilities
- Park programming priorities related to accessibility and safety
- Affordable housing in the civic center area

In order to successfully implement a second phase of outreach, the city will utilize information learned and input gathered during Phase I to develop a second robust and meaningful round of outreach.

Outreach Tools Menu

PlaceWorks has experience utilizing various tools and strategies to successfully engage community members. Below is a summary of the available outreach tools and programs PlaceWorks provides. The tools may be used on any combination, not to exceed the budget limit of \$100,000.

Workshops

Community workshops provide opportunities for the community to contribute, to serve as sounding boards for ideas, and to ensure the transparency of the planning process and create space for dialogue. Workshops can be hosted in person or virtually and allow the city to share important details about the project as well as give residents an opportunity to ask questions, engage in the process and share their thoughts and opinions. PlaceWorks can plan, coordinate, develop materials and facilitate workshops in the city or virtually using zoom.



Estimated Cost: \$10,000 - \$15,000 per workshop, cost of duplicative or virtual workshops and reuse of designs and materials may result in reduced costs.

Stakeholder Meetings and Interviews

Stakeholder interviews are one of the best ways for the team to quickly assess perspectives on project issues, opportunities, and challenges as well to solicit input on the best ways to reach various members of the community, stakeholder organizations, and the city at large. Stakeholders could include local business owners, developers, students, educators, faith-based organizations, nonprofits, and government leaders. PlaceWorks can consult with City staff to develop a list of

stakeholders to interview, coordinate meeting schedules, facilitate interviews, and create a summary identifying major themes from the discussions.

Estimated Cost: \$2,000 - \$3,500 per interview, subsequent interviews may result in reduced costs per interview.

Pop-ups

Pop-ups are a fun, quick, and sometimes spontaneous way to interact with the public, usually in an environment where people naturally gather and are most comfortable. We recommend pop-up events at popular local destinations—commercial or retail centers, parks, schools, and colleges or during annual City events. Pop-up events can both provide information to community members and gather feedback through surveys, conversations, boards and other interactive methods. Pop-ups can also be semi-permanent in spaces where people regularly gather and will interact with on more than one occasion.



Estimated Cost: \$3,000 - \$15,000, cost range can vary based on type of pop-up, from simple materials and touchpoints with the city to semi-permanent structures and more complex pop-up plans. Estimated cost may include materials, more elaborate designs may have additional associated costs.

Outreach Materials and Flyers

Diverse digital marketing and social media strategies are an effective tool to engaging the community and ensuring that information is available to residents. Outreach materials can include print flyers and fact sheets, or content for Facebook, Twitter, Instagram, NextDoor, content for the City's newsletter, discussion boards, and other social media tools. Good outreach materials encourage community participation at project events.

Estimated Cost: \$1,500- \$3,000 per new set of materials, includes printing. Duplicate sets of materials for multiple events may reduce costs.

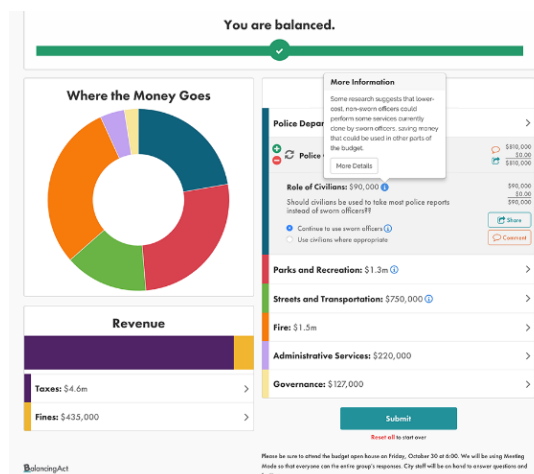
Surveys

Surveys are an important tool for gathering data on public interest and opinion for future use. Surveys can be online and available in print at libraries, city hall or community centers. PlaceWorks can develop and implement a variety of surveys using tools like ArcGIS StoryMaps, SurveyMonkey, Google Forms and more. Surveys are an efficient method to gather data over an extended period and can help in displaying key data points for feedback.

Estimated Cost: \$3,500 - \$5,000 per survey

Balancing Act – Online Simulation

Balancing Act¹ is an easy and engaging way for residents to learn about public budgets and the choices public officials face in the budgeting process. It allows participants to try allocating funds, expressing their priorities and preferences, but also requires them to balance spending and revenue. The city can utilize Balancing Act to identify areas of priority for residents when it comes to park amenities and accessibility. The simulation provides residents with a deeper understanding of the decision-making process and will encourage them to highlight their desires and interests in the Civic Center.



Examples of the tools can be viewed for [Riverside, CA](#)² and [St. Paul, MN](#)³.

Estimated Cost: \$8,500 – \$18,500, estimated cost is dependent on tools purchased, use of interactive maps and additional service add-ons.

Translation Services

Translation services are often an essential component of outreach, particularly for diverse communities. Spanish translations services can be provided by PlaceWorks for small group discussions, materials, surveys, and workshops to ensure that all residents feel included and comfortable participating. For live translation at workshops and additional language translations (materials, small group discussions, surveys, etc), PlaceWorks can outsource and coordinate translation services.

Estimated Cost: \$1,800- \$3,000 per event, including materials.

Total Cost Estimate

The city may select any combination of tools to implement Phase II, at a cost not to exceed \$100,000.

¹ abalancingact.com/

² <https://riverside-ca.abalancingact.com/city-of-riverside-parking-rates-and-hours?preview=fd3d8d6e9a78e1ff48195e10022f734d>

³ <https://anytownv2.abalancingact.com/city-park-improvement>