

APPLICATION CHECKLIST AND CASE PROGRESS 1-

Case Identification No. PUD-103-76 revised 92 Case Planner Karl Hill
 Date Filed 4.4.94 Application Det. Completed 4.15.92 Hearing Date 5-28 Hearing Body PC/CC

Applicant CEP Plastics Inc. * * * * * Correspondence sent to:
LEE WILCOX AIA
 Address 1330 Lincoln Way 9692641
 Phone (714) 891-0683
 Site Area North: City boundary, West: Knoff
Address St, South: Chapman Ave, East:
 Site Location Western Ave.
 City Map Coordinate _____
 Zone Map Coordinate B-6 * * * * *

Assessor Parcel No(s) _____
 General Plan Industrial
 Current Zone PUD-103-76
 Proposed Zone Amend. PUD

PROCESSING INFORMATION

	Planned	Actual Complete	Planned	Actual Complete
Pre Application Conference	XXX	___	Site Visit/Pictures	___
Committee Review	___	___	Resumes Distributed	XXX
P.C.C. Review	___	___	Resumes Due	___
Comments Transmitted to App.	XXX	___	Facilities Engineering	___
Application Submitted	XXX	___	Fire	___
Application Correction	XXX	___	Plan Check	___
Application Determined Complete	___	___	Police	___
Case Entered in Log Book	XXX	___	Redevelopment Agency	___
Fees Sent to Cashier	XXX	___	Sanitary District	___
Case Entered on Board (Hearing Date Determined)	XXX	___	Traffic Engineering	___
Case File Prepared	XXX	___	Water Services	___
Application Acceptance Letter	XXX	___	Legals Delivered to Paper	___
Initial Study for PCC	___	___	Mailed Legals Sent Out	___
Negative Declaration (PCC)	___	___	Staff Report-First Draft	___
P.C.C. Env. & Technical Review	___	___	Staff Report-Second Draft (Report Cover Sheet)	___
Prepare Mailing List	___	___	Final Staff Report	___
Draft Legal Notice	___	___	Staff Report Delivered	___
Final Legal Notice	___	___		

Identification No. _____

DEVELOPMENT SERVICES DEPARTMENT
PUBLIC HEARING NOTICE WORKSHEET

Subject Site: (See Attached Map-Red Circles)

<u>131-023-04</u>	<u>131-023-19</u>	<u>131-022-01</u>
<u>05</u>	<u>21</u>	<u>03</u>
<u>10</u>	<u>22</u>	<u>06</u>
<u>17</u>	<u>23</u>	<u> </u>

1. Total Subject Site

11

300 Foot Radius (See Attached Map-Yellow Circles)

() * <u>131-021-14</u>	() <u>131-331-21</u>	() <u>131-651-06</u>
() <u> </u>	() <u> </u>	() <u>08</u>
() <u>22</u>	() <u>25</u>	() <u>18</u>
() <u>26</u>	() <u>30</u>	() <u> </u>
() <u>27</u>	() <u>31</u>	() <u>22</u>
() <u>28</u>	() <u>32</u>	() <u>25</u>
() <u>32</u>	() <u>36</u>	() <u>28</u>
() <u>37</u>	() <u>40</u>	() <u>32</u>
() <u>131-332-01</u>	() <u>41</u>	() <u>36</u>
() <u> </u>	() <u>29</u>	() <u>37</u>
() <u>08</u>	() <u>16</u>	() <u>38</u>
() <u>17</u>	() <u>131-651-02</u>	() <u>131-601-11</u>
() <u>131-331-18</u>	() <u>03</u>	() <u>12</u>
() <u> </u>	() <u>04</u>	() <u>13</u>

See attached for additional numbers next page

2. Total 300' Radius

Analyst _____	Total to be notified (1+2) _____
Analyst _____	Total parcels on map _____
Clerical _____	Total parcels on printout _____
Analyst _____	Planning Supervisor _____
_____	Date _____
_____	Date _____

* () indicates total number of parcels in range

CITY OF GARDEN GROVE
DEVELOPMENT SERVICES DEPARTMENT

714/741-5312

APPLICATION FOR:

- PLANNED UNIT DEVELOPMENT (\$1,500)
- ENVIRONMENTAL IMPACT REPORT REVIEW (COST + 15%)
- ENVIRONMENTAL IMPACT REPORT
- NEGATIVE DECLARATION (\$250)

NAME OF APPLICANT: C & D Plastics, Inc. TELEPHONE: (714) 891-0683
MAILING ADDRESS: 7330 Lincoln Way, Garden Grove, Ca. 92641 ZIP: 92641

NAME OF RECORDED OWNER: C & D Plastics, Inc. TELEPHONE: (714) 891-0683
MAILING ADDRESS: 7330 Lincoln Way, Garden Grove, Ca. ZIP: 92641

STATUS OF THE APPLICANT (CHECK ONE)

- RECORDED OWNER OF THE PROPERTY
- PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL
- LESSEE
- AUTHORIZED AGENT OF ONE OF THE ABOVE

IF THE APPLICANT IS ANYONE OTHER THAN THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, PLEASE COMPLETE THE FOLLOWING:

I. THE REQUEST ABOVE IS WARRANTED BECAUSE This Amendment is in keeping with existing land use and in conformance with the intent of the City's General Plan.

INTER-DEPARTMENT MEMORANDUM

To: George L. Tindall From: Frank A. Schuma
Dept: City Manager Dept: Development Services
Subject: CONSIDERATION OF A REQUESTED AMENDMENT TO THE IRVINE INDUSTRIAL PLANNED UNIT DEVELOPMENT TO ALLOW HELIPORTS Date: June 25, 1992

OBJECTIVE

To hold a public hearing to receive and review all relevant documentation concerning Planned Unit Development No. PUD-103-76 Revised '92. The request is to amend the Irvine Planned Unit Development to allow heliports with the approval of a Conditional Use Permit.

BACKGROUND

The Planning Commission considered the request at a duly-advertised public hearing held on June 11, 1992. The Commission recommended approval of Planned Unit Development No. PUD-103-76 Rev. '92 in that it is consistent with the General Plan, would be compatible with surrounding land uses and zoning, and meets applicable Municipal Code requirements and development standards for the Irvine Industrial Planned Unit Development zone.

Due to concerns about the possible number of future heliports within the Irvine Industrial PUD and the adjacent Mission Land PUD, the Commission recommended a maximum of two heliports with the approval of a Conditional Use Permit within the Irvine Industrial PUD. The Commission also considered a request for a heliport at a site located within the Irvine Industrial PUD at this meeting and subsequently approved the Conditional Use Permit with the provision that this proposed amendment is approved by Council. At the meeting, there were two persons who spoke in opposition to the heliport citing noise as their main concern.

ANALYSIS

This matter has been scheduled for a public hearing before the City Council on July 7, 1992. At that time, it is in order for the City Council to take further testimony and consider the request.

Should the City Council affirm the Planning Commission's recommendation, an ordinance is attached for adoption.

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | | | | |
|-------------------------------------|---------------|--------------------------|--------------------------|--------------------------|------------------------|
| <input checked="" type="checkbox"/> | CITY ATTORNEY | <input type="checkbox"/> | FIRE DEPT | <input type="checkbox"/> | SANITARY DISTRICT |
| <input type="checkbox"/> | ECONOMIC DEV | <input type="checkbox"/> | PLAN CHECK | <input type="checkbox"/> | TRAFFIC ENGINEERING |
| <input type="checkbox"/> | DEV. SERV DIR | <input type="checkbox"/> | POLICE DEPT | <input type="checkbox"/> | FACILITIES ENGINEERING |
| <input type="checkbox"/> | CODE ENFORCE | <input type="checkbox"/> | PLNG SUPER | <input type="checkbox"/> | PUB SERV/WATER SERV |
| <input type="checkbox"/> | OTHER | <input type="checkbox"/> | ATTN: <u>Dave Belmer</u> | | |

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992
APPLICANT: CAD Plastics DATE OUT: 4-15-92 IN:
REQUEST: Amend Irvine Industrial PUD to allow
heliports with the approval of a Conditional Use Permit.

LOCATION: Irvine PUD Bounded by City Boundary on the north
ADDRESS: Western Avenue on the east, ~~Chapman Ave~~ on the south and Knott St
on the west.

ANALYSIS

COMMENTS _____ NO COMMENTS

Information to be included in Staff Report or for Planning information.

Although the proposed area is adjacent to the Industrial
District which is w/o the redevelopment area boundaries,
the proposed amendment to the Irvine Industrial PUD
should not impact redevelopment efforts which may
take place in the area.

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY
 ECONOMIC DEV
 DEV. SERV DIR
 CODE ENFORCE
 OTHER

FIRE DEPT
 PLAN CHECK
 POLICE DEPT
 PLNG SUPER
ATTN: Paul Sarkis

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992

APPLICANT: CAD Plastics DATE OUT: 4-15-92 IN:

REQUEST: Amend Irvine Industrial PUD to allow heliports with the approval of a Conditional Use Permit.

LOCATION: Irvine PUD Bounded by City Boundary on the north

ADDRESS: Western Avenue on the east, Chapman Ave on the south and Knott St on the west.

ANALYSIS

COMMENTS _____ NO COMMENTS

Information to be included in Staff Report or for Planning information.

(over)

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY _____ FIRE DEPT _____ X SANITARY DISTRICT
ECONOMIC DEV _____ PLAN CHECK _____ TRAFFIC ENGINEERING
DEV. SERV DIR _____ POLICE DEPT _____ FACILITIES ENGINEERING
CODE ENFORCE _____ PLNG SUPER _____ PUB SERV/WATER SERV
OTHER _____ ATTN: _____

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992

APPLICANT: CAD Plastics DATE OUT: 4-15-92 IN: _____

REQUEST: Amend Irvine Industrial PUD to allow
heliports with the approval of a Conditional Use Permit.

LOCATION: Irvine PUD Bounded by City Boundary on the north

ADDRESS: Western Avenue on the east, Chapman Ave on the south and Knott st
on the west.

ANALYSIS

COMMENTS _____ NO COMMENTS

Information to be included in Staff Report or for Planning information.

RECEIVED APR 21 1992

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

___ CITY ATTORNEY	___ FIRE DEPT	___ SANITARY DISTRICT
___ ECONOMIC DEV	___ PLAN CHECK	___ TRAFFIC ENGINEERING
___ DEV. SERV DIR	___ POLICE DEPT	___ FACILITIES ENGINEERING
___ CODE ENFORCE	___ PLNG SUPER	___ PUB SERV/WATER SERV
___ OTHER	ATTN: <u>Ken Anderson / Bill Peterson</u>	

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992

APPLICANT: CAD Plastics DATE OUT: 4-15-92 IN:

REQUEST: Amend Irvine Industrial PUD to allow heliports with the approval of a Conditional Use Permit.

LOCATION: Irvine PUD. Bounded by City Boundary on the north

ADDRESS: ~~ASSET PARCELS #10.~~
Western Avenue on the east, Chapman Ave on the south and Knott St on the west.

ANALYSIS

___ COMMENTS

___ NO COMMENTS

Information to be included in Staff Report or for Planning information.

1. Heliports should be restricted to private use of property owner or tenant only
2. Will FAA allow heliport anywhere? what are FAA Regulations re: heliports. How many in given area?
3. Will fueling be allowed?
4. How will volume of traffic be controlled?
5. Restrictions on hours of operation?
6. Noise restrictions?

(over)

PLANNED UNIT DEVELOPMENT

THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVE., GARDEN GROVE ON THURSDAY, May 28, 1992 AT 7 PM TO CONSIDER PLANNED UNIT DEVELOPMENT
An Amendment to

NO. PUD-103-76 revised.92

THE APPLICANT, (typist takes name & address from blue sheet) IS
REQUESTING AN AMENDMENT TO ~~THE MUNICIPAL CODE TO REZONE~~
~~AN APPROX. 5.5 ACRE SITE FROM THE~~

(No. PUD-103-76 IN ORDER) ZONE TO THE ~~PLANNED~~ PLANNED
UNIT DEVELOPMENT ~~ZONE~~ TO CONSTRUCT Allow the inclusion of ~~approximate~~

of four heliports with approval of a Conditional Use Permit

THE SUBJECT SITE IS ~~located~~ Bounded by the City boundary on the north,
Western Avenue on the east, Chapman Avenue on the south and
Knott Street on the west.

THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED
BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE
ENVIRONMENT PURSUANT TO CEQA. FOR INFORMATION CALL 741-5312 OR INQUIRE IN
ROOM 220.

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

PUBLIC
HEARING:

CEQA - NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-103-76/REVISED '92
BOUNDED BY THE CITY BOUNDARY ON THE NORTH, WESTERN AVENUE ON
THE EAST, CHAPMAN AVENUE ON THE SOUTH, AND KNOTT STREET ON THE
WEST

LOCATION:

APPLICANT:
DATE:

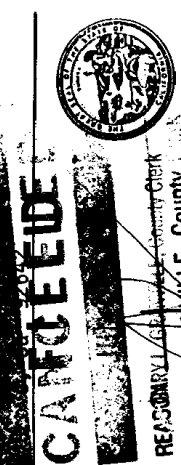
C & D PLASTICS, INC.
JUNE 11, 1992

Staff announced that the request is to amend the Planned Unit
Development to allow the inclusion of heliports as a possible
use with approval of a Conditional Use Permit.

Staff noted that this request is in conjunction with a
Conditional Use Permit application and would present both
staff reports together.

Notice of Determination

To: Office of Planning and Research, GARY L. GRANVILLE, County Clerk (Public Agency) City of Garden Grove, 1400 Tenth Street, Room 120, Santa Ana, Ca 92704-3200



County Clerk County of Orange P. O. Box 838 Santa Ana, Ca 92704 GARY L. GRANVILLE, County Clerk

By: GARY L. GRANVILLE, County Clerk DEPUTY Subject: Filing of Notice of Determination in compliance with Section 21100 of the Public Resources Code.

PLANNED UNIT DEVELOPMENT NO. PUD-103-76, Rev. '92 & CONDITIONAL USE PERMIT NO. CUP-106-92 Project Title

State Clearinghouse Number (if submitted to Clearinghouse) City of Garden Grove (714) 741-5312 Lead Agency Area Code/Telephone/Extension Contact Person

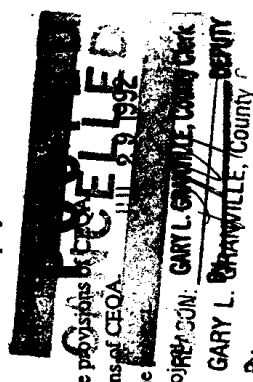
7330 Lincoln Way, Garden Grove (ORANGE) Project Location (include county)

Project Description:

Amend Irvine Industrial Planned Unit Development to allow heliports in conjunction with a Conditional Use Permit to construct a heliport pad atop an industrial building and to allow the landing and take off of helicopters approx. three days a week during daylight hours.

This is to advise that the City of Garden Grove has approved the above described project on

and has made the following determinations regarding the above described project



- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. A statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: City of Garden Grove, Development Services, 11391 Acacia Parkway, Garden Grove, CA 92640

Signature (Public Agency) Date 6.19.92 Title Director, Development Services Dept.

Date received for filing at OPR:

12793

FILED

SEP 01 1992 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

CERTIFICATE OF FEE EXEMPTION CANCELLED

GARY L. GRANVILLE, County Clerk

DEPUTY

De Minimis Impact Finding

REASON: By GARY L. GRANVILLE, County Clerk DEPUTY

Project Title/Location (include county) :

PLANNED UNIT DEVELOPMENT NO. PUD-103-76/Rev. 92 & CONDITIONAL USE PERMIT NO. CUP-106-92 North; City boundary, West; Knott St., South; Chapman Avenue, East; TIGHEBURN AVENUE at: 7330 Lincoln Way, Garden Grove (ORANGE)

CANCELLED

GARY L. GRANVILLE, County Clerk DEPUTY

Project Description :

Amend Irvine Industrial Planned Unit Development to allow for a Conditional Use Permit to construct a heliport pad atop an industrial building and to allow the landing and take off of helicopters three days a week during daylight hours.

POSTED

Findings of Exemption (attach as necessary) :

The proposed project will not have a significant adverse effect on the environment, therefore the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act (CEQA). The Planning Commission finds a DeMinimus impact in relation to fish and game.

GARY L. GRANVILLE, County Clerk DEPUTY

Certification :

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in section 711.2 of the Fish and Game Code.

Ronald A. Shum
(Chief Planning Official)

Title : Director, Development Services

Lead Agency City of Garden Grove

Date 7/23/92

RESOLUTION NO. 4247

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, RECOMMENDING APPROVAL OF A REVISION TO PLANNED UNIT DEVELOPMENT NO. PUD-103-76, REVISED '92, FOR AN AREA OF LAND BOUNDED BY CITY BOUNDARY ON THE NORTH, WESTERN AVENUE ON THE EAST, CHAPMAN AVENUE ON THE SOUTH, AND KNOTT STREET ON THE WEST, EXCLUDING THE SCHOOL SITE AT THE NORTHEAST CORNER OF KNOTT STREET AND CHAPMAN, PARCEL NOS. 131-023-04, 05, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 22, 23; 131-022-01, 02, 03, 06, 07, 08, 09, 10, 11; 131-021-14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28, 32, 33, 34, 35, 36, 37; 131-332-01, 02, 03, 04, 05, 06, 07, 08, 11, 12, 13, 14, 15, 16, 17; 131-331-18, 21, 22, 23, 24, 25, 30, 31, 32, 36, 40, 41, 24; 131-651-02, 23, 04, 06, 08, 18, 19, 20, 21, 22, 25, 26, 27, 28, 32, 36, 37, 38

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on June 11, 1992, does hereby recommend approval of Planned Unit Development PUD-103-76, Revised '92.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development PUD-103-76, Revised '92, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by C & D Plastics, Inc.
2. The applicant requests to amend the Irvine Industrial Planned Unit Development to allow heliports with the approval of a Conditional Use Permit.
3. The proposed project will not have a significant adverse effect on the environment; therefore, the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. Further, the Planning Commission finds a de minimis impact in relation to fish and game.
4. The subject property has a General Plan Land Use designation of Industrial and is zoned PUD. The subject site is improved with various industrial uses.
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 legal notice, public hearing was held on June 11, 1992, 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 June 11, 1992; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

ACTION

FACTS:

The subject site is approximately 187 acres in area,

The subject revision is justified in that the proposed amendment is consistent with the General Plan; and

The proposed use is permitted via CUP approval in the C-3, M-1, M-P and OS zones; and

The spirit and intent of the provisions, conditions, and requirements of Title 9 of the Garden Grove Municipal Code and other applicable ordinances are complied with.

REASONS:

The proposed action complies with the spirit and intent of the provisions, conditions and requirements of the General Plan, Municipal Code and the Irvine Industrial Planned Unit Development.

That the proposed development will not adversely impact Public Services' ability to perform their required function.

The proposed amendment to allow heliports in the PUD zone will be restricted to Conditional Use Permit approval.

The maximum number of heliports within the PUD will be limited to two.

The proposed use is compatible with the intent and purpose of the Planned Unit Development.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

The subject revision does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Sections 9.12.020 and 9.24.030.

ADOPTED this 11th day of June, 1992.

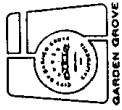
/s/ ANTHONY INGEGNERI
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on June 11, 1992, and carried by the following votes:

AYES: COMMISSIONERS: INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD,
KILLINGBECK, KREBS
NOES: COMMISSIONERS: MARSHALL
ABSENT: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER
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).



DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 5.a.b
HEARING DATE June 11, 1992
CASE NO. PUD-103-76, Rev. '92
APPLICANT C & D Plastics, Inc.

SITE LOCATION North of Chapman Ave.
between Knott St. and Western Ave.
GENERAL PLAN Industrial
ZONE Planned Unit Development
CEQA DETERMINATION Neg. Decl.

REQUEST:

To amend the Irvine Industrial Planned Unit Development to allow heliports with the approval of a Conditional Use Permit.

PROJECT STATISTICS

	Provided	Code
LOT SIZE:	187 acres	5 acres

DISCUSSION:

The request to allow heliports within the Irvine Industrial Planned Unit Development is due to a specific request to construct a heliport on top of an existing industrial building located in this Planned Unit Development (PUD). The Irvine Industrial PUD currently does not permit such structures or landing pads for helicopters. Title 9 indicates Airport/Heliports are allowed in the C-3, M-1, M-P and O-S zones, provided they receive approval of a Conditional Use Permit.

The concerns associated with heliports include noise, landings and take-offs, flight paths and specific code provisions pertaining to such an activity. A conditional use permit can minimize these issues by imposing restrictions on the activity. For instance, it can restrict time of travel to daylight hours, direct helicopter travel routes away from residential areas or schools, and impose other related regulations to ensure compatibility.

The City allows heliports in four zones noted above with approval of a Conditional Use Permit. Three of the four zones are industrial and the Irvine PUD is designated for industrial development. The proposed use would be appropriate in an industrial area, and the Irvine Industrial PUD is part of the overall Central Industrial Area (CID). The CID encompasses the area between Knott Street and the east side of Western, and from the

Garden Grove Freeway to the northern city boundary, over 640 acres. This area includes M-P and M-1 zoning as well as the Mission Land Industrial PUD. (Note: The Mission Land Industrial PUD does not permit heliports.) For reference purposes, the Irvine PUD is bounded by the city boundary on the north, Western Avenue on the east, Chapman Avenue on the south, and Knott Street on the west, excluding the school site at the northeast corner of Knott Street and Chapman Avenue.

Although Title 9 indicates the allowance of this use via a CUP approval, it does not set a maximum number of heliports in a given area. It is recommended, in order to lessen impacts associated with this type of activity, to limit the Irvine Industrial PUD to a maximum of four heliports. Limiting the PUD to four heliports would minimize air traffic by controlling the number of helicopters able to land in this vicinity.

RECOMMENDATION

That the Planning Commission recommend the City Council approve the proposed revision to Planned Unit Development PUD-103-76, Revised '92.

MILLIE SUMMERLIN
Planning Services Manager

Millie Summerlin

By: Karl Hill
Planner

Karl Hill

PUD-103-76.sr

APPROVED FOR AGENDA LISTING

Frank A. Schuma

FRANK A. SCHUMA, Director
Development Services Department

9693

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION RECEIVED

SEP - 1 1992
DEVELOPMENT SERVICES

De Minimis Impact Finding

Project Title/Location (include county) :
PLANNED UNIT DEVELOPMENT NO. PUD-103-76, Rev. '92 & CONDITIONAL USE PERMIT NO.
CUP-106-92
North of Orangewood, west of Western St.
at: 7330 Lincoln Way, Garden Grove (ORANGE)

FILED

JUL 23 1992

GARY L. GARDNER, County Clerk
By  DEPUTY


Project Description :
Amend Irvine Industrial Planned Unit Development to allow heliports in conjunction with a Conditional Use Permit to construct a heliport pad atop an industrial building and to allow the landing and take off of helicopters approx. three days a week during daylight hours.

Findings of Exemption (attach as necessary) :

The proposed project will not have a significant adverse effect on the environment, therefore the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act (CEQA). The Planning Commission finds a DeMinimis impact in relation to fish and game.

Certification :

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in section 711.2 of the Fish and Game Code.


(Chief Planning Official)

Title : Director, Development Services

Lead Agency City of Garden Grove

Date 6-29-92

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

.....ORANGE COUNTY NEWS.....
.....
..... a newspaper of general circulation, printed and published TWICE WEEKLY
..... in the City of GARDEN GROVE
..... County of Orange, and which news- paper has been adjudged a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of 12/15/589

Case Number A-31502.....; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:
.....
..... all in the year 1992.
I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at GARDEN GROVE
California, this 27th day of May, 1992.
.....
..... Signature

Free copies of this blank form may be secured from:
CALIFORNIA NEWSPAPER SERVICE BUREAU, INC.
Legal Advertising Clearing House
120 West Second St., Los Angeles, Calif. 90012
Telephone: (213) 625-2541
Please request GENERAL Proof of Publication

This space is for the County Clerk's Filing Stamp

827.13

Proof of Publication of

..... LEGAL NOTICE
..... NOTICE IS HEREBY GIVEN THAT THE
..... PLANNING COMMISSION OF THE CITY
..... OF GARDEN GROVE WILL HOLD
..... PUBLIC HEARINGS IN THE COUNCIL
..... CHAMBER OF THE COMMUNITY
..... CENTER, 11300 STANFORD
..... AVENUE, GARDEN GROVE, CALIFOR-
..... NIA, ON Thursday, 7 p.m. May 28, 1992
..... TO RECEIVE AND CONSIDERATIVE
..... EVIDENCE AND REPORTS RELATIVE
..... TO THE APPLICATION DESCRIBED
..... BELOW TO PLAN, UNIT DEV. NO.
..... AMEND TO PLAN, UNIT DEV. NO.
..... RUD-10578, REV. 92.
..... THE APPLICANT, C & D PLASTICS,
..... INC., 7330 LINCOLN WAY, GARDEN
..... GROVE, IS REQUESTING A PERMIT
..... FOR A CONDITIONAL USE PERMIT
..... OF A CONDITIONAL USE PERMIT TO
..... ALLOW CONSTRUCTION OF A
..... BUILDING FOR AN INDUSTRIAL
..... PURPOSE WITH TAKEOFFS LUN-
..... ARS APPROXIMATELY THREE DAYS
..... A WEEK DURING DAYLIGHT HOURS.
..... THE SUBJECT PROPERTY IS
..... LOCATED NORTH OF ORANGEWOOD
..... AVENUE, WEST OF WESTERN
..... AVENUE AT 7330 LINCOLN WAY.

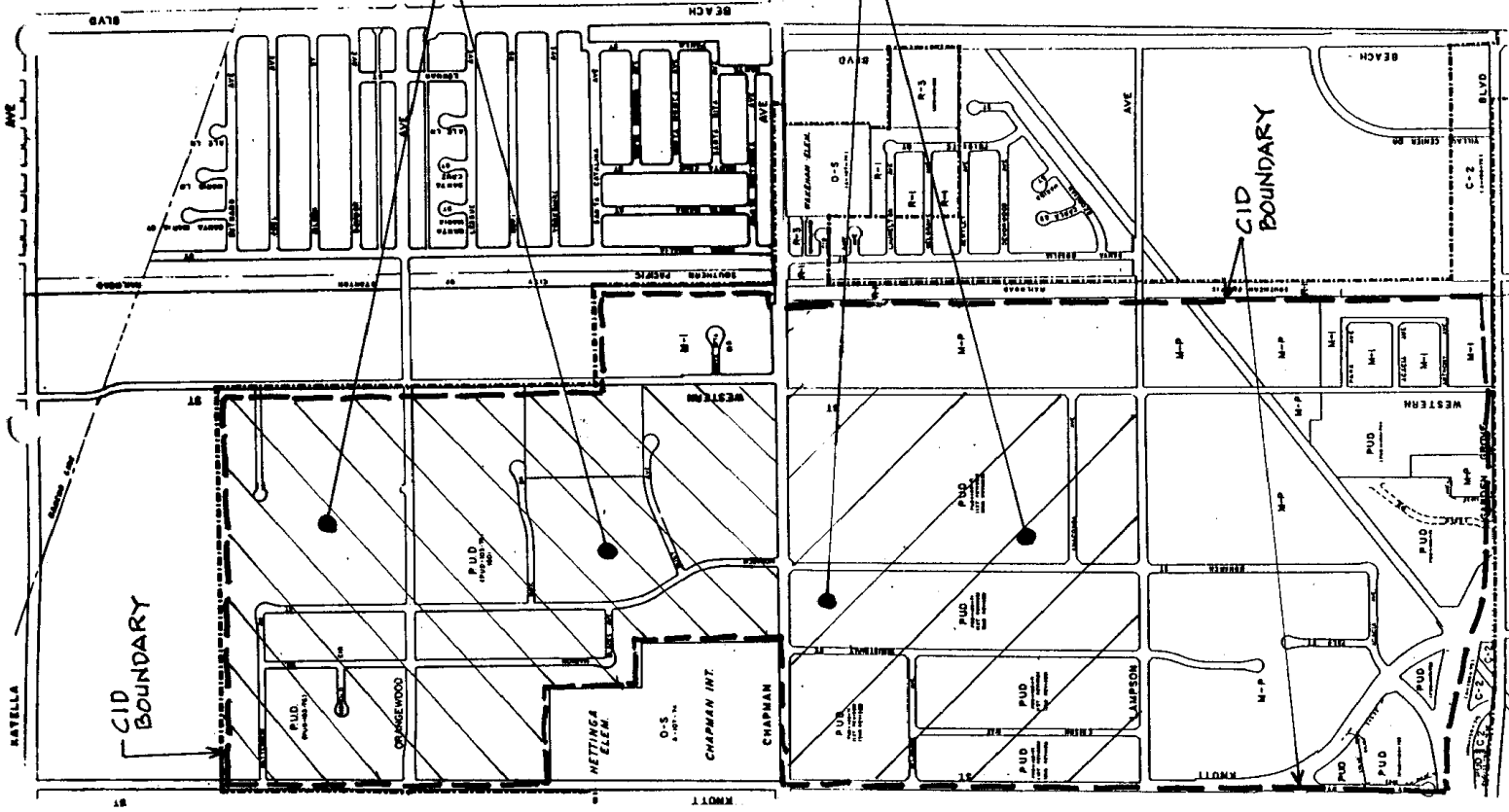
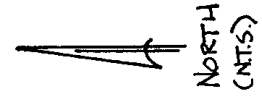
..... CONDITIONAL USE PERMIT
..... NO. CUP-108-92
..... THE APPLICANT, C & D PLASTICS,
..... INC., 7330 LINCOLN WAY, GARDEN
..... GROVE, IS REQUESTING A PERMIT
..... OF A CONDITIONAL USE PERMIT TO
..... ALLOW CONSTRUCTION OF A
..... BUILDING FOR AN INDUSTRIAL
..... PURPOSE WITH TAKEOFFS LUN-
..... ARS APPROXIMATELY THREE DAYS
..... A WEEK DURING DAYLIGHT HOURS.
..... THE SUBJECT PROPERTY IS
..... LOCATED NORTH OF ORANGEWOOD
..... AVENUE, WEST OF WESTERN
..... AVENUE AT 7330 LINCOLN WAY.

..... REVISED SITE PLAN NO.
..... SP-117-91/CONDITIONAL USE PERMIT
..... NO. CUP-134-91/VARIANCE NO.
..... V-108-91.
..... The applicant, JAMES W. WELLY, 8182
..... G.G. BLVD., IS REQUESTING AP-
..... PROVAL TO CONSTRUCT A 3,757 S.F.
..... FIRST STORY BUILDING IN ORDER TO
..... CONDUCT LIVE ADULT ENTERTAIN-
..... MENT FOR A NUDE JUICE BAR & TO
..... DEVIATE FROM THE PARKING
..... DESIGN STANDARDS & THE APPROX-
..... 37,910 S.F. SITE IN THE C-1
..... LOCAL NEIGHBORHOOD COMMERCIAL
..... ZONE. SUBJECT SITE IS LOCATED ON
..... THE SOUTH SIDE OF GG BLVD, EAST
..... OF COAST ST. AT 8182 GG BLVD.
..... ALL INTERESTED PARTIES are asked
..... to attend said hearing in person or
..... by a duly authorized agent or
..... attorney. If you are not satisfied
..... with the application in Court, you
..... may be limited to raising only those
..... issues you or someone else raised at the
..... public hearing described in this notice, or
..... in written correspondence delivered
..... to the Planning Commission at, or prior to,
..... the public hearing. On the above may be
..... furnished at the Development Services
..... Department, City of Garden Grove, or by
..... telephone: (714) 741-6312.
..... Date: May 8, 1992

CENTRAL INDUSTRIAL DISTRICT

IRVINE PUD

MISSION LAND PUD



PUD-103-76

100 Owner List
IPN 131-021-35
Prepared By Cathy McDermott
902-714-970-6157

131-031-19
D.Chambers
1761 E. Gary St. #A
Santa Ana, Ca. 92705

131-031-06
J.Grey
11172 Western Ave.
Stanton, Ca. 92680

131-041-43
G.Rigas
17991 Euclid St.
Fountain Valley, Ca. 92708

131-041-42
C.Burns
11372 Western Ave.
Stanton, Ca. 90680

131-041-57
C.Ronnenberg
P.O. BOX 93
Sunset Beach, Ca. 90742

131-041-58
CR & R Inc.
11262 Western Ave.
Stanton, Ca. 90680

131-041-63
W.Miller
1370 Old Bolsa Chica Rd.
Westminister, Ca. 92683

131-041-62
W.Miller
13070 Old Bolsa Chica Rd.
Westminister, Ca. 92683

131-301-19
D.Hollingsworth
2830 S. Olive St.
Santa Ana, Ca. 92707

131-041-66
C.Ronnenberg
P.O. BOX 125
Stanton, Ca. 90680

131-301-29
R.Pierce
5292 Charing Cross Rd.
Westminister, Ca. 92683

131-301-22
Factory Mutual Services
P.O. BOX 799
Santa Monica, Ca. 90406

13-301-32, 33, 34, 37, 38, 40, 41
Systems Surveys
P.O. BOX 799
Santa Monica, Ca. 90406

131-301-31
Dynamet Inc.
195 Museum Rd.
Washington, PA 15301

131-301-39
Sensorex
11661 Seaboard Cir.
Stanton, Ca. 90680

131-301-36
K.Patel
4831 Hermanson Cir.
Huntington Beach, Ca. 92649

131-621-05
City Of Stanton
7800 Katella Ave.
Stanton, Ca. 90680

131-621-04
CR & R Inc.
P.O. BOX 125
Stanton, Ca. 90680

131-623-18
V.Lopez
7137 Kelton Way
Stanton, Ca. 90680

131-623-17
E.Markus
P.O. Box 647
Stanton, Ca. 90680

131-041-32
C.Ronnenberg
P.O. BOX 125
Stanton, Ca. 90680

131-041-46, 52
W.Emert
18826 Quince Cir.
Fountain Valley, Ca. 92708

131-041-60
C.Burris
11342 Western Ave.
Stanton, Ca. 90680

131-041-65
G.Rigas
11400 Western Ave.
Stanton, Ca. 90680

131-301-21
A.Pierson
3600 Armourdale
Long Beach, Ca. 90805

131-301-30
D.White
14241 Commerce Dr.
Garden Grove, Ca. 92643

131-301-35
Valuation Systems
707 Arizona Ave.
Santa Monica, Ca. 90401

131-301-43
W.Browles
2950 Alway Ave. B-1
Costa Mesa, Ca. 92626

131-623-16
T.Tabor
7145 Kelton Way
Stanton, Ca. 90680

131-623-19
Klein
7125 Kelton Way
Stanton, Ca. 90680

131-623-29
W. Taylor
100 Euclid Ave #214
Long Beach, Ca. 90804

131-623-32
Halbrook
1179 Burton Way
Stanton, Ca. 90680

131-623-35
Jenkins
110 Kelton Way
Stanton, Ca. 90680

131-623-38
Jones
128 Kelton Way
Stanton, Ca. 90680

131-623-41
Elmgren
101 Dogwood Ave.
Seal Beach, Ca. 90740

131-623-44
Lane
187 Hampton Way
Stanton, Ca. 90680

131-623-47
Jox
71 Hampton Way
Stanton, Ca. 90680

131-624-02
Brady
63 Hampton Way
Stanton, Ca. 90680

131-624-05
Petreson
474 Saratoga St.
Stanton, Ca. 90630

131-623-20
B. Underdown
7117 Kelton Way
Stanton, Ca. 90680

131-623-30
C. Johnson
11175 Burton Way
Stanton, Ca. 90680

131-623-33
G.W. Bullington
11183 Burton Way
Stanton, Ca. 90680

131-623-36
S. Rodriguez
7116 Kelton Way
Stanton, Ca. 90680

131-623-39
P. Busick
1771 Lewis Ln.
Huntington Beach, Ca. 92649

131-623-42
R. Kolbush
7095 Hampton Way
Stanton, Ca. 90680

131-623-45
M. Jaramillo
7083 Hampton Way
Stanton, Ca. 90680

~~131-623-49-52-54-55~~
Bradford Homeowners assoc.
12082 Valley View St. #101
Garden Grove, Ca. 92645

131-624-03
K. Harris
7061 Hampton Way
Stanton, Ca. 90680

~~131-624-06~~
H. Goltions
11348 Pemberton Rd.
Cypress, Ca. 90630

131-623-21
R. Schuler
7113 Kelton Way
Stanton, Ca. 90680

131-623-31
D. Dabrowski
11177 Burton Way
Stanton, Ca. 90680

131-623-34
P. Menzes
11185 Burton Way
Stanton, Ca. 90680

131-623-37
J. Schaefer
17862 Shoreham Ln.
Huntington Beach, Ca. 92649

131-623-40
P. Matsumoto
7140 Kelton Way
Stanton, Ca. 90680

131-623-43
E. Oppe
6172 Huntley Ave.
Garden Grove, Ca. 92645

131-623-46
M. Keane
7075 Hampton Way
Stanton, Ca. 90680

131-624-01
M. Stites
7065 Hampton Way
Stanton, Ca. 90680

131-624-04
B. Byrne
321 Santa Ana Ave.
Long Beach, Ca. 90803

131-624-07
W. Brickford
7045 Hampton Way
Stanton, Ca. 90680

131-624-08
M. Smith
7041 Hampton Way
Stanton, Ca. 90680

131-624-11
E.D. Traver
7025 Hampton Way
Stanton, Ca. 90680

131-624-14
R. Smith
7024 Cabot Way
Stanton, Ca. 90680

131-624-17
R. Pillings
7040 Cabot Way
Stanton, Ca. 90680

131-624-20
L. Thompson
11208 Austin Way
Stanton, Ca. 90680

131-624-23
J. Carlos
11202 Austin Way
Stanton, Ca. 90680

131-624-35
F. Pagialunan
11205 Lambert Way
Stanton, Ca. 90680

131-624-38
B. Janeshak
11213 Lambert Way
Stanton, Ca. 90680

131-624-41
R. Burnett
11223 Lambert Way
Stanton, Ca. 90680

131-633-01, 02, 46
Bradford Homeowners Assoc.

131-624-09
L.L. Uhner
7037 Hampton Way
Stanton, Ca. 90680

131-624-12
A. Minder
7021 Hampton Way
Stanton, Ca. 90680

131-624-15
R. Pyrymybida
7032 Cabot Way
Stanton, Ca. 90680

131-624-18
D. Donica
11212 Austin Way
Stanton, Ca. 90680

131-624-21
I. Funke
3635 Sara Dr. Way
Torrance, Ca. 90503

131-624-33
J. Hill
11201 Lambert Way
Stanton, Ca. 90680

131-624-36
C. Tobias
11207 Lambert Way
Stanton, Ca. 90680

131-624-39
N. Jacovetti
5221 Marview Dr.
La Palma, Ca. 90623

131-624-42
G. Powers
11225 Lambert Way
Stanton, Ca. 90680

131-633-03
R. Reynolds
7336 Ewell Way
Stanton, Ca. 90680

131-624-10
J. Albetti
7033 Hampton Way
Stanton, Ca. 90680

131-624-13
A. Sun
7020 Cabot Way
Stanton, Ca. 90680

131-624-16
F. Kohler
7036 Cabot Way
Stanton, Ca. 90680

131-624-19
W. Newkirk
11210 Austin Way
Stanton, Ca. 90680

131-624-22
D. Buell
11204 Austin Way
Stanton, Ca. 90680

131-624-34
J. Steveris
P.O. BOX 4009
Stanton, Ca. 90680

131-624-37
R. Juth
11209 Lambert Way
Stanton, Ca. 90680

131-624-40
A. Koperowski
11221 Lambert Way
Stanton, Ca. 90680

131-624-43
D. Erickson
11227 Lambert Way
Stanton, Ca. 90680

131-633-04
M. Reinsvold
7324 Ewell Way
Stanton, Ca. 90680

13-633-05
B.Sundstrom
7310 Ewell Way
Stanton, Ca. 90680

131-633-08
J. Mac Willie
6131 Tyndall Dr.
Huntington Beach, Ca. 92647

~~131-633-11~~
F. Corona
9611 Vons Dr.
Garden Grove, Ca. 92641

131-633-14
S. Rodriguez
8551 Travistuck Pl.
Buena Park, Ca. 90621

131-633-17
N. Simioni
7273 Kirby Way
Stanton, Ca. 90680

131-633-20
D. Gordon
7295 Kirby Way
Stanton, Ca. 90680

~~131-633-23~~
C. Keiu
3372 Verpure Dr.
Huntington Beach, Ca. 92649

131-633-26
W. Pollard
3252 Bostonian Dr.
Los Alamitos, Ca. 90720

131-633-29
R. Roy
7357 Kirby Way
Stanton, Ca. 90680

13-633-32, 33
J. Bushore
11219 Hood Way
Stanton, Ca. 90680

~~131-633-06~~
E. Cooke
7302 Ewell Way
Stanton, Ca. 90680

13-633-09
J. Williamson
7274 Ewell Way
Stanton, Ca. 90680

131-633-12
C. Linsky
2241 Prescott Cir.
Corona, Ca. 91719

131-633-15
M. Vernotico
7251 Kirby Way
Stanton, Ca. 90680

131-633-18
G. Vernotico
6932 Chapman Ave.
Garden Grove, Ca. 92645

131-633-21
J. Swedlow
7301 Kirby Way
Stanton, Ca. 90680

131-633-24
M. Turner
7327 Kirby Way
Stanton, Ca. 90680

131-633-27
R. Wong
7341 Kirby Way
Stanton, Ca. 90680

~~13-633-30~~
C. Rogeen
11225 Hood Way
Stanton, Ca. 90680

131-633-34
R. Wilkerson
11217 Hood Way
Stanton, Ca. 90680

~~131-633-07~~
D. Foreman
7290 Ewell Way
Stanton, Ca. 90680

131-633-10
H. Wolfe
12011 Montecito Rd.
Los Alamitos, Ca. 90720

131-633-13
J. Aesef
11212 Hardee Way
Stanton, Ca. 90680

131-633-16
G. Reisen
7265 Kirby Way
Stanton, Ca. 90680

131-633-19
N. Meyers
7291 Kirby Way
Stanton, Ca. 90680

131-633-22
S. Huang
5262 Van Dyke Cir.
La Palma, Ca. 90623

131-633-25
H. Paik
7331 Kirby Way
Stanton, Ca. 90680

131-633-28
S. Biggs
7345 Kirby Way
Stanton, Ca. 90680

131-633-31
W. Westling
2344 E. Pinecrest Dr.
Altadena, Ca. 91001

131-633-35
D. Fulton
11215 Hood Way
Stanton, Ca. 90680

11-633-36
Kallenbach
213 Hood Way
Stanton, Ca. 90680

1-633-39
Douglas
216 Hood Way
Stanton, Ca. 90680

1-633-42
Likness
20 Yosemite Ave.
Stanton, Ca. 92667

1-633-45
Jolt
230 Hood Way
Stanton, Ca. 90680

1-644-03
Lourian
331 Vienna Way
Stanton, Ca. 90068

1-645-01
Lewman
21 Kent Way
Stanton, Ca. 90680

1-645-04
McLeod
27 Kent Way
Stanton, Ca. 90680

1-645-07
Thomas
26 Dover Way
Stanton, Ca. 90680

1-645-34
Turpin
27 Windemere Way
Stanton, Ca. 90680

1-645-37
Lear
35 Windemere Way
Stanton, Ca. 90680

131-633-37
W. Baehr
14286 Baker St.
Westminister, Ca. 92683

131-633-40
C. Bowie
11218 Hood Way
Stanton, Ca. 90680

131-633-43
R. Chanes
11226 Hood Way
Stanton, Ca. 90680

131-644-01
K. Higa
2752 Silverwood Dr.
Los Alamitos, Ca. 90720

131-644-04
L. Boelter
12861 Longden St.
Garden Grove, Ca. 92645

131-645-02
S. Orozco
9621 Royal Palm Blvd.
Garden Grove, Ca. 92641

131-645-05
J. Gonzalez
11230 Dover Way
Stanton, Ca. 90680

131-645-08
A. Tolkin
8088 James Alan St.
Cypress, Ca. 90630

131-645-35
L. Ambrose
11229 Windemere Way
Stanton, Ca. 90680

131-645-38
C. Sederstrom
11237 Windemere Way
Stanton, Ca. 90680

13-633-38
A. Avitta
11214 Hood Way
Stanton, Ca. 90680

131-633-41
M. Yazigi
4689 Newville Pl.
Riverside, Ca. 92509

131-633-44
K. Southworth
11228 Hood Way
Stanton, Ca. 90680

131-644-02
F. Sakahara
2730 W. Ball Rd.
Anaheim, Ca. 92804

131-644-05, 06
G. Burgin
1551 Avenida Salvador
San Clemente, Ca. 92672

131-645-03
Y. Sandoval
7925 Kent Way
Stanton, Ca. 90680

131-645-06
I. Hartung
11228 Dover Way
Stanton, Ca. 90680

131-645-33
D. Magnuson
11223 Windemere Way
Stanton, Ca. 90680

131-645-36
C. Hoem
11231 Windemere Way
Stanton, Ca. 90680

131-645-39
D. Heinsma
11239 Windemere Way
Stanton, Ca. 90680

131-645-40
S.Ray
11242 Dover Way
Stanton, Ca. 90680

131-645-43
N.Baik
11236 Dover Way
Stanton, Ca. 90680

131-645-46
G.Duke
11237 Dover Way
Stanton, Ca. 90680

224-013-18
A.Leeffvre
6963 Tiki Dr.
Cypress, Ca. 90630

224-013-21
K.Morelli
11543 Tiki Dr.
Cypress, Ca. 90630

224-013-24
F.Jennings
6985 Molokai Dr.
Cypress, Ca. 90630

224-013-27
R.Shackelford
9998 Molokai Dr.
Cypress, Ca. 90630

224-013-30
J.Lewis
3956 Molokai Dr.
Cypress, Ca. 90630

24-021-20
.Sakai
987 Leilani Ln.
Cypress, Ca. 90630

44-022-18
.Oca
1613 Luau Ln.
Cypress, Ca. 90630

131-645-41
W.Hornburg
11240 Dover Way
Stanton, Ca. 90680

131-645-44
R.Kothara
11233 Dover Way
Stanton, Ca. 90680

131-645-47
K.Riley
12412 Lee Ln
Garden Grove, Ca. 92640

224-013-19
R.Ohrdorf
11521 Tiki Dr.
Cypress, Ca. 90630

224-013-22
T.Faith
6945 Molokai Dr.
Cypress, Ca. 90630

224-013-25
J.Hoff
526 Rimpau Blvd.
Los Angeles, Ca. 90020

224-013-28
L.Hardesty
6996 Molokai Dr.
Cypress, Ca. 90630

224-021-19
C.Pryor
6967 Leilani Ln.
Cypress, Ca. 90630

224-021-21
T.Yang
6997 Leilani Ln.
Cypress, Ca. 90630

224-022-19
R.Mitchell
11625 Luau Ln.
Cypress, Ca. 90630

131-645-42
K.Caraveo
11238 Dover Way
Stanton, Ca. 90680

131-645-45
E.Reil
11235 Dover Way
Stanton, Ca. 90680

131-645-48, 49
Bradford Place East
P.O. BOX 1098
Westminister, Ca. 92684

224-031-20
S.Costanzo
11533 Tiki Dr.
Cypress, Ca. 90630

224-013-23
R.Hirel
6965 Molokai Dr.
Cypress, Ca. 90630

224-013-26
K.Cho
6997 Molokai Dr.
Cypress, Ca. 90630

224-013-29
J.Edalati
6986 Molokai Dr.
Cypress, Ca. 90630

224-021-19
C.A. Larson
6967 Leilani Ln.
Cypress, Ca. 90630

244-021-22
J.King
6999 Leilani Ln.
Cypress, Ca. 90630

224-022-20
K.Shearin
11643 Luau Ln.
Cypress, Ca. 90630

224-025-14
City Of Cypress
City Hall
Cypress, Ca. 90630

224-025-15
D. Crosbie
11662 Luau Ln.
Cypress, Ca. 90630

225-025-16
K. Trofisch
11652 Luau Ln.
Cypress, Ca. 90630

224-025-17
R. Blackburn
11632 Luau Ln.
Cypress, Ca. 90630

224-025-18
A. Chie
11622 Luau Ln.
Cypress, Ca. 90630

224-025-19
H. Avila
11612 Luau Ln.
Cypress, Ca. 90630

224-173-01
R. Allen
6582 Bylot Way
Cypress, Ca. 90630

224-173-02
B. Brown
855 Quivera St.
Laguna Beach, Ca. 92651

224-173-03
M. Draper
11255 Knott Ave.
Cypress, Ca. 90630

224-173-04
J. Treese
11257 Knott Ave.
Cypress, Ca. 90630

224-173-05
K. Johnson
11259 Knott Ave.
Cypress, Ca. 90630

24-173-06
T. Ho
11261 Knott Ave.
Cypress, Ca. 90630

~~224-173-07
J. Franco
11263 Knott Ave.
Cypress, Ca. 90630~~

224-173-08
C. Coutu
11265 Knott Ave.
Cypress, Ca. 90630

224-173-09
J. Clark
6920 Breton Way.
Cypress, Ca. 90630

224-173-10
R. Coffeen/ S. Pellesier
6916 Breton Way.
Cypress, Ca. 90630

~~224-173-11
J. Zorn
6916 Breton Way.
Cypress, Ca. 90630~~

224-173-30
S. Cox
6911 Ellesmere Way
Cypress, Ca. 90630

224-173-31
J. Decker
11331 Anegada St.
Cypress, Ca. 90630

224-173-32
R. Harris
6912 Ellesmere Way
Cypress, Ca. 90630

224-173-33
P. Owings
12782 Sylvan St.
Garden Grove, Ca. 92645

224-173-34
V. Valler
6918 Ellesmere Way
Cypress, Ca. 90630

224-173-35
L. Feldman
6918 Ellesmere Way
Cypress, Ca. 90630

~~224-173-36
R. Whitworth
6920 Ellesmere Way
Cypress, Ca. 90630~~

224-173-37
H. Blase
6922 Ellesmere Way
Cypress, Ca. 90630

224-173-38
S. Balaban
6924 Ellesmere Way
Cypress, Ca. 90630

224-173-39
J. Cady
6929 Ellesmere Way
Cypress, Ca. 90630

224-173-40
K. Purdy
6927 Kent Way
Cypress, Ca. 90630

224-173-41
P. Knapp
6925 Kent Way
Cypress, Ca. 90630

224-173-42
D. Williams
6923 Kent Way
Cypress, Ca. 90630

224-173-43
J.Ferrara
8921 Kent Way
Cypress, Ca. 90630

224-173-46
R. Wvly
6915 Kent Way
Cypress, Ca. 90630

224-173-49
J. Leoning
11343 Knott Ave.
Cypress, Ca. 90630

224-173-52
R. Lawrence
11351 Knott Ave.
Cypress, Ca. 90630

224-173-54
P. Mc Donnell
11347 Magalen St.
Cypress, Ca. 90630

224-173-57
S. Rothschild
11355 Magalen Way
Cypress, Ca. 90630

224-173-60
J. Fleming
6943 Grand Manan Dr.
Cypress, Ca. 90630

224-173-63
F. Hiroto
6937 Grand Manan Dr.
Cypress, Ca. 90630

224-195-02
S. Christensen
6948 Grand Manan Dr.
Cypress, Ca. 90630

224-195-05
P. Johnson
6942 Grand Manan Dr.
Cypress, Ca. 90630

224-173-44
H. Prejean
6919 Kent Way
Cypress, Ca. 90630

224-173-47
W. Harry
6913 Kent Way
Cypress, Ca. 90630

224-173-50
E. Byron
11345 Knott Ave.
Cypress, Ca. 90630

224-173-53
D. Willis
11345 Magalen St.
Cypress, Ca. 90630

224-173-55
R. Brewer
11349 Magalen St.
Cypress, Ca. 90630

224-173-58
J. De Guilio
4720 Lincoln Blvd. #318
Marina Del Rey, Ca. 90292

224-173-61
R. Eshett
P.O. BOX 4024
Cerritos, Ca. 90703

224-173-64
P. Ramos
6935 Grand Manan Dr.
Cypress, Ca. 90630

224-195-03
C. Prince
6946 Grand Manan Dr.
Cypress, Ca. 90630

224-195-06
M. Morrison
6940 Grand Manan Dr.
Cypress, Ca. 90630

224-173-45
R. Webb
6917 Kent Way
Cypress, Ca. 90630

224-173-48
J. Lewallen
11341 Knott Ave.
Cypress, Ca. 90630

224-173-51
S. Miliek
11345 Knott Ave.
Cypress, Ca. 90630

224-173-53
L. Smith
11345 Magalen St.
Cypress, Ca. 90630

224-173-56
R. Flakus
7104 Maybrook Dr.
Las Vegas, NV. 89129

224-173-59
M. Alderson
6945 Grand Manan Dr.
Cypress, Ca. 90630

224-173-62
N. Lindsey
6939 Grand Manan Dr.
Cypress, Ca. 90630

224-195-01
G. Rigg
6950 Grand Manan Dr.
Cypress, Ca. 90630

224-195-04
R. Rados
6944 Grand Manan Dr.
Cypress, Ca. 90630

224-195-07
C. Yoakum
11435 Knott Ave.
Cypress, Ca. 90630

131-624-08
M.Smith
7041 Hampton Way
Stanton, Ca. 90680

131-624-11
E.D. Traver
7025 Hampton Way
Stanton, Ca. 90680

131-624-14
R.Smith
7024 Cabot Way
Stanton, Ca. 90680

131-624-17
R.Pillings
7040 Cabot Way
Stanton, Ca. 90680

131-624-20
L.Thompson
11208 Austin Way
Stanton, Ca. 90680

131-624-23
J.Carlos
11202 Austin Way
Stanton, Ca. 90680

131-624-35
F.Pagtalunan
11205 Lambert Way
Stanton, Ca. 90680

131-624-38
B.Janeshak
11213 Lambert Way
Stanton, Ca. 90680

131-624-41
R.Burnett
11223 Lambert Way
Stanton, Ca. 90680

131-633-01,02,46
Bradford Homeowners Assoc.

131-624-09
L.Luhner
7037 Hampton Way
Stanton, Ca. 90680

131-624-12
A.Minder
7021 Hampton Way
Stanton, Ca. 90680

131-624-15
R.Pyrymybida
7032 Cabot Way
Stanton, Ca. 90680

131-624-18
D.Donica
11212 Austin Way
Stanton, Ca. 90680

131-624-21
I.Funke
3635 Sara Dr.Way
Torrance, Ca. 90503

131-624-33
J.Hill
11201 Lambert Way
Stanton, Ca. 90680

131-624-36
C.Tobias
11207 Lambert Way
Stanton, Ca. 90680

131-624-39
N.Iacovetti
5221 Marview Dr.
La Palma, Ca. 90623

131-624-42
G.Powers
11225 Lambert Way
Stanton, Ca. 90680

131-633-03
R.Reynolds
7336 Ewell Way
Stanton, Ca. 90680

131-624-10
J.Alibeti
7033 Hampton Way
Stanton, Ca. 90680

131-624-13
A.Sun
7020 Cabot Way
Stanton, Ca. 90680

131-624-16
F.Kohler
7036 Cabot Way
Stanton, Ca. 90680

131-624-19
W.Newkirk
11210 Austin Way
Stanton, Ca. 90680

131-624-22
D.Buell
11204 Austin Way
Stanton, Ca. 90680

131-624-34
J.Stevens
P.O.BOX 4009
Stanton, Ca. 90680

131-624-37
R.Juth
11209 Lambert Way
Stanton, Ca. 90680

131-624-40
A.Kopertowski
11221 Lambert Way
Stanton, Ca. 90680

131-624-43
D.Erickson
11227 Lambert Way
Stanton, Ca. 90680

131-633-04
M.Reinsvold
7324 Ewell Way
Stanton, Ca. 90680

13-633-05
B.Sundstrom
7310 Ewell Way
Stanton, Ca. 90680

131-633-08
J. Mac Willie
6131 Tyndall Dr.
Huntington Beach, Ca. 92647

131-633-11
F. Corona
9611 Vorns Dr.
Garden Grove, Ca. 92641

131-633-14
S. Rodriguez
8551 Travistuck Pl.
Buena Park, Ca. 90621

131-633-17
N. Simioni
7273 Kirby Way
Stanton, Ca. 90680

131-633-20
D. Gordon
7295 Kirby Way
Stanton, Ca. 90680

131-633-23
C. Keiu
3372 Venture Dr.
Huntington Beach, Ca. 92649

131-633-26
W. Pollard
3252 Bostonian Dr.
Los Alamitos, Ca. 90720

131-633-29
R. Roy
7357 Kirby Way
Stanton, Ca. 90680

13-633-32,33
J. Bushore
11219 Hood Way
Stanton, Ca. 90680

131-633-06
E. Cooke
7302 Ewell Way
Stanton, Ca. 90680

13-633-09
J. Williamson
7274 Ewell Way
Stanton, Ca. 90680

131-633-12
C. Linsky
2241 Prescott Cir.
Corona, Ca. 91719

131-633-15
M. Vernotico
7251 Kirby Way
Stanton, Ca. 90680

131-633-18
G. Vernotico
8932 Chapman Ave.
Garden Grove, Ca. 92645

131-633-21
J. Swedlow
7301 Kirby Way
Stanton, Ca. 90680

131-633-24
M. Turner
7327 Kirby Way
Stanton, Ca. 90680

131-633-27
R. Wong
7341 Kirby Way
Stanton, Ca. 90680

13-633-30
C. Roosen
11225 Hood Way
Stanton, Ca. 90680

131-633-34
R. Wilkerson
11217 Hood Way
Stanton, Ca. 90680

131-633-07
D. Foreman
7290 Ewell Way
Stanton, Ca. 90680

131-633-10
H. Wolfe
12011 Montecito Rd.
Los Alamitos, Ca. 90720

131-633-13
J. Assef
11212 Hardee Way
Stanton, Ca. 90680

131-633-16
G. Reisen
7265 Kirby Way
Stanton, Ca. 90680

131-633-19
N. Meyers
7291 Kirby Way
Stanton, Ca. 90680

131-633-22
S. Huang
5262 Van Dyke Cir.
La Palma, Ca. 90623

131-633-25
H. Paik
7331 Kirby Way
Stanton, Ca. 90680

131-633-28
S. Biggs
7345 Kirby Way
Stanton, Ca. 90680

131-633-31
W. Westling
2344 E. Pinecrest Dr.
Altadena, Ca. 91001

131-633-35
D. Fulton
11215 Hood Way
Stanton, Ca. 90680

1-633-36
Kaltenbach
213 Hood Way
Stanton, Ca. 90680

131-633-37
W. Baehr
14286 Baker St.
Westminister, Ca. 92683

13-633-38
A. Avitta
11214 Hood Way
Stanton, Ca. 90680

1-633-39
Douglas
216 Hood Way
Stanton, Ca. 90680

131-633-40
C. Bowle
11218 Hood Way
Stanton, Ca. 90680

131-633-41
M. Yazigi
4869 Newville Pl.
Riverside, Ca. 92509

1-633-42
Likness
30 Yosemite Ave.
Orange, Ca. 92667

131-633-43
R. Chanes
11226 Hood Way
Stanton, Ca. 90680

131-633-44
K. Southworth
11228 Hood Way
Stanton, Ca. 90680

1-633-45
Molt
30 Hood Way
Stanton, Ca. 90680

131-644-01
K. Higa
2752 Silverwood Dr.
Los Alamitos, Ca. 90720

131-644-02
F. Sakahara
2730 W. Ball Rd.
Anaheim, Ca. 92804

1-644-03
Mourian
31 Vienna Way
Los Angeles, Ca. 90068

131-644-04
L. Boelter
12861 Longden St.
Garden Grove, Ca. 92645

131-644-05, 06
G. Burgin
1551 Avenida Salvador
San Clemente, Ca. 92672

1-645-01
Newman
1 Kent Way
Stanton, Ca. 90680

131-645-02
S. Orozco
9621 Royal Palm Blvd.
Garden Grove, Ca. 92641

131-645-03
Y. Sandoval
7325 Kent Way
Stanton, Ca. 90680

1-645-04
McCLeod
7 Kent Way
Stanton, Ca. 90680

131-645-05
J. Gonzalez
11230 Dover Way
Stanton, Ca. 90680

131-645-06
I. Hartung
11228 Dover Way
Stanton, Ca. 90680

1-645-07
Thomas
26 Dover Way
Stanton, Ca. 90680

131-645-08
A. Tolkin
8088 James Alan St.
Cypress, Ca. 90630

131-645-33
D. Magnuson
11223 Windemere Way
Stanton, Ca. 90680

1-645-34
Marpin
27 Windemere Way
Stanton, Ca. 90680

131-645-35
L. Ambrose
11229 Windemere Way
Stanton, Ca. 90680

131-645-36
C. Hoem
11231 Windemere Way
Stanton, Ca. 90680

1-645-37
Mearns
35 Windemere Way
Stanton, Ca. 90680

131-645-38
C. Sederstrom
11237 Windemere Way
Stanton, Ca. 90680

131-645-39
D. Heinsma
11239 Windemere Way
Stanton, Ca. 90680

131-645-40
S.Ray
11242 Dover Way
Stanton, Ca. 90680

131-645-43
N.Baik
11236 Dover Way
Stanton, Ca. 90680

131-645-46
G.Duke
11237 Dover Way
Stanton, Ca. 90680

224-013-18
A.Leeveve
6963 Tiki Dr.
Cypress, Ca. 90630

224-013-21
K.Morelli
11543 Tiki Dr.
Cypress, Ca. 90630

224-013-24
E.Jennings
3985 Molokai Dr.
Cypress, Ca. 90630

224-013-27
I.Shackelford
1998 Molokai Dr.
Cypress, Ca. 90630

224-013-30
I.Lewis
958 Molokai Dr.
Cypress, Ca. 90630

24-021-20
Sakai
387 Lailani Ln.
Cypress, Ca. 90630

14-022-18
Oca
613 Luau Ln.
Cypress, Ca. 90630

131-645-41
W.Hornburg
11240 Dover Way
Stanton, Ca. 90680

131-645-44
R.Kothara
11233 Dover Way
Stanton, Ca. 90680

131-645-47
K.Riley
12412 Lee Ln
Garden Grove, Ca. 92640

224-013-19
R.Ohrdorf
11521 Tiki Dr.
Cypress, Ca. 90630

224-013-22
T.Faith
6945 Molokai Dr.
Cypress, Ca. 90630

224-013-25
J.Hoff
526 Rimpau Blvd.
Los Angeles, Ca. 90020

224-013-28
L.Hardey
6996 Molokai Dr.
Cypress, Ca. 90630

224-021-19
C.Pryor
6967 Lailani Ln.
Cypress, Ca. 90630

224-021-21
T.Yang
6997 Lailani Ln.
Cypress, Ca. 90630

224-022-19
R.Mitchell
11625 Luau Ln.
Cypress, Ca. 90630

131-645-42
K.Caraveo
11238 Dover Way
Stanton, Ca. 90680

131-645-45
E.Rell
11235 Dover Way
Stanton, Ca. 90680

131-645-48, 49
Bradford Place East
P.O. BOX 1098
Westminister, Ca. 92684

224-031-20
S.Costanzo
11533 Tiki Dr.
Cypress, Ca. 90630

224-013-23
R.Hirel
6965 Molokai Dr.
Cypress, Ca. 90630

224-013-26
K.Cho
6997 Molokai Dr.
Cypress, Ca. 90630

224-013-29
J.Edalati
6986 Molokai Dr.
Cypress, Ca. 90630

224-021-19
C.A. Larson
6967 Lailani Ln.
Cypress, Ca. 90630

244-021-22
J.King
6999 Lailani Ln.
Cypress, Ca. 90630

224-022-20
K.Shearin
11643 Luau Ln.
Cypress, Ca. 90630

POP-103-76

30 Owner List
PN 131-021-35
repared By Cathy McDermott
192-714-970-6157

31-041-32
:Ronnenberg
:O.BOX 125
:Stanton, Ca. 90680

31-041-46, 52
MEmert
18828 Quince Cir.
ountain Valley, Ca. 92708

131-041-60
J.Burrus
11342 Western Ave.
Stanton, Ca. 90680

131-041-65
G.Rigas
11400 Western Ave.
Stanton, Ca. 90680

131-301-21
APierson
3500 Armourdale
Long Beach, Ca. 90805

131-301-30
D.White
14241 Commerce Dr.
Garden Grove, Ca. 92643

131-301-35
Valuation Systems
707 Arizona Ave.
Santa Monica, Ca. 90401

131-301-43
W.Broxles
2850 Airway Ave. B-1
Costa Mesa, Ca. 92626

131-623-16
T.Labor
7145 Kelton Way
Stanton, Ca. 90680

131-031-06
J.Grey
11172 Western Ave.
Stanton, Ca. 92680

131-041-42
C.Burns
11372 Western Ave.
Stanton, Ca. 90680

131-041-56
CR & R Inc.
11262 Western Ave.
Stanton, Ca. 90680

131-041-62
W.Miller
13070 Old Bolsa Chica Rd.
Westminster, Ca. 92683

131-041-66
C.Ronnenberg
P.O.BOX 125
Stanton, Ca. 90680

131-301-22
Factory Mutual Services
P.O.BOX 799
Santa Monica, Ca. 90406

131-301-31
Dynamet Inc.
195 Museum Rd.
Washington, PA 15301

131-301-36
K.Patel
4831 Hermanson Cir.
Huntington Beach, Ca. 92649

131-621-04
CR & R Inc.
P.O.BOX 125
Stanton, Ca. 90680

131-623-17
E.Markus
P.O.Box 647
Stanton, Ca. 90680

131-031-19
D.Chambers
1761 E. Gary St. #A
Santa Ana, Ca. 92705

131-041-43
G.Rigas
17991 Euclid St.
Fountain Valley, Ca. 92708

131-041-57
C.Ronnenberg
P.O.BOX 83
Sunset Beach, Ca. 90742

131-041-63
W.Miller
1370 Old Bolsa Chica Rd.
Westminster, Ca. 92683

131-301-19
D.Hollingworth
2330 S. Olive St.
Santa Ana, Ca. 92707

131-301-29
R.Pierce
5292 Charing Cross Rd.
Westminster, Ca. 92683

13-301-32, 33, 34, 37, 38, 40, 41
Systems Surveys
P.O.BOX 799
Santa Monica, Ca. 90406

131-301-39
Sensorex
11661 Seaboard Cir.
Stanton, Ca. 90680

131-621-05
City Of Stanton
7800 Katella Ave.
Stanton, Ca. 90680

131-623-18
V.Lopez
7137 Kelton Way
Stanton, Ca. 90680

224-195-08
B.Green
6012 Point Loma Dr.
Huntington Beach, Ca. 92647

224-195-11
S.Reynolds
11451 Knott Ave.
Cypress, Ca. 90630

224-195-14
M.Pasley
11453 Wadham Way
Cypress, Ca. 90630

224-195-17
K.Keenan
4976 Radcliff Ln.
Santa Maria, Ca. 93455

224-195-20
B.Jones
P.O. BOX 7214
Miami, FL 33195

224-195-23
J.Bojorquez
6945 Orangewood Ave.
Cypress, Ca. 90630

224-195-26
R.Mc Cord
6933 Orangewood Ave.
Cypress, Ca. 90630

224-281-01
Garden Grove School
10331 E. Stanford Ave.
Garden Grove, Ca. 92640

131-643-04
D.Dorcsak
20096 Champlain
El Toro, Ca. 92630

224-195-09
O.Mann
11443 Knott Ave.
Cypress, Ca. 90630

224-195-12
J.De Roosen
11455 Knott Ave.
Cypress, Ca. 90630

224-195-15
R.Zito
11437 Wadham Way
Cypress, Ca. 90630

224-195-18
R.Stroh
11449 Wadham Way
Cypress, Ca. 90630

224-195-21
J.Pierce
6955 Orangewood Ave.
Cypress, Ca. 90630

224-195-24
E.Liwthal
6941 Orangewood Ave.
Cypress, Ca. 90630

224-195-27
P.Norris
P.O. BOX 730
Moreno Valley, Ca. 92337

131-643-02
P.Settino
11221 Western Ave.
Stanton, Ca. 90680

131-643-05
E.Chan
781 S. Ridgeview Rd.
Anaheim, Ca. 92807

224-195-10
G.Matson
11447 Knott Ave.
Cypress, Ca. 90630

~~224-195-13
D.Dondarski
9421 #2 Houston Ave.
Angie, Ca. 92801~~

~~224-195-16
M.Meier
57327 Wadham Way
Cypress, Ca. 90630~~

224-195-19
E.Edwards
11453 Wadham Way
Cypress, Ca. 90630

224-195-22
S.George
6949 Orangewood Ave.
Cypress, Ca. 90630

224-195-25
M.O'Connell
6937 Orangewood Ave.
Cypress, Ca. 90630

224-271-22
Warland Investments
1299 Ocean Ave. #30
Santa Monica, Ca. 90401

131-643-03
F.Leh
P.O. BOX 1111
Artesia, Ca. 90701

131-623-19
Klein
7125 Kelton Way
Stanton, Ca. 90680

31-623-29
V. Taylor
100 Euclid Ave. #214
Long Beach, Ca. 90804

31-623-32
Hilbrook
1179 Burton Way
Stanton, Ca. 90680

31-623-35
Jenkins
110 Kelton Way
Stanton, Ca. 90680

31-623-38
Jones
128 Kelton Way
Stanton, Ca. 90680

11-623-41
Elmgren
101 Dogwood Ave.
Long Beach, Ca. 90740

1-623-44
Lane
87 Hampton Way
Stanton, Ca. 90680

1-623-47
Fox
71 Hampton Way
Stanton, Ca. 90680

1-624-02
Grady
33 Hampton Way
Stanton, Ca. 90680

1-624-05
Peterson
174 Saratoga St.
Cypress, Ca. 90630

131-623-20
B. Underdown
7117 Kelton Way
Stanton, Ca. 90680

131-623-30
C. Johnson
11175 Burton Way
Stanton, Ca. 90680

131-623-33
G.W. Bullington
11183 Burton Way
Stanton, Ca. 90680

131-623-36
S. Rodriguez
7116 Kelton Way
Stanton, Ca. 90680

131-623-39
P. Busick
1771 Lewis Ln.
Huntington Beach, Ca. 92649

131-623-42
R. Kolbush
7095 Hampton Way
Stanton, Ca. 90680

131-623-45
M. Jaramillo
7083 Hampton Way
Stanton, Ca. 90680

131-623-48, 49, 924-44
Bradford Homeowners assoc.
12062 Valley View St. #101
Garden Grove, Ca. 92645

13-624-03
K. Harris
7061 Hampton Way
Stanton, Ca. 90680

131-624-06
H. Gertons
11342 Pemberton Rd.
Cypress, Ca. 90630

131-623-21
R. Schuler
7113 Kelton Way
Stanton, Ca. 90680

131-623-31
D. Dabrowski
11177 Burton Way
Stanton, Ca. 90680

131-623-34
P. Menzes
11185 Burton Way
Stanton, Ca. 90680

131-623-37
J. Schaefer
17862 Shoreham Ln.
Huntington Beach, Ca. 92649

131-623-40
P. Matsumoto
7140 Kelton Way
Stanton, Ca. 90680

131-623-43
E. Oppe
6172 Huntley Ave.
Garden Grove, Ca. 92645

131-623-46
M. Keane
7075 Hampton Way
Stanton, Ca. 90680

131-624-01
M. Stites
7065 Hampton Way
Stanton, Ca. 90680

131-624-04
B. Byrne
321 Santa Ana Ave.
Long Beach, Ca. 90803

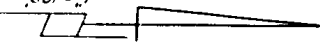
131-624-07
W. Brickford
7045 Hampton Way
Stanton, Ca. 90680

W 1/2, SW 1/4, NE 1/4, SEC 26, T 4 S, R 11 W

08

05

1" = 100'



J. W. BIXBY & CO.

R.S. 92/35-40
SEE MAP 20-42-1-1
SEE MAP 20-42-1-1

1.00 AC
041

041

BK 131-04

1.00 AC
04

BK 131-04

03

1.00 AC
03

1.27 AC
07

1.62 AC
08

1.00 AC
09

2.06 AC
04

ORANGEWOOD STREET

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AVENUE

WESTERN

J.W. BIXBY & CO. SUB. L.A. 1-83 @ 1.5 2-43

MARCH 1980

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS

SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK (1) PAGE 04

COUNTY OF ORANGE

224-025-14
City Of Cypress
City Hall
Cypress, Ca. 90630

224-025-15
D.Crosbie
11662 Luau Ln.
Cypress, Ca. 90630

225-025-16
K.Troltsch
11652 Luau Ln.
Cypress, Ca. 90630

224-025-17
R.Blackburn
11632 Luau Ln.
Cypress, Ca. 90630

224-025-18
A.Chie
11622 Luau Ln.
Cypress, Ca. 90630

224-025-19
H. Avila
11612 Luau Ln.
Cypress, Ca. 90630

224-173-01
R.Allen
6582 Bylot Way
Cypress, Ca. 90630

224-173-02
B.Brown
855 Quivera St.
Laguna Beach, Ca. 92651

224-173-03
M.Draper
11255 Knott Ave.
Cypress, Ca. 90630

224-173-04
J.Treece
11257 Knott Ave.
Cypress, Ca. 90630

224-173-05
K.Johnson
11259 Knott Ave.
Cypress, Ca. 90630

24-173-06
T. Ho
11261 Knott Ave.
Cypress, Ca. 90630

224-173-07
J.Franco
11263 Knott Ave.
Cypress, Ca. 90630

224-173-08
C.Coutu
11265 Knott Ave.
Cypress, Ca. 90630

224-173-09
J.Clark
6920 Breton Way.
Cypress, Ca. 90630

224-173-10
R. Coffeen/ S. Pelissier
6916 Breton Way.
Cypress, Ca. 90630

224-173-11
J.Zorrilla
6916 Breton Way.
Cypress, Ca. 90630

224-173-30
S.Cox
6911 Ellesmere Way
Cypress, Ca. 90630

224-173-31
J.Decker
11331 Anegada St.
Cypress, Ca. 90630

224-173-32
R.Harris
6912 Ellesmere Way
Cypress, Ca. 90630

224-173-33
P.Owings
12782 Sylvan St.
Garden Grove, Ca. 92645

224-173-34
V.Valler
6916 Ellesmere Way
Cypress, Ca. 90630

224-173-35
L.Feldman
6918 Ellesmere Way
Cypress, Ca. 90630

224-173-36
R.Whitworth
6920 Ellesmere Way
Cypress, Ca. 90630

224-173-37
H.Blase
6922 Ellesmere Way
Cypress, Ca. 90630

224-173-38
S.Balaban
6924 Ellesmere Way
Cypress, Ca. 90630

224-173-39
J.Cady
6929 Ellesmere Way
Cypress, Ca. 90630

224-173-40
K.Purdy
6927 Kent Way
Cypress, Ca. 90630

224-173-41
P.Knapp
6925 Kent Way
Cypress, Ca. 90630

224-173-42
D.Williams
6923 Kent Way
Cypress, Ca. 90630

224-173-43
I.Ferrara
921 Kent Way
Cypress, Ca. 90630

224-173-44
H.Prejean
6919 Kent Way
Cypress, Ca. 90630

224-173-45
R.Webb
6917 Kent Way
Cypress, Ca. 90630

224-173-46
R. Wylly
915 Kent Way
Cypress, Ca. 90630

224-173-47
W.Harry
6913 Kent Way
Cypress, Ca. 90630

224-173-48
J.Lewallen
11341 Knott Ave.
Cypress, Ca. 90630

224-173-49
I.Leoning
1343 Knott Ave.
Cypress, Ca. 90630

224-173-50
E.Byron
11345 Knott Ave.
Cypress, Ca. 90630

224-173-51
S.Milek
11345 Knott Ave.
Cypress, Ca. 90630

224-173-52
R.Lawrence
1351 Knott Ave.
Cypress, Ca. 90630

224-173-53
D.Willis
11345 Magalen St.
Cypress, Ca. 90630

224-173-53
L.Smith
11345 Magalen St.
Cypress, Ca. 90630

224-173-54
P.Mc Donnell
1347 Magalen St.
Cypress, Ca. 90630

224-173-55
R.Brewer
11349 Magalen St.
Cypress, Ca. 90630

224-173-56
R.Flakus
7104 Maybrook Dr.
Las Vegas, NV. 89129

224-173-57
S/Rothschild
1355 Magalen Way
Cypress, Ca. 90630

224-173-58
J.De Guilio
4720 Lincoln Blvd. #318
Marina Del Rey, Ca. 90292

224-173-59
M.Alderson
6945 Grand Manan Dr.
Cypress, Ca. 90630

224-173-60
L.Fleming
943 Grand Manan Dr.
Cypress, Ca. 90630

224-173-61
R.Eshett
P.O.BOX 4024
Cerritos, Ca. 90703

224-173-62
N.Lindsey
6939 Grand Manan Dr.
Cypress, Ca. 90630

224-173-63
S.Hiroto
937 Grand Manan Dr.
Cypress, Ca. 90630

224-173-64
P.Ramos
6935 Grand Manan Dr.
Cypress, Ca. 90630

224-195-01
G.Rigg
6950 Grand Manan Dr.
Cypress, Ca. 90630

224-195-02
S.Christensen
948 Grand Manan Dr.
Cypress, Ca. 90630

224-195-03
C.Prince
6946 Grand Manan Dr.
Cypress, Ca. 90630

224-195-04
R.Rados
6944 Grand Manan Dr.
Cypress, Ca. 90630

224-195-05
P.Johnson
942 Grand Manan Dr.
Cypress, Ca. 90630

224-195-06
M.Morrison
6940 Grand Manan Dr.
Cypress, Ca. 90630

224-195-07
C.Yoakum
11435 Knott Ave.
Cypress, Ca. 90630

MAP FROM CITY

ASSESSOR'S MAP BOOK

BOOK 79

- 1 - GENTRY WAY
- 2 - SHERMAN WAY
- 3 - GENTRY WAY
- 4 - GENTRY WAY
- 5 - MARRIAT WAY
- 6 - EMERSON WAY
- 7 - GENTRY WAY
- 8 - SHERMAN WAY

KATELLA

61

64

01

03

09

NIC

62

63

RUTHANN

08

CITY BOUNDARY

VOEL

02

04

EILEEN

05

DAYMOR

ORANGE WOOD

33

65

30

HOPT

31

YORKSHIRE

700'

P.O.D. PROUDLY

700'

SANTA

32

SANTA MARIA

SANTA CRUZ

SANTA VERITADES

60

SANTA RITA AVE.

SANTA ROSALIA

SANTA

SANTA

SANTA

BOOK 130

INDEX MAP NO. 3

KNOTT

27

CHAPMAN

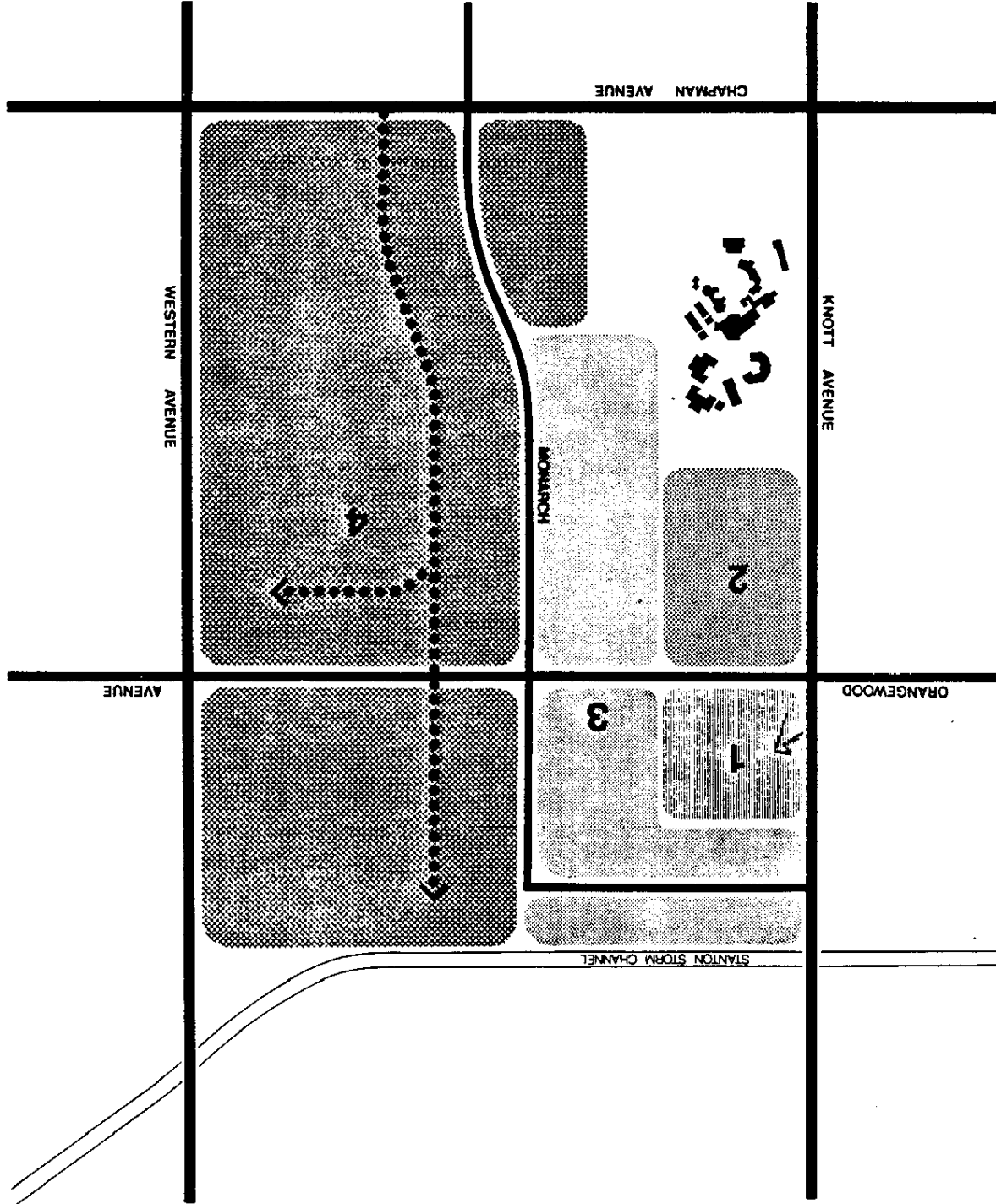
Land Use Plan

IRVINE INDUSTRIAL COMPLEX garden grove

March, 1976
0 200 400



- LEGEND
- INDUSTRIAL COMMERCIAL
 - MULTI-TENANT INDUSTRIAL
 - SPECIAL INDUSTRIAL
 - INDUSTRIAL
 - RAILROAD



BK 224-28

SANTA CATALINA AVENUE

130-43

130-44

SCANDIA

STREET

849.72'

MARCH 1982

130-43

418.75'

100'

AVENUE B

130-43

135.28'

275.17'

50' 50'

KNOTT

(LANSSEN ST.)

AVENUE

PDR SE 1/4, SEC 27, T4S, R9W

224-02

GEORGE S PATTON SCHOOL

19.25 AC.

281

1

-33

NOTE - ASSESSOR'S BLDG

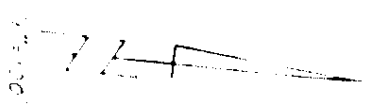
PARCEL NUMBER

SHOWN

ASSESSOR'S MA

BOOK 224 PA

COUNTY OF O-



224-19

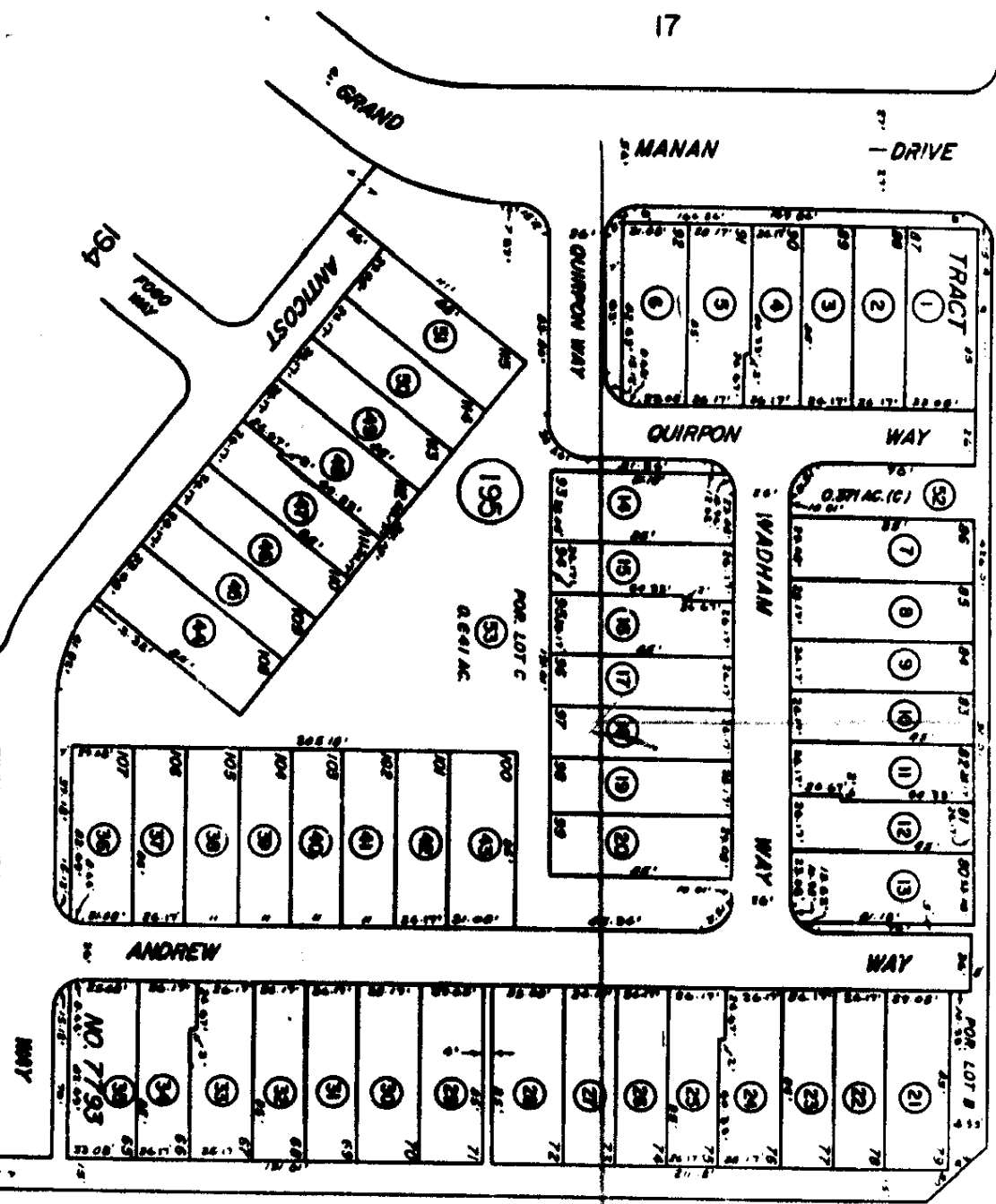
17

KNOTT

HANSEN AVE)

STREET

MARCH 1974 TRACT NO 7793 R.M. 307-21, 22, 23



194

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

ORANGWOOD

(BRYANT)

AVENUE

101

ASSESSOR'S MAP BOOK 224 PAGE 195 COUNTY OF ORANGE

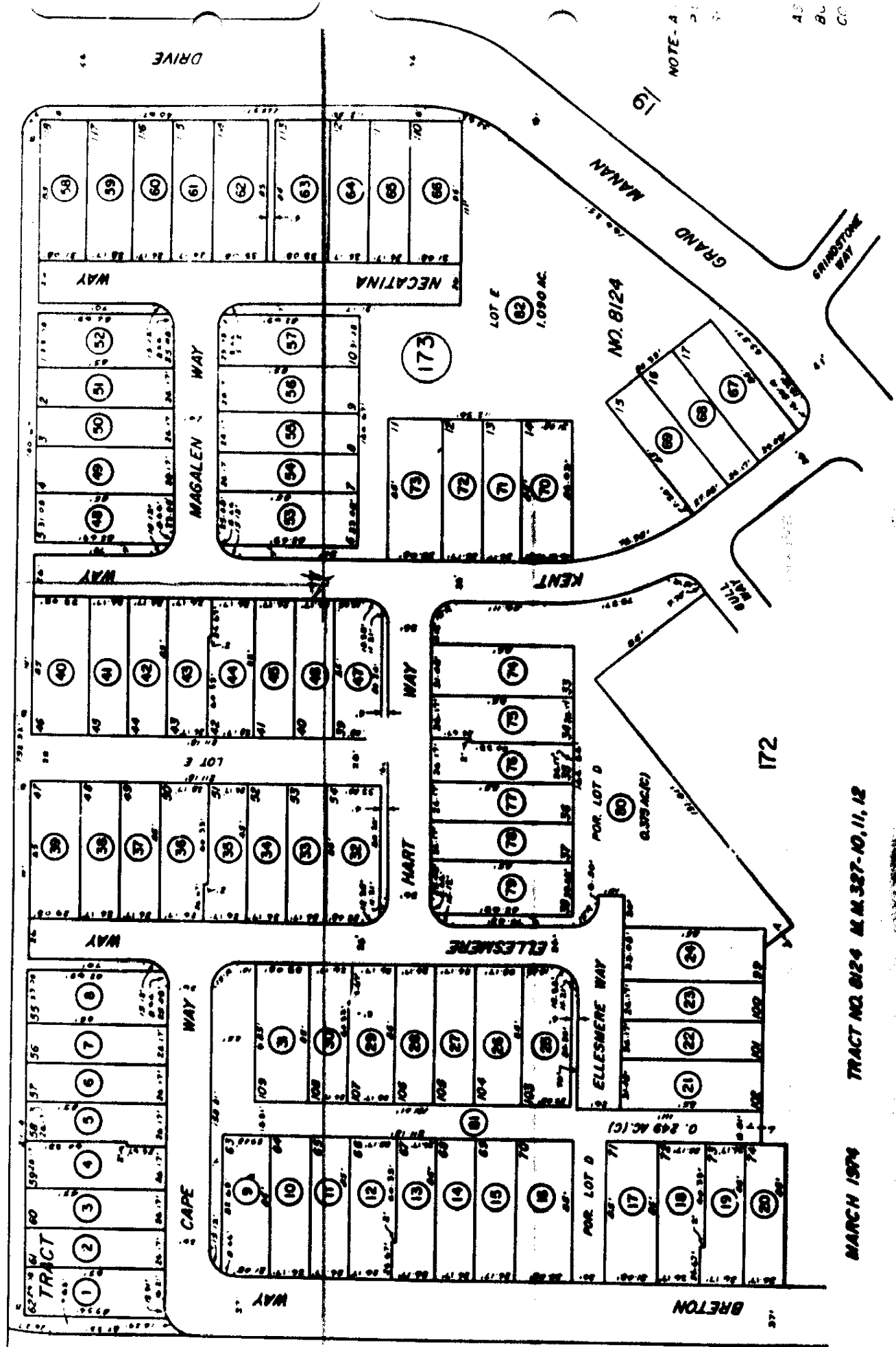
BK 224

131 - 02

(HANSEY AVE.)

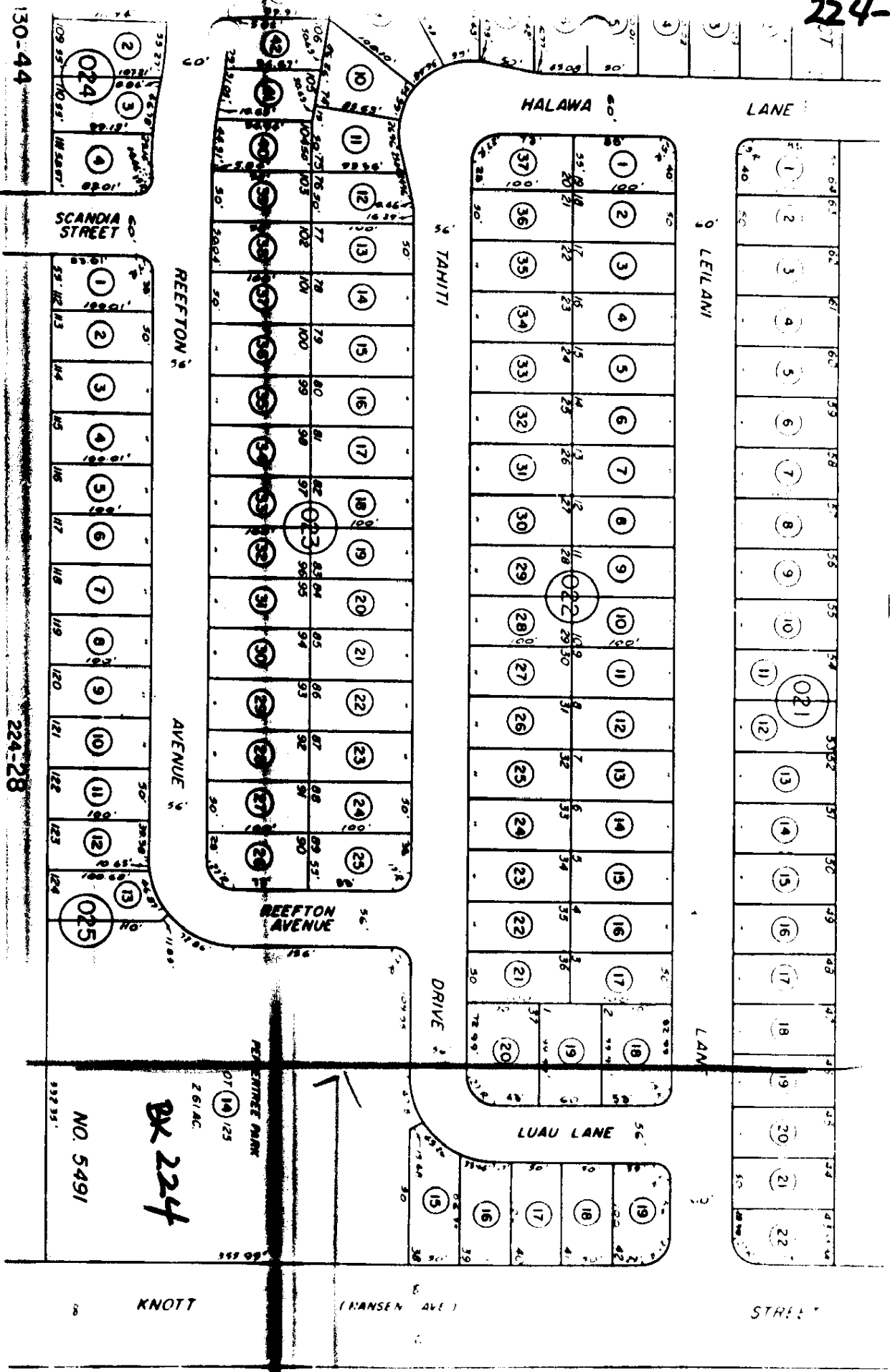
KNOTT

STREET



TRACT NO. 8124 M.M. 327-10, 11, 12

MARCH 1974



130-44

MARCH 1966

TR. NO. 5491 MK 219-1,2

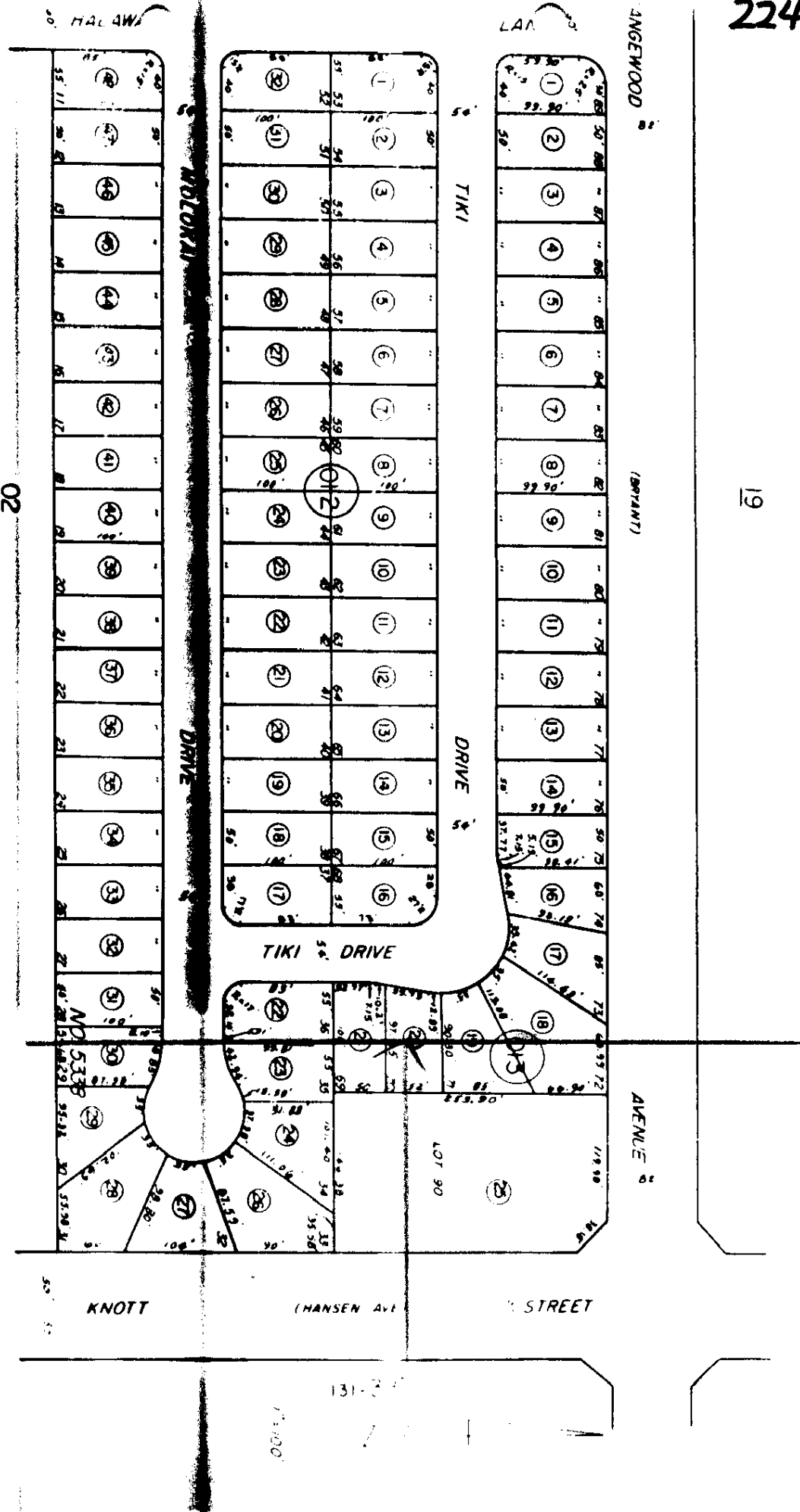
224-28

NOTE: ASSESSOR'S BLOCK B
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 224 PAGE 02
COUNTY OF ORANGE

NO. 5491

BR 224



MARCH 1966 TRACT NO 5338 M.M. 231 - 38, 39, 40

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

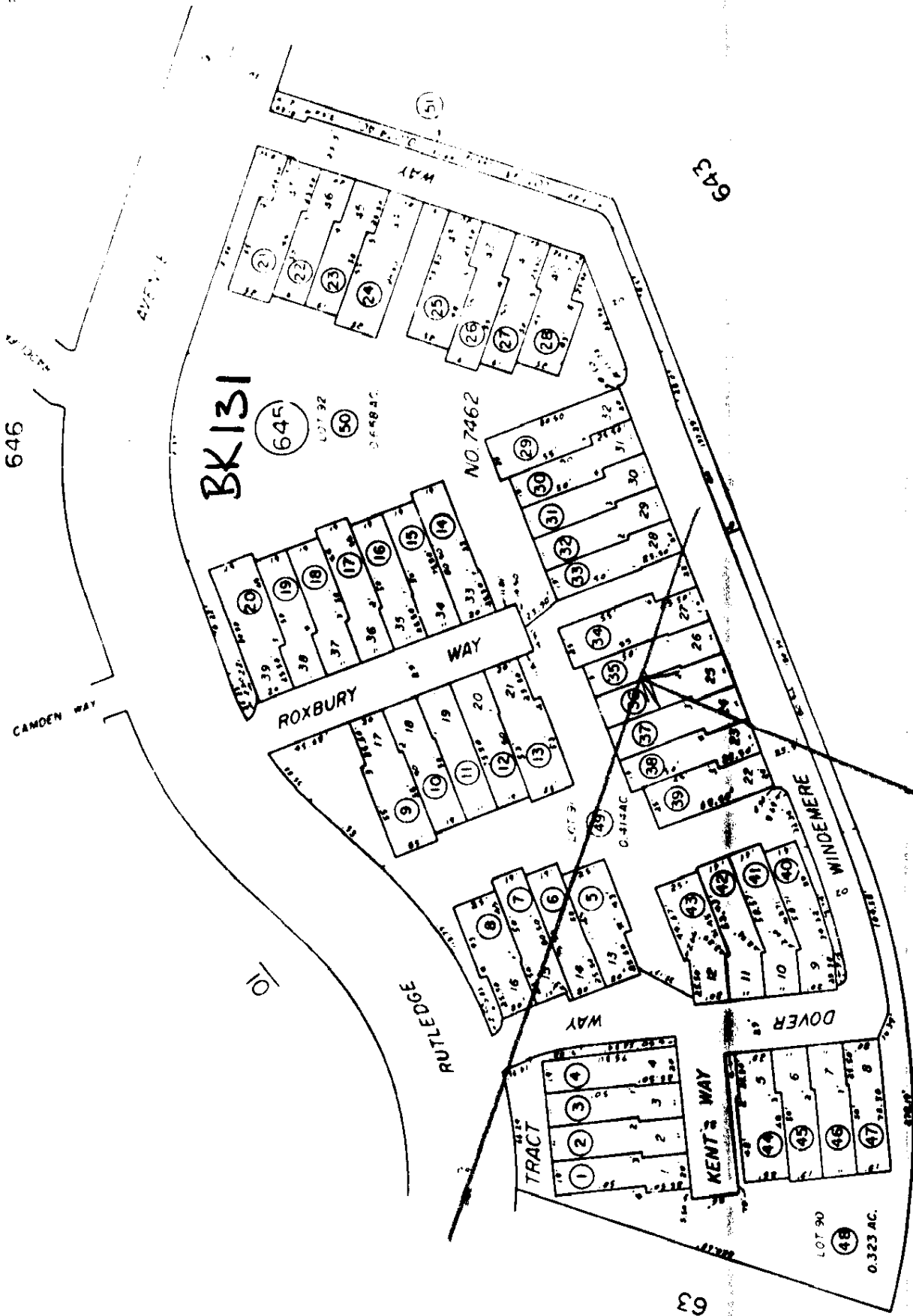
ASSESSOR'S MAP
BOOK 224 PAGE 01
COUNTY OF ORANGE

02

131-231

17,100

131-64



ASSESSOR'S BLOCK 8
BOOK 131 PAGE 64-D
COUNTY OF ORANGE

NOTE ASSESSOR'S BLOCK 8
PARCEL NUMBERS
SHOWN IN CIRCLES

M.M. 284-46 TO 50 INC

TRACT NO. 7462

MARCH 1972

644

BK131-64

MARCH 1972

J.W. BIXBY & CO. SUB. LA 1-83

TRACT NO 7462 M.M. 284-46 TO 50 INC

TRACT NO 7648 M.M. 309-36, 37

PARCEL MAP P.M. 64-18

NOTE: ASSESSOR'S BLOCK 3

PARCEL NUMBERS

SHOWN IN CIRCLES

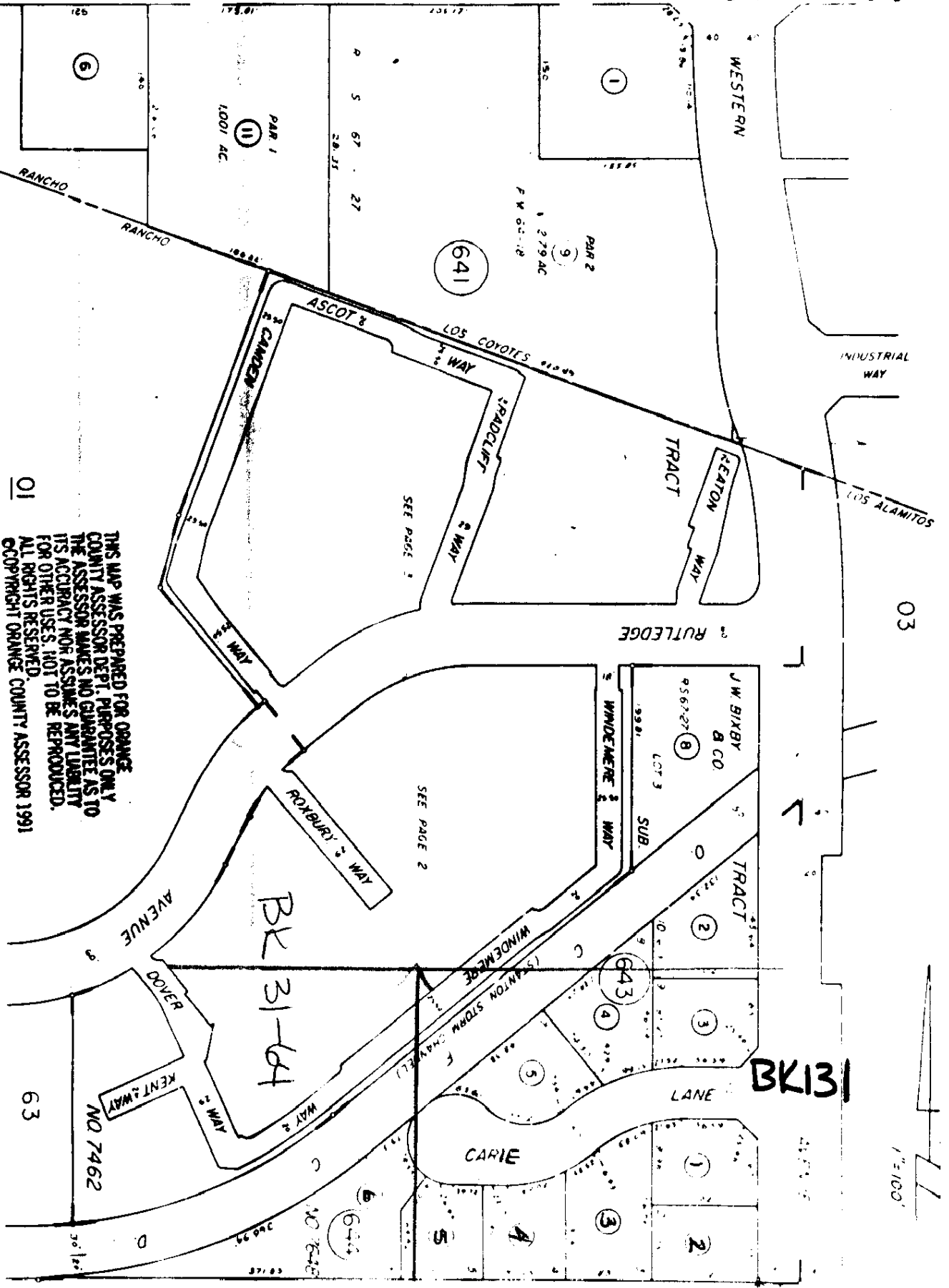
ASSESSOR'S MAP

BOOK 131 PAGE 64

COUNTY OF ORANGE

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. COPYRIGHT ORANGE COUNTY ASSESSOR 1991

01



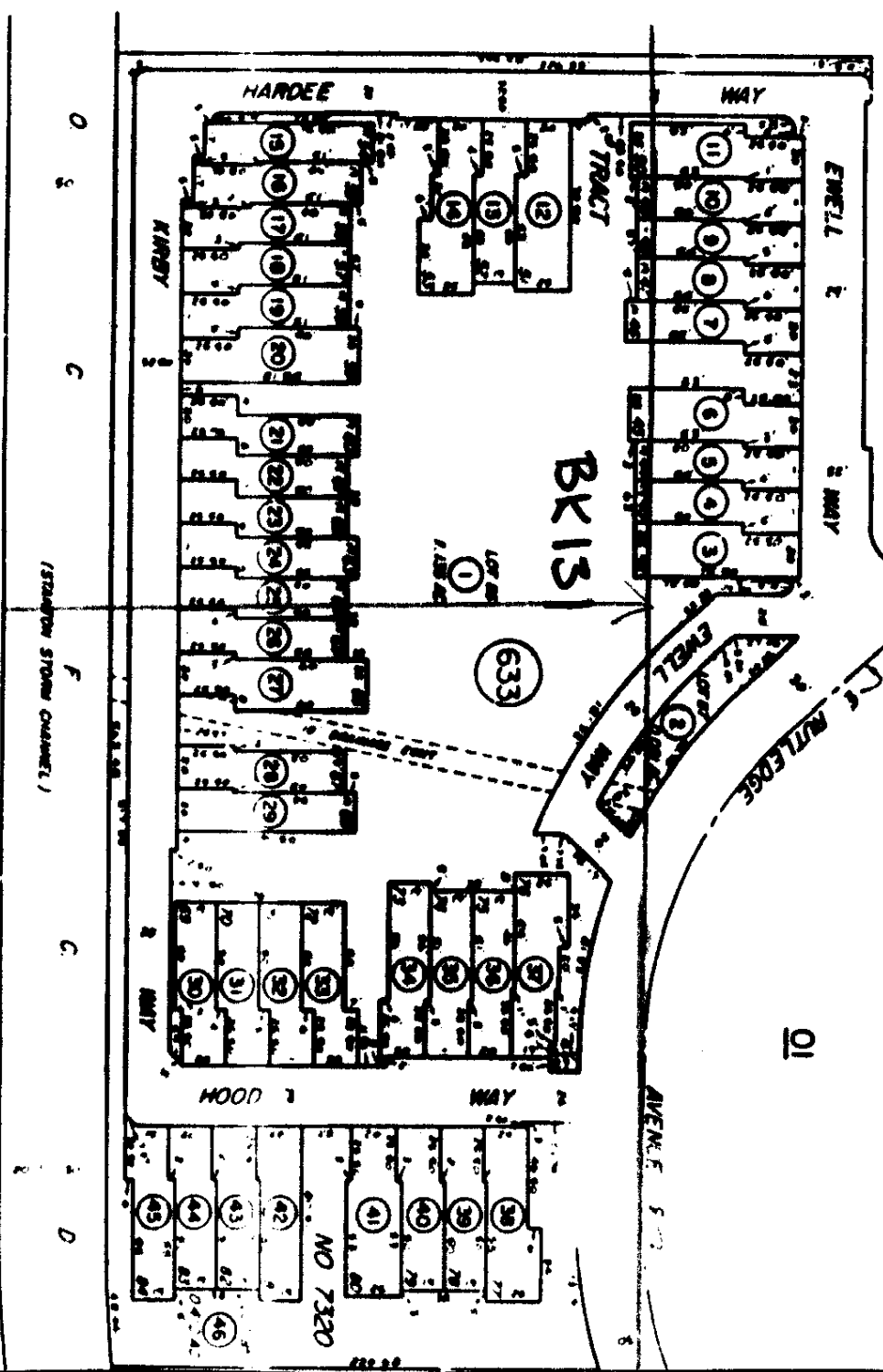
BK 31-64

BK131

131-633

62

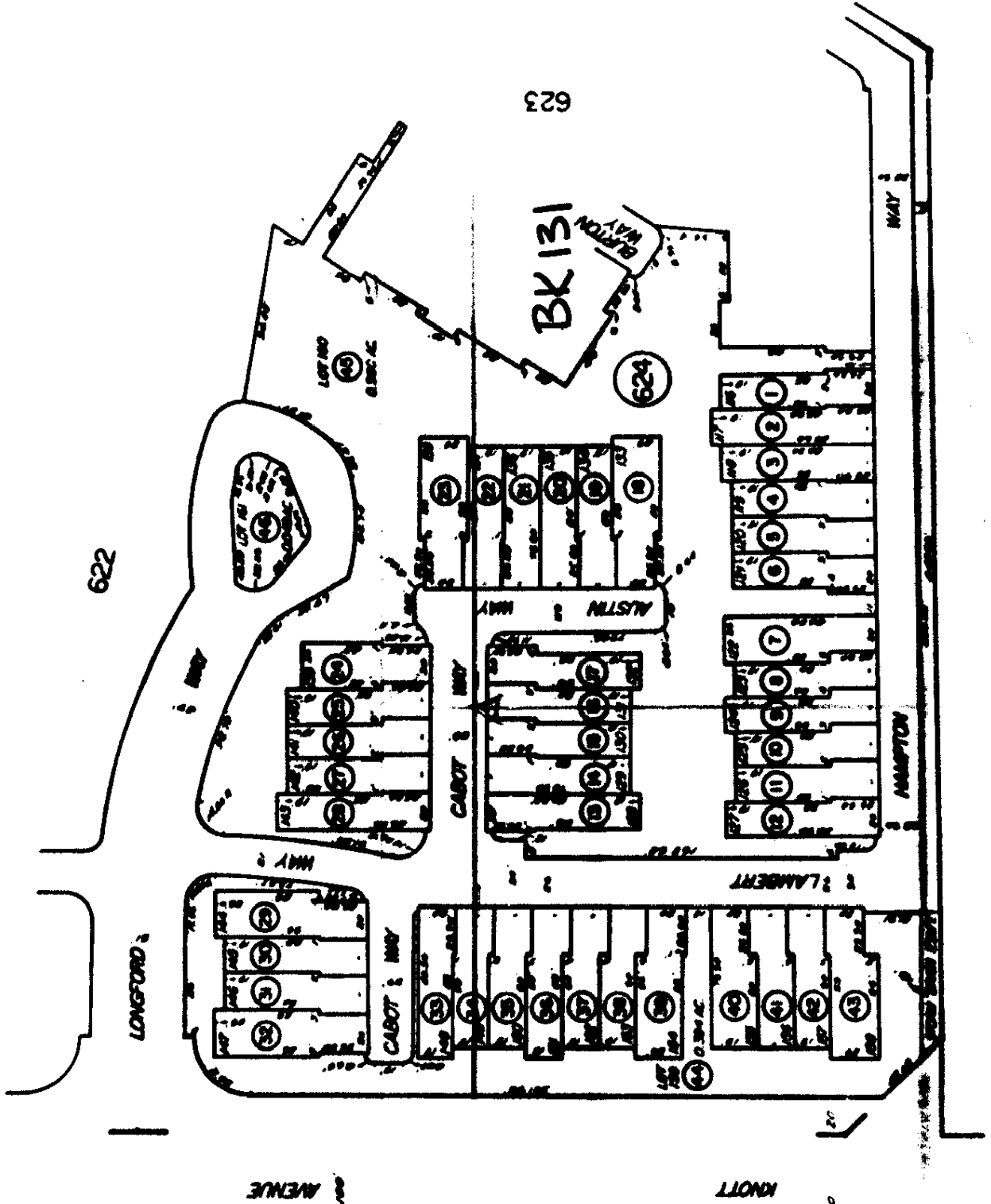
632



02

01

MARCH 1972 TRACT NO. 7320 IN L.S. 879-48, 49, 50 MORE ASSASSOR'S BLOCK B
 PARCEL NUMBERS SHOWN IN CIRCLES



ASSESSOR'S MAP
BOOK 131 PAGE 624
COUNTY OF ORANGE

PARCEL NUMBERS
SHOWN IN CIRCLES

MAP 878-26 TO 29 AC

TRACT NO 7307

131

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: George L. Tindall
Dept: City Manager
Subject: CONSIDERATION OF A REQUESTED
AMENDMENT TO THE IRVINE INDUSTRIAL
PLANNED UNIT DEVELOPMENT
TO ALLOW HELIPORTS

From: Frank A. Schuma
Dept: Development Services
Date: June 25, 1992

OBJECTIVE

To hold a public hearing to receive and review all relevant documentation concerning Planned Unit Development No. PUD-103-76 Revised '92. The request is to amend the Irvine Planned Unit Development to allow heliports with the approval of a Conditional Use Permit.

BACKGROUND

The Planning Commission considered the request at a duly-advertised public hearing held on June 11, 1992. The Commission recommended approval of Planned Unit Development No. PUD-103-76 Rev. '92 in that it is consistent with the General Plan, would be compatible with surrounding land uses and zoning, and meets applicable Municipal Code requirements and development standards for the Irvine Industrial Planned Unit Development zone.

Due to concerns about the possible number of future heliports within the Irvine Industrial PUD and the adjacent Mission Land PUD, the Commission recommended a maximum of two heliports with the approval of a Conditional Use Permit within the Irvine Industrial PUD. The Commission also considered a request for a heliport at a site located within the Irvine Industrial PUD at this meeting and subsequently approved the Conditional Use Permit with the provision that this proposed amendment is approved by Council. At the meeting, there were two persons who spoke in opposition to the heliport citing noise as their main concern.

ANALYSIS


This matter has been scheduled for a public hearing before the City Council on July 7, 1992. At that time, it is in order for the City Council to take further testimony and consider the request.

Should the City Council affirm the Planning Commission's recommendation, an ordinance is attached for adoption.

Consideration of a Requested
Amendment To the Irvine Industrial
Planned Unit Development
to Allow Heliports
June 25, 1992
Page 2

RECOMMENDATION

The Planning Commission recommends the City Council adopt the Amendment to Irvine Industrial Planned Unit Development in order to allow a maximum of two heliports within the PUD's boundary with the approval of a Conditional Use Permit.


FRANK A. SCHUMA, Director 
Development Services Department


By: Karl Hill
Urban Planner

Attachments: Planning Commission Resolution No. 4247
Planning Commission Minute Excerpts of June 11, 1992
Staff Report
Draft Ordinance

PUD10376.mem

APPROVED FOR AGENDA LISTING


George L. Tindall
City Manager

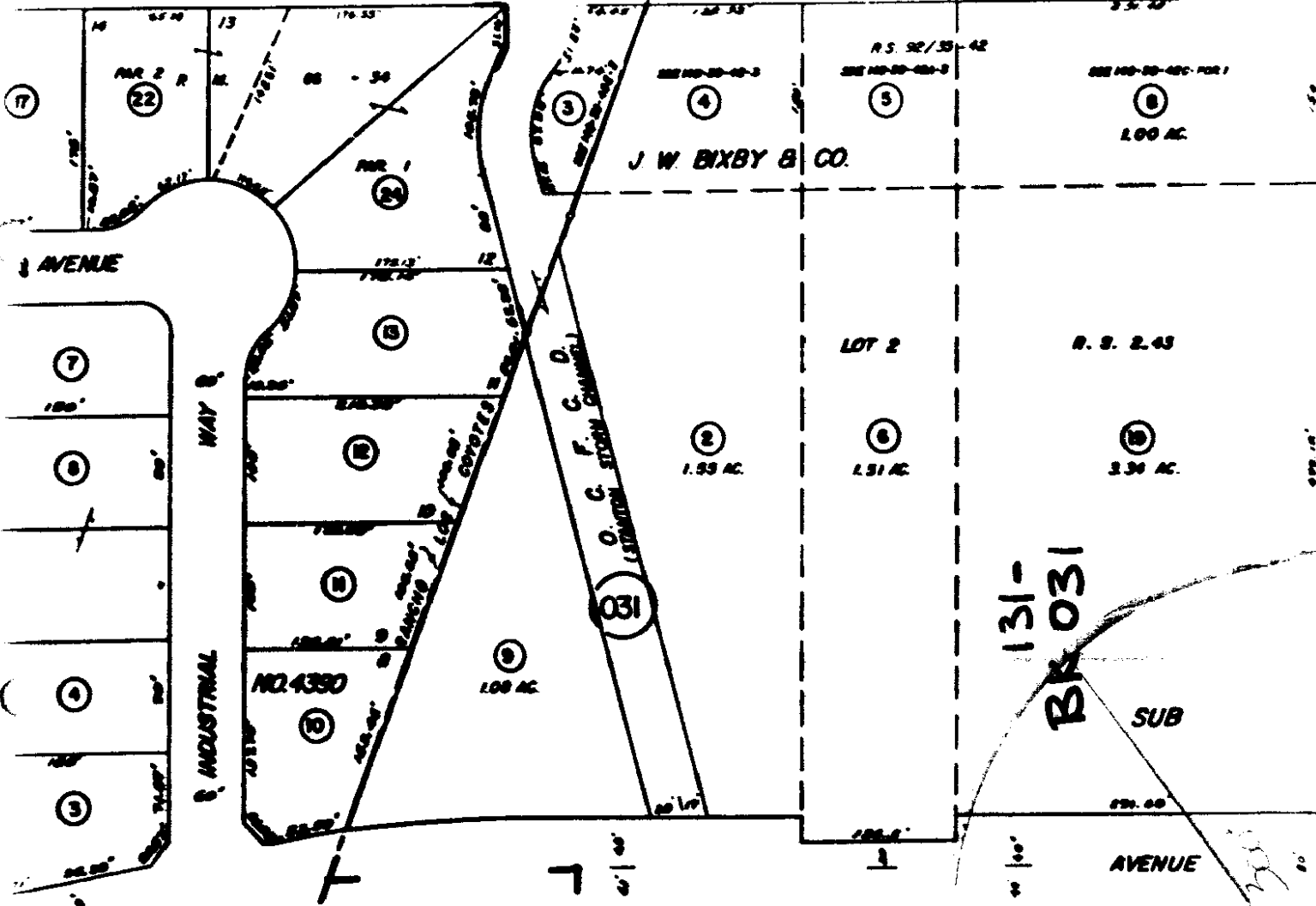
09

08

1"=100'

100 072-20-100-0

100 072-20-100-PAR 1

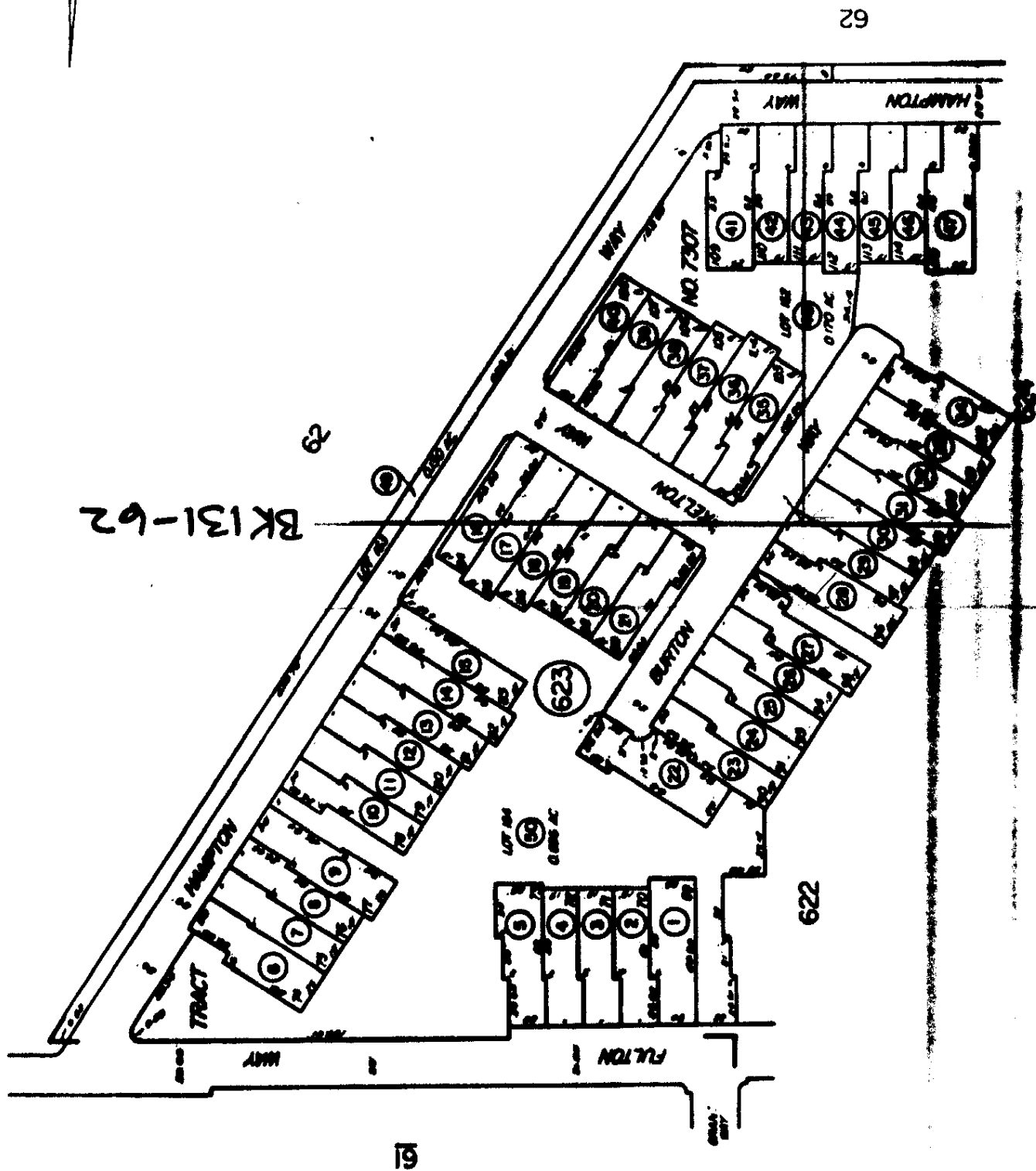


64

J. W. BIXBY & CO. SUB. L.A. 1-83
 TR. NO. 4390 M. M. 178-26, 27
 PARCEL MAP RM. 86-34

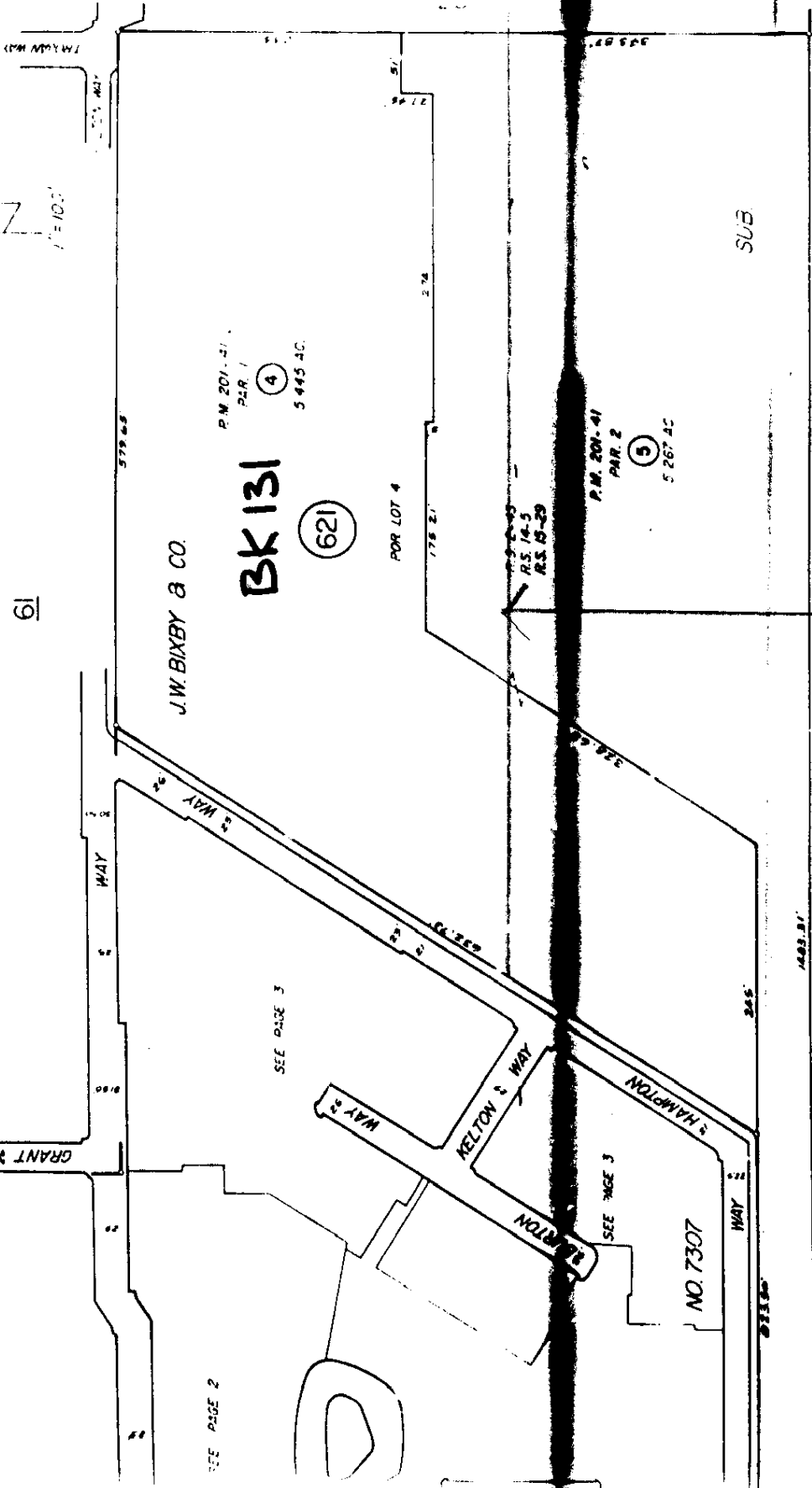
NOTE: ASSESSOR'S BLOCK &
 PARCEL NUMBERS
 SHOWN IN CIRCLES

ASSESSOR'S MAP
 BOOK 131 PAGE 03
 COUNTY OF GRANT



BK131-621

61



J.W. BIXBY & CO. SUB. TRACT NO. 7307 PARCEL MAP
 L.A. 1-83 M.M. 279-26 TO 29 INC. P.M. 201-41
 NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES
 ASSESSOR'S MAP BOOK 131 PAGE 62 COUNTY OF ORANGE

PLANNED UNIT DEVELOPMENT NO. PUD-103-76, Rev '92

REFER TO CASE FOLDER NO. CONDITIONAL USE PERMIT NO. CUP-106-92



STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 753.5a (6-91)

*N.O.D.
not ret'd
by County*

12596

Lead Agency: CITY OF GARDEN GROVE Date: 9/1/92
 County/State Agency of Filing: ORANGE Document No.: 12793
 Project Title: PUD 103-76
 Project Applicant Name: LEE F. WILCOX AIA ARCHITECT Phone Number: 741-5312
 Project Applicant Address: PO BOX 3070 GARDEN GROVE CA 92642
 Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

() Environmental Impact Report	\$850.00	\$	<u> </u>
XX Negative Declaration	\$1,250.00	\$	EXEMPT
() Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	<u> </u>
() Projects Subject to Certified Regulatory Programs	\$850.00	\$	<u> </u>
XX County Administrative Fee	\$25.00	\$	25.00
() Project that is exempt from fees		\$	<u> </u>
TOTAL RECEIVED		\$	25.00

RECEIVED

SEP - 3 1992

DEVELOPMENT SERVICES

Handwritten signatures and initials

Signature and title of person receiving payment: *[Signature]*

FIRST COPY-PROJECT APPLICANT SECOND COPY-DFG/FASB THIRD COPY-LEAD AGENCY FOURTH COPY-COUNTY/STATE AGENCY OF FILING

AFFIDAVIT ON PROPERTY OWNERSHIP LIST

The attached list represents the names and addresses of all property owners located within 300 ft. of the exterior boundaries of property located at RIO CHARMAN TO OCFC. + WESTERN + KNOLL as obtained from the latest ~~ORANGE~~ county assessment rolls.


Signature

Catherine McDermott

Print Name

5595 Paseo Joaquin Cir.

Yorba Linda, Ca. 92686

Street Address, City, Zip
and Telephone #714-970-6157

List current to: 1/1992

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY
 ECONOMIC DEV
 DEV. SERV DIR
 CODE ENFORCE
 OTHER

FIRE DEPT
 PLAN CHECK
 POLICE DEPT
 PLNG SUPER
ATTN: _____

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992

APPLICANT: C&D Plastics DATE OUT: 4-15-92 IN: _____

REQUEST: Amend Irvine Industrial PUD to allow
heliports with the approval of a Conditional Use Permit.

LOCATION: Irvine PUD Bounded by City Boundary on the north

ADDRESS: _____ ASR PARCEL NO. _____
Western Avenue on the east, Chapman Ave on the south and Knott st
on the west.

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

224-195-08
B.Green
6012 Point Loma Dr.
Huntington Beach, Ca.92647

224-195-09
O.Mann
11443 Knott Ave.
Cypress, Ca.90630

224-195-10
G.Matson
11447 Knott Ave.
Cypress, Ca.90630

224-195-11
S.Reynolds
11451 Knott Ave.
Cypress, Ca.90630

224-195-12
J.De Rooen
11455 Knott Ave.
Cypress, Ca.90630

224-195-13
D.Drndarski
9421 1#2 Houston Ave.
Anaheim, Ca.92801

224-195-14
M.Pasley
11433 Wadham Way
Cypress, Ca.90630

224-195-15
R.Zito
11437 Wadham Way
Cypress, Ca.90630

~~224-195-16
M.Mouer
57327 Wadham Way
Cypress, Ca.90630~~

224-195-17
K.Keenan
4376 Radcliff Ln.
Santa Maria, Ca.93455

224-195-18
R.Stroh
11449 Wadham Way
Cypress, Ca.90630

224-195-19
E.Edwards
11453 Wadham Way
Cypress, Ca.90630

224-195-20
B.Jones
p.O.BOX 7214
Miami, FL 33195

224-195-21
J.Pierce
6955 Orangewood Ave.
Cypress, Ca.90630

224-195-22
S.George
6949 Orangewood Ave.
Cypress, Ca.90630

224-195-23
J.Bojorquez
6945 Orangewood Ave.
Cypress, Ca.90630

224-195-24
E.Liwthal
6941 Orangewood Ave.
Cypress, Ca.90630

224-195-25
M.O'Connell
6937 Orangewood Ave.
Cypress, Ca.90630

224-195-26
R.Mc Cord
6933 Orangewood Ave.
Cypress, Ca.90630

224-195-27
P.Norris
P.O.BOX 730
Moreno Valley, Ca. 92337

224-271-22
Warland Investments
1299 Ocean Ave. #30
Santa Monica, Ca.90401

224-281-01
Garden Grove School
10331 E. Stanford Ave.
Garden Grove, Ca.92640

131-643-02
P.Settino
11221 Western Ave.
Stanton, Ca.90680

131-643-03
F.Leh
P.O.BOX 1111
Artesia, Ca.90701

131-643-04
D.Dorcsak
20096 Champlain
El Toro, Ca.92630

131-643-05
E.Chan
781 S. Ridgeview Rd.
Anaheim, Ca.92807

131-301

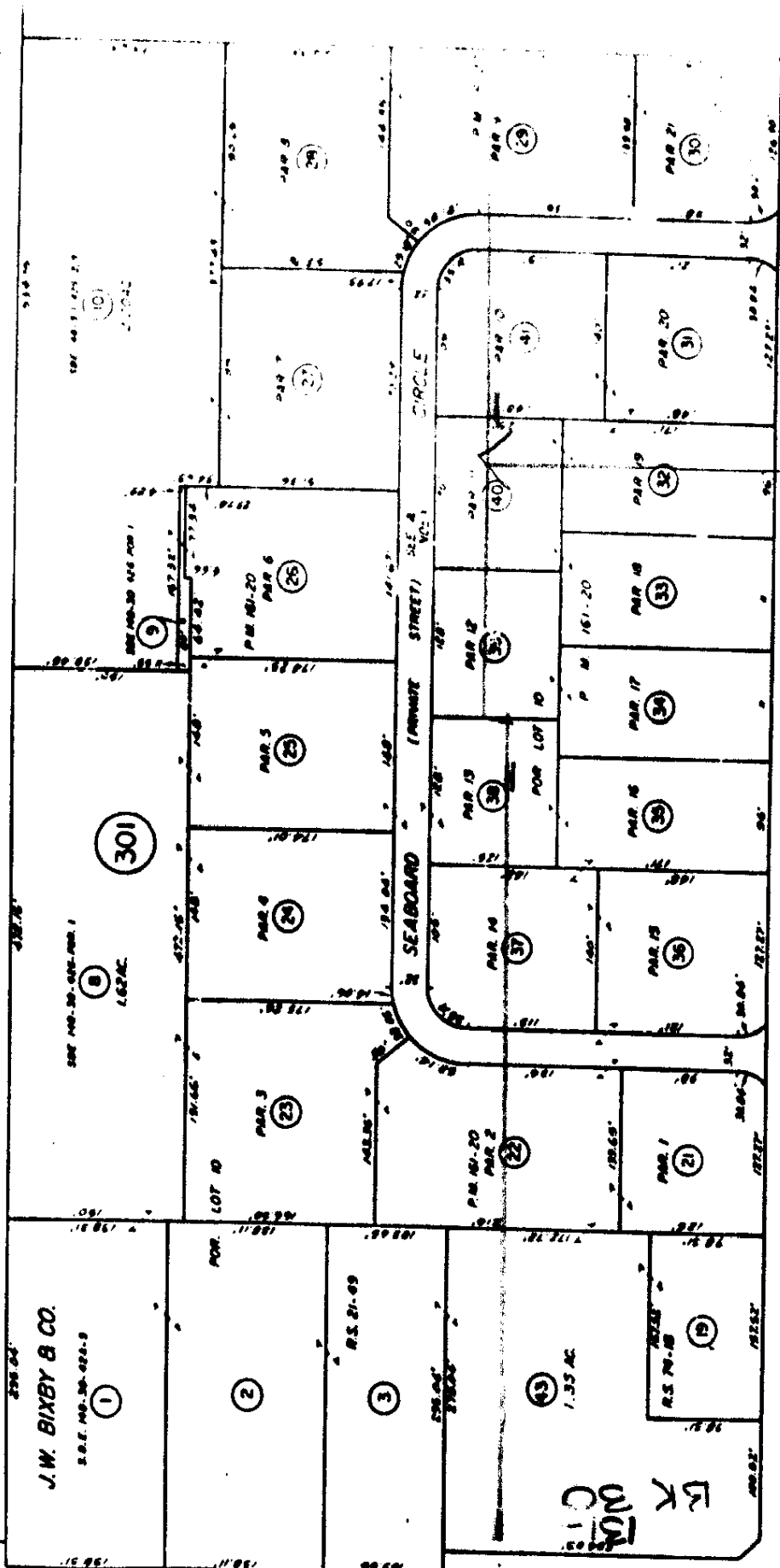
FOR W 1/2, NW 1/4, S.E. 1/4, SEC. 26, T.4S., R. 11W.

29

31

S.E. 1/4 30-100-0-000

S.E. 1/4 30-101-1-000



AVENUE

301

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

L.A. 1-83 P.M. 101-20

J.W. BIXBY & CO. SUB. PARCEL MAP

MARCH 1961

ASSESSOR'S MAP BOOK 131 PAGE 30 COUNTY OF ORANGE

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
(To Be Completed by Lead Agency)

Project Title: PLANNED UNIT DEVELOPMENT NO. PUD-103-76, Rev. '92 &
CONDITIONAL USE PERMIT NO. CUP-106-92

Project Location: North of Orangewood, west of Western St.
at: 7330 Lincoln Way

Project Description:

Amend Irvine Industrial Planned Unit Development to allow heliports in conjunction with a Conditional Use Permit to construct a heliport pad atop an industrial building and to allow the landing and take off of helicopters approx. three days a week during daylight hours.

Name and Address of Developer or Project Sponsor:

C & D Plastics, Inc.
7330 Lincoln Way
Garden Grove, CA 92641

Phone: (714) 891-0683

Findings:

The Planning Coordinating Committee of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above-described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation Measures (if any, to avoid potentially significant effects):

If mitigation measures are provided, such items are included and implemented through the proposed project and included in the Initial Study.

Reason for Finding of No Significant Effect:

The project is consistent with the City's General Plan, zoning designation and the City's development standards any environmental concerns noted in the Environmental Checklist form have been appropriately addressed for this project.

Contact Person and Phone Number:

Karl Hill (714) 741-5312

Karl Hill MD
Chairman, Planning Coordinating Committee

May 5, 1992
Date

Attachment: Initial Study of Environmental Effects

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> CITY ATTORNEY	<input type="checkbox"/> FIRE DEPT	<input type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> ECONOMIC DEV	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> DEV. SERV DIR	<input checked="" type="checkbox"/> POLICE DEPT	<input type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> CODE ENFORCE	<input type="checkbox"/> PLNG SUPER	<input type="checkbox"/> PUB SERV/WATER SERV
<input type="checkbox"/> OTHER	ATTN: <u>Bill Johnson</u>	

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992

APPLICANT: C&D Plastics DATE OUT: 4-15-92 IN: _____

REQUEST: Amend Irvine Industrial PUD to allow heliports with the approval of a Conditional Use Permit.

LOCATION: Irvine PUD Bounded by City Boundary on the north

ADDRESS: _____ ASER PARCEL NO. _____
Western Avenue on the east, Chapman Ave on the south and Knott st on the west.

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

G. R. Wenzel #5871

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> CITY ATTORNEY	<input checked="" type="checkbox"/> FIRE DEPT	<input type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> ECONOMIC DEV	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> DEV. SERV DIR	<input type="checkbox"/> POLICE DEPT	<input type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> CODE ENFORCE	<input type="checkbox"/> PLNG SUPER	<input type="checkbox"/> PUB SERV/WATER SERV
<input type="checkbox"/> OTHER	ATTN: <u>Ed Lucas</u>	

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992

APPLICANT: C&D Plastics DATE OUT: 4-15-92 IN: _____

REQUEST: Amend Irvine Industrial PUD to allow heliports with the approval of a Conditional Use Permit.

LOCATION: Irvine PUD Bounded by City Boundary on the north

ADDRESS: _____ ASGR PARCEL NO. _____
Western Avenue on the east, Chapman Ave on the south and Knott st on the west.

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

1. Helistops on building shall be constructed in accordance with the Building Code.
2. The touchdown area shall be surrounded on all sides by a clear area having a minimum average width at roof level of 15 feet but no with less than 5 feet.
3. Landing areas on structures shall be so maintained as to confine Class I or Class II liquid spillage to the landing area itself, and provision shall be made to drain such spillage away from any exit or stairway serving the helicopter landing area or from a structure housing such exit or stairway.
4. Landing area located on buildings or structures shall have two or more exits.
5. Before operating helicopters from helistops, approval shall be obtained from the Federal Aviation Administration.

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> CITY ATTORNEY	<input type="checkbox"/> FIRE DEPT	<input type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> ECONOMIC DEV	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> DEV. SERV DIR	<input type="checkbox"/> POLICE DEPT	<input type="checkbox"/> FACILITIES ENGINEERING
<input checked="" type="checkbox"/> CODE ENFORCE	<input type="checkbox"/> PLNG SUPER	<input type="checkbox"/> PUB SERV/WATER SERV
<input type="checkbox"/> OTHER _____	ATTN: <u>Janet J.</u>	

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992

APPLICANT: C&D Plastics DATE OUT: 4-15-92 IN: _____

REQUEST: Amend Irvine Industrial PUD to allow
heliports with the approval of a Conditional Use Permit.

LOCATION: Irvine PUD Bounded by City Boundary on the north

ADDRESS: _____ ASSR PARCEL NO. _____
Western Avenue on the east, Chapman Ave on the south and Knott st
on the west.

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input checked="" type="checkbox"/> CITY ATTORNEY	<input type="checkbox"/> FIRE DEPT	<input type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> ECONOMIC DEV	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> DEV. SERV DIR	<input type="checkbox"/> POLICE DEPT	<input type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> CODE ENFORCE	<input type="checkbox"/> PLNG SUPER	<input type="checkbox"/> PUB SERV/WATER SERV
<input type="checkbox"/> OTHER	ATTN: <u>Gary Baum</u>	

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992

APPLICANT: C&D Plastics DATE OUT: 4-15-92 IN: _____

REQUEST: Amend Irvine Industrial PUD to allow
heliports with the approval of a Conditional Use Permit.

LOCATION: Irvine PUD Bounded by City Boundary on the north

ADDRESS: _____ ASSR PARCEL NO. _____
Western Avenue on the east, Chapman Ave on the south and Knott st
on the west.

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

Make sure this is ~~an~~ the only
one

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> CITY ATTORNEY	<input type="checkbox"/> FIRE DEPT	<input type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> ECONOMIC DEV	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> DEV. SERV DIR	<input type="checkbox"/> POLICE DEPT	<input type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> CODE ENFORCE	<input type="checkbox"/> PLNG SUPER	<input type="checkbox"/> PUB SERV/WATER SERV
<input type="checkbox"/> OTHER _____	ATTN: _____	

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992

APPLICANT: C&D Plastics DATE OUT: 4-15-92 IN: _____

REQUEST: Amend Irvine Industrial PUD to allow
heliports with the approval of a Conditional Use Permit.

LOCATION: Irvine PUD Bounded by City Boundary on the north

ADDRESS: _____ ASSR PARCEL NO. _____
Western Avenue on the east, Chapman Ave on the south and Knott st
on the west.

ANALYSIS

_____ COMMENTS

_____ NO COMMENTS

Information to be included in Staff Report or for Planning information.

II. SUCH A CHANGE OF ZONE WILL BE IN THE INTEREST OF FURTHERANCE OF PUBLIC WELFARE BECAUSE NA

III. SUCH A CHANGE OF ZONE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF BECAUSE NA

✓ OWNER'S SIGNATURE: Joseph M. Proctor TITLE: President
APPLICANT'S SIGNATURE: _____ TITLE: _____
ACCEPTANCE BY LAND USE: _____ DATE: _____
ACKNOWLEDGMENT OF FEE PAYMENT: J. Alexander DATE: 4-13-92

0750R/499A
8/3/90

RECEIPT DATE 4-13 1992 No. 72092

RECEIVED FROM C&D Plastics Inc.
ADDRESS 7330 Lincoln Way Co. G 92641
M OF One thousand five hundred dollars DOLLARS 1500.00
Planned Unit Development Agreement FLD 1,500.00

MONEY ORDER	CHECK	<u>1500.00</u>	VALIDATION	<u>04/13/92</u>	CHECK	<u>1500.00</u>
			CITY OF GARDEN GROVE, CALIF.			
			BY <u>K. Hill</u> <u>Dorsey</u>			

Conditional Use Permit CUP-106-92

DEVELOPMENT SERVICES REVIEW AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY
 ECONOMIC DEV
 DEV. SERV DIR
 CODE ENFORCE
 OTHER

FIRE DEPT
 PLAN CHECK
 POLICE DEPT
 PLNG SUPER
ATTN: _____

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992

APPLICANT: C&D Plastics Inc. DATE OUT: 4-15-92 IN: _____

REQUEST: To construct a heli-port pad atop an industrial building and to allow the landing & take off of helicopter approximately three days a week during daylight hours.

LOCATION: North of Orangewood, West of Western St

ADDRESS: 7330 Lincoln Way ASSR PARCEL NO. 131-021-35

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> CITY ATTORNEY	<input type="checkbox"/> FIRE DEPT	<input type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> ECONOMIC DEV	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> DEV. SERV DIR	<input type="checkbox"/> POLICE DEPT	<input type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> CODE ENFORCE	<input type="checkbox"/> PLNG SUPER	<input type="checkbox"/> PUB SERV/WATER SERV
<input type="checkbox"/> OTHER	ATTN: _____	

FROM: Karl Hill Planning DEV-SERV DEPT RETURN BY: April 21, 1992

APPLICANT: C&D Plastics DATE OUT: 4-15-92 IN: _____

REQUEST: Amend Irvine Industrial PUD to allow
heliports with the approval of a Conditional Use Permit.

LOCATION: Irvine PUD Bounded by City Boundary on the north

ADDRESS: _____ ASGR PARCEL NO. _____
Western Avenue on the east, Chapman Ave on the south and Knott st
on the west.

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

RESOLUTION NO. 4247

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, RECOMMENDING APPROVAL OF A REVISION TO PLANNED UNIT DEVELOPMENT NO. PUD-103-76, REVISED '92, FOR AN AREA OF LAND BOUNDED BY CITY BOUNDARY ON THE NORTH, WESTERN AVENUE ON THE EAST, CHAPMAN AVENUE ON THE SOUTH, AND KNOTT STREET ON THE WEST, EXCLUDING THE SCHOOL SITE AT THE NORTHEAST CORNER OF KNOTT STREET AND CHAPMAN, PARCEL NOS. 131-023-04, 05, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 22, 23; 131-022-01, 02, 03, 06, 07, 08, 09, 10, 11; 131-021-14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28, 32, 33, 34, 35, 36, 37; 131-332-01, 02, 03, 04, 05, 06, 07, 08, 11, 12, 13, 14, 15, 16, 17; 131-331-18, 21, 22, 23, 24, 25, 30, 31, 32, 36, 40, 41, 24; 131-651-02, 23, 04, 06, 08, 18, 19, 20, 21, 22, 25, 26, 27, 28, 32, 36, 37, 38

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on June 11, 1992, does hereby recommend approval of Planned Unit Development PUD-103-76, Revised '92.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development PUD-103-76, Revised '92, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by C & D Plastics, Inc.
2. The applicant requests to amend the Irvine Industrial Planned Unit Development to allow heliports with the approval of a Conditional Use Permit.
3. The proposed project will not have a significant adverse effect on the environment; therefore, the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. Further, the Planning Commission finds a de minimis impact in relation to fish and game.
4. The subject property has a General Plan Land Use designation of Industrial and is zoned PUD. The subject site is improved with various industrial uses.
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 legal notice, public hearing was held on June 11, 1992, 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 June 11, 1992; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

ACTION

FACTS:

The subject site is approximately 187 acres in area,

The subject revision is justified in that the proposed amendment is consistent with the General Plan; and

The proposed use is permitted via CUP approval in the C-3, M-1, M-P and OS zones; and

The spirit and intent of the provisions, conditions, and requirements of Title 9 of the Garden Grove Municipal Code and other applicable ordinances are complied with.

REASONS:

The proposed action complies with the spirit and intent of the provisions, conditions and requirements of the General Plan, Municipal Code and the Irvine Industrial Planned Unit Development.

That the proposed development will not adversely impact Public Services' ability to perform their required function.

The proposed amendment to allow heliports in the PUD zone will be restricted to Conditional Use Permit approval.

The maximum number of heliports within the PUD will be limited to two.

The proposed use is compatible with the intent and purpose of the Planned Unit Development.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

The subject revision does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Sections 9.12.020 and 9.24.030.

ADOPTED this 11th day of June, 1992.

/s/ ANTHONY INGEGNERI
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on June 11, 1992, and carried by the following votes:

AYES:	COMMISSIONERS:	INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS
NOES:	COMMISSIONERS:	MARSHALL
ABSENT:	COMMISSIONERS:	NONE

/s/ PRISCILLA STIERSTORFER
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).

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING: CEQA - NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-103-76/REVISED '92
LOCATION: BOUNDED BY THE CITY BOUNDARY ON THE NORTH, WESTERN AVENUE ON THE EAST, CHAPMAN AVENUE ON THE SOUTH, AND KNOTT STREET ON THE WEST
APPLICANT: C & D PLASTICS, INC.
DATE: JUNE 11, 1992

Staff announced that the request is to amend the Planned Unit Development to allow the inclusion of heliports as a possible use with approval of a Conditional Use Permit.

Staff noted that this request is in conjunction with a Conditional Use Permit application and would present both staff reports together.

PUBLIC HEARING: CEQA - NEGATIVE DECLARATION
CONDITIONAL USE PERMIT NO. CUP-106-92
APPLICANT: C & D PLASTICS, INC.
LOCATION: NORTH OF ORANGEWOOD AVENUE, WEST OF WESTERN AVENUE
7330 LINCOLN WAY
DATE: JUNE 11, 1992

Staff announced that the request is to construct a heliport pad atop an industrial building with takeoffs and landings approximately three days a week during daylight hours.

The City of Garden Grove has prepared Negative Declarations on these requests because they will not have a significant adverse effect on the environment pursuant to the California Environmental Quality Act.

Commissioner Marshall questioned what constituted a flight. Staff advised that it is a round trip.

Commissioner Marshall questioned why the request includes allowing four heliports in the PUD. Staff commented that four was an arbitrary number that was selected which they felt would allow some flexibility and less revisions to the PUD. Staff felt that four would not significantly increase the air traffic since it is in close proximity to Los Alamitos.

Commissioner Marshall questioned why it will not create more noise. Staff commented that the noise generated will be within the decibel rating allowed by the Municipal Code.

Commissioner Krebs questioned what constituted the daylight hours for the flights. Staff commented that it will be from 7 a.m. to 7 p.m. from Monday through Friday but they also have to comply with the FAA rulings.

Commissioner Butterfield asked where the nearest school was. Staff commented that it is Waken Elementary at Chapman and Beach which is more than one quarter of a mile away.

Chairman Ingegneri opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Lee Wilcox noted he is the architect for the project and addressed the Commission. He commented that their application is for five days a week but they anticipate only flying three days a week. He noted that the flight path will be along Western Avenue and totally over commercial properties and not over residential or any school property.

Mr. Greg Axton commented that he will pilot the helicopter. He noted that they consider a flight an arrival and departure. He noted that for a helicopter there is a minimum height requirement which is to fly from 500 to 1200 feet above any property. He commented that they use a B206L helicopter which is not noisy. He indicated that the pad on the building will be a helistop and the helicopter will not be parked there overnight.

In reply to Chairman Ingegneri, Mr. Axton commented that the flight plan as proposed will have a tight turn but it is not too tight and will not be difficult. He also commented that the helicopter is a six passenger and they will not outgrow it and require anything larger.

Mr. Larry Hardesty addressed the Commission in opposition to the request. He commented that his concerns are safety and noise and he does not want to be in the flight path. He commented that they have enough noise from the bar and motorcycle shop in the area. He commented that they do not always follow the flight path for Los Alamitos and they excuse it by saying they have a new pilot.

Mr. Gary Burgen addressed the Commission in opposition to the request citing his concerns were also with noise and safety for his tenants.

Mr. Wilcox readdressed the Commission. He commented the distance that the helicopter will be flying will not be closer than 900 to 1400 feet from the two people who spoke.

In reply to Chairman Ingegneri, Mr. Axton commented that at Los Alamitos, they fly a variety of helicopters most of which are the model 205. He further noted that they plan of flying from 8 a.m. to 5 p.m. and that is what they are asking for. He also commented that police helicopters fly much lower that they are proposing.

There being no further comments, the public portion of the hearing was closed.

Commissioner Marshall commented that the industrial center was built at that location because it is close to the freeway. He felt that it is an ideal location for a business and did not feel they needed a helicopter. He felt that there was a safety factor involved.

Commissioner Krebs was in favor of reducing the hours of flight. He questioned who will monitor that they only fly 12 times a month. He felt that they have to progress with the times, and the freeways are too crowded. Staff commented that the Planning Division will review the CUP once a year; and it has been their experience that if there are too many flights, the neighbors will call to complain.

Commissioner Killingbeck felt that they should help businesses; and as long as they comply with FAA rulings, he would vote in favor of the requests.

Commissioner Anderson commented that she had no problem with the requests but felt that the number of heliports allowed in the PUD should be reduced to two.

Commissioner Blakesley noted that there are a lot of people who have looked at this application and the regulations imposed are stringent. He commented that his experience with helicopters is that they are safe. He noted he was also in favor of reducing the number of heliports and would like to see the hours from 7 a.m. to 6 p.m.

Commissioner Butterfield questioned what the business hours of operation were. From the audience, it was said that it is a 24-hour business. Commissioner Butterfield noted a concern with the hours from 7 a.m. to 6 p.m.

Chairman Ingegneri commented he was in favor of the request but would like the motion to state the hours of operation, which he preferred to end at 5 p.m., and a limit of two heliports.

Commissioner Blakesley moved, seconded by Commissioner Krebs to approve the Negative Declarations on PUD-103-76/Revised'92 and CUP-106-92 and a finding that the requests will have a DeMinimis impact on fish and game. The motion carried with the following vote:

AYES:	COMMISSIONERS:	INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS.
NOES:	COMMISSIONERS:	MARSHALL
ABSENT:	COMMISSIONERS:	NONE

Commissioner Blakesley moved, seconded by Commissioner Anderson, to recommend approval of PUD-103-76/Revised'92 to allow the inclusion of two heliports in the PUD, pursuant to the facts and reasons as stated in the Resolution, and authorize the Chairman to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS.
NOES:	COMMISSIONERS:	MARSHALL
ABSENT:	COMMISSIONERS:	NONE

Commissioner Blakesley moved, seconded by Commissioner Killingbeck, to approve CUP-106-92, pursuant to the facts and reasons as stated in the Resolution, and authorize the Chairman to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS.
NOES:	COMMISSIONERS:	MARSHALL
ABSENT:	COMMISSIONERS:	NONE



DEVELOPMENT SERVICE DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 5.a,b
HEARING DATE June 11, 1992
CASE NO. PUD-103-76, Rev. '92
APPLICANT C & D Plastics, Inc.

SITE LOCATION North of Chapman Ave.
between Knott St. and Western Ave.
GENERAL PLAN Industrial
ZONE Planned Unit Development
CEQA DETERMINATION Neg. Decl.

REQUEST:

To amend the Irvine Industrial Planned Unit Development to allow heliports with the approval of a Conditional Use Permit.

PROJECT STATISTICS

	<u>Provided</u>	<u>Code</u>
<u>LOT SIZE:</u>	187 acres	5 acres

DISCUSSION:

The request to allow heliports within the Irvine Industrial Planned Unit Development is due to a specific request to construct a heliport on top of an existing industrial building located in this Planned Unit Development (PUD). The Irvine Industrial PUD currently does not permit such structures or landing pads for helicopters. Title 9 indicates Airport/Helistops are allowed in the C-3, M-1, M-P and O-S zones, provided they receive approval of a Conditional Use Permit.

The concerns associated with heliports include noise, landings and take-offs, flight paths and specific code provisions pertaining to such an activity. A conditional use permit can minimize these issues by imposing restrictions on the activity. For instance, it can restrict time of travel to daylight hours, direct helicopter travel routes away from residential areas or schools, and impose other related regulations to ensure compatibility.

The City allows heliports in four zones noted above with approval of a Conditional Use Permit. Three of the four zones are industrial and the Irvine PUD is designated for industrial development. The proposed use would be appropriate in an industrial area, and the Irvine Industrial PUD is part of the overall Central Industrial Area (CID). The CID encompasses the area between Knott Street and the east side of Western, and from the

Garden Grove Freeway to the northern city boundary, over 640 acres. This area includes M-P and M-1 zoning as well as the Mission Land Industrial PUD. (Note: The Mission Land Industrial PUD does not permit heliports.) For reference purposes, the Irvine PUD is bounded by the city boundary on the north, Western Avenue on the east, Chapman Avenue on the south, and Knott Street on the west, excluding the school site at the northeast corner of Knott Street and Chapman Avenue.

Although Title 9 indicates the allowance of this use via a CUP approval, it does not set a maximum number of heliports in a given area. It is recommended, in order to lessen impacts associated with this type of activity, to limit the Irvine Industrial PUD to a maximum of four heliports. Limiting the PUD to four heliports would minimize air traffic by controlling the number of helicopters able to land in this vicinity.

RECOMMENDATION


That the Planning Commission recommend the City Council approve the proposed revision to Planned Unit Development PUD-103-76, Revised '92.

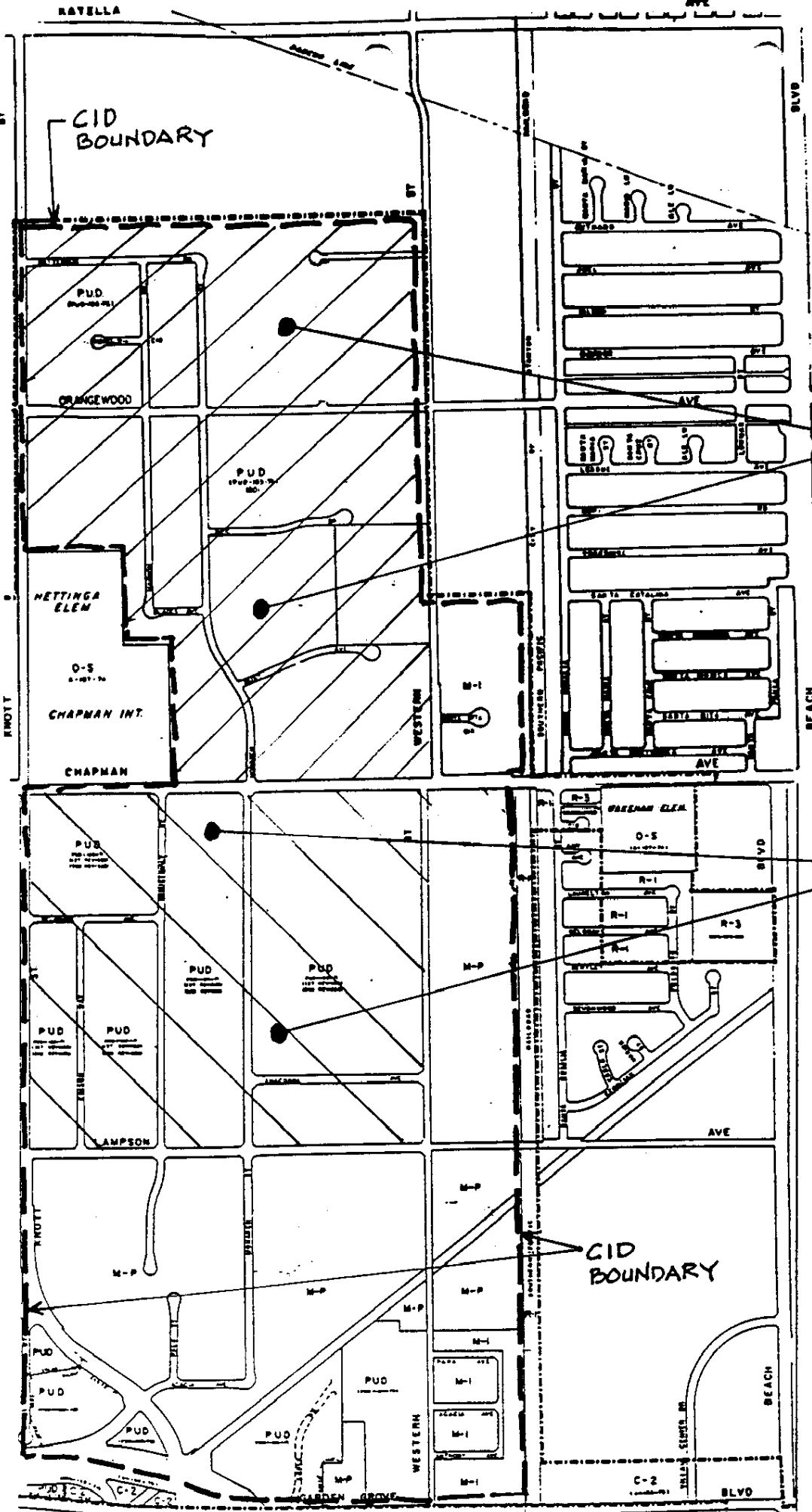
MILLIE SUMMERLIN
Planning Services Manager



By:  Karl Hill
Planner

PUD-103-76.sr

APPROVED FOR AGENDA LISTING

FRANK A. SCHUMA, Director
Development Services Department



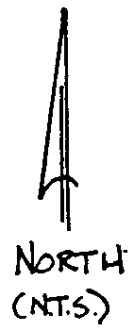
CID BOUNDARY

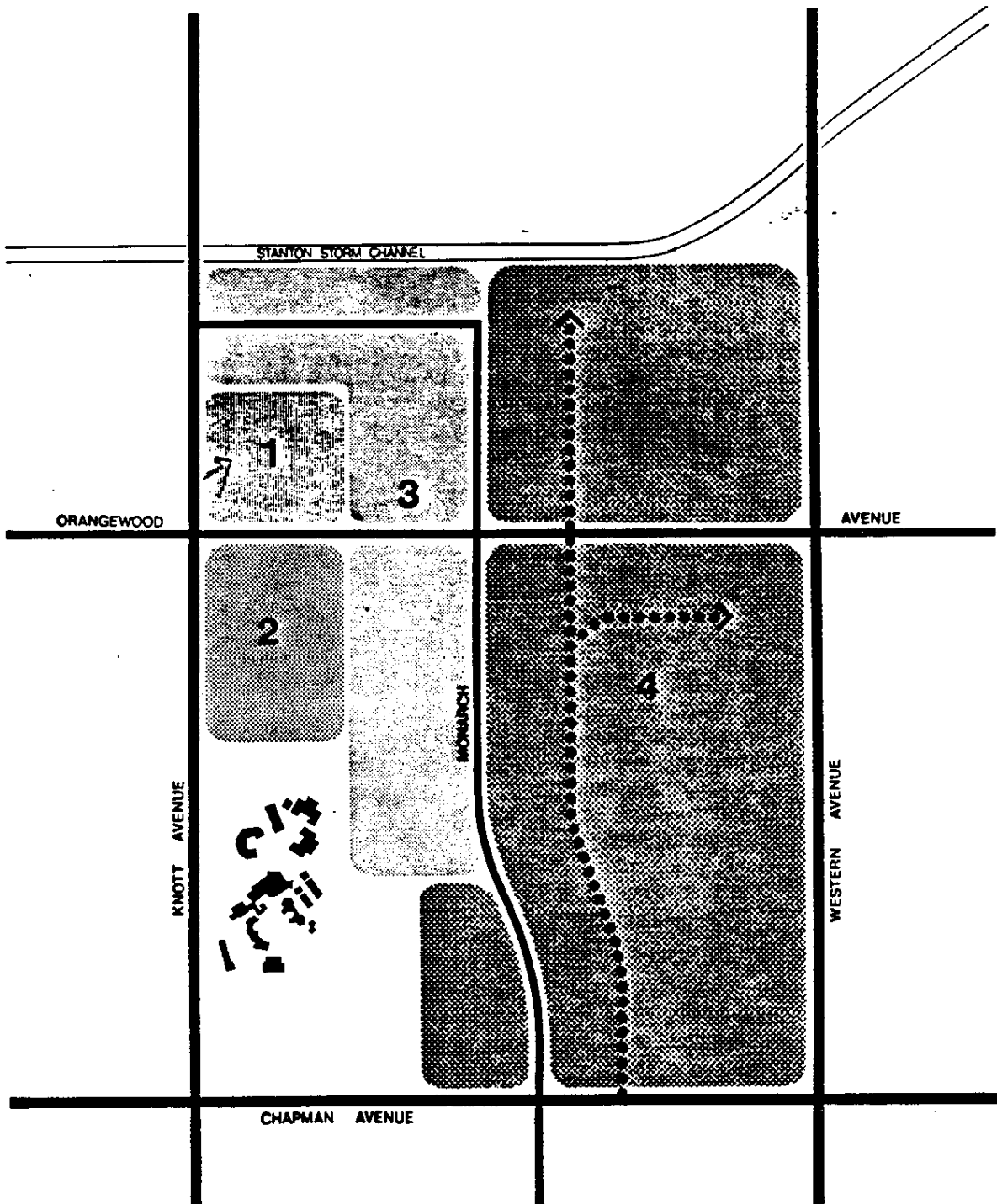
CENTRAL INDUSTRIAL DISTRICT

IRVINE PUD

MISSION LAND PUD

CID BOUNDARY





- LEGEND**
-  INDUSTRIAL COMMERCIAL
 -  MULTI-TENANT INDUSTRY
 -  SPECIAL INDUSTRY
 -  INDUSTRY
 -  RAILROAD

Land Use Plan

IRVINE INDUSTRIAL COMPLEX garden grove

March, 1976

0 200' 400'



Date Completed April 21, 1992

INITIAL STUDY OF ENVIRONMENTAL EFFECTS
(To Be Completed by Lead Agency)

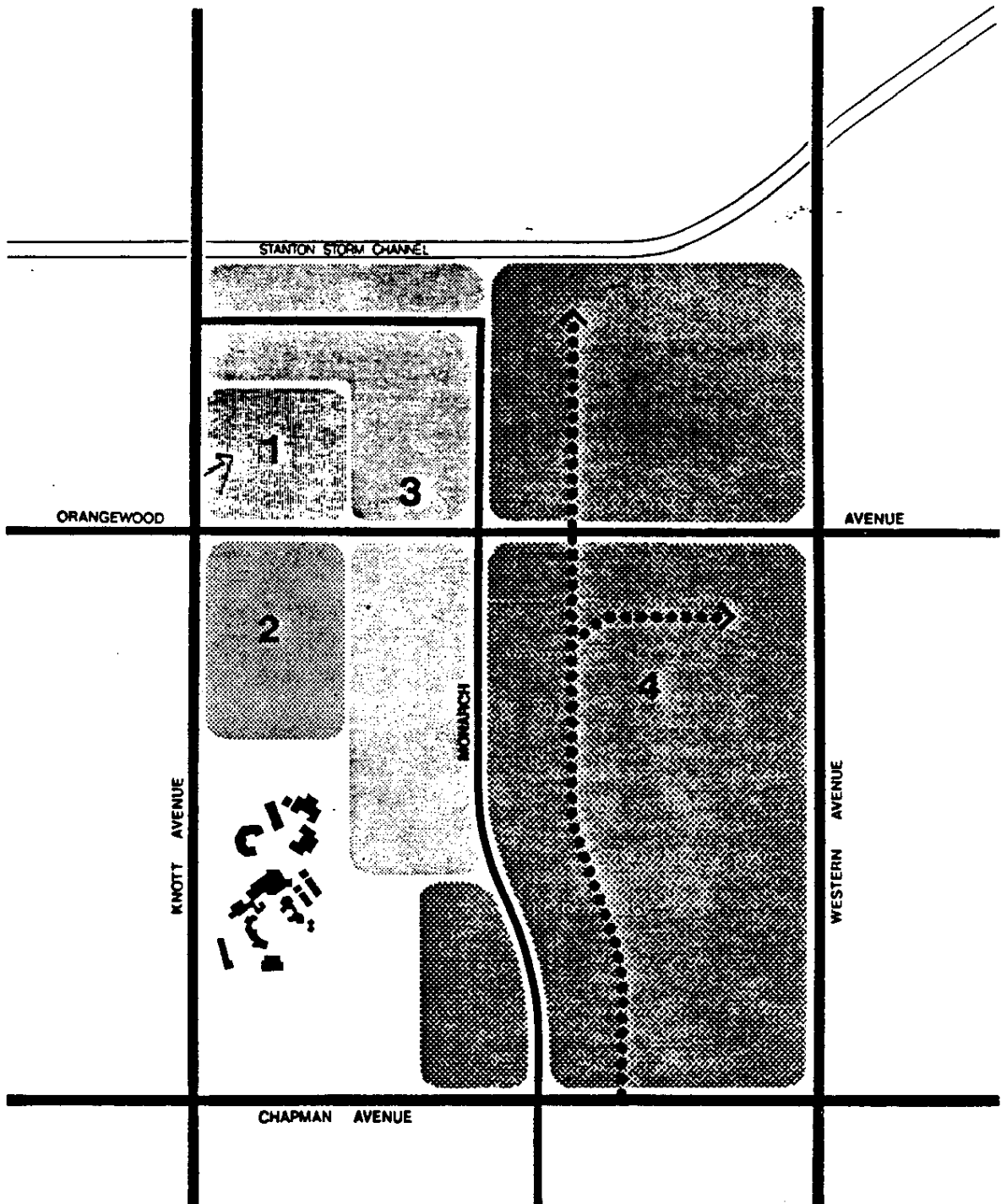
I. BACKGROUND

1. Name of developer or project sponsor: C & D Plastics, Inc.
Address and phone number of above: 7330 Lincoln Way,
Garden Grove, CA 92641 (714) 891-0683
2. Address or location of project: Irvine Industrial PUD site bounded by
north City boundary, Western Ave., Chapman Ave., and Knott Street
3. Name of project leader or coordinator: Karl Hill
4. Lead Agency: City of Garden Grove
5. Date Environmental Information Form submitted: April 15, 1992
6. Agency Requiring Form: City of Garden Grove
7. Name of proposal, if applicable: Planned Unit Development PUD-103-76,
Revised '92
8. Project Proposal: Amend the PUD to allow heliports, maximum of four (4)

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or changes in geologic substructures?	_____	_____	<u>X</u>
b. Disruptions, displacements, compaction or overcovering of the soil?	_____	_____	<u>X</u>
c. Change in topography or ground surface relief features?	_____	_____	<u>X</u>
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	<u>X</u>



- LEGEND**
-  INDUSTRIAL COMMERCIAL
 -  MULTI-TENANT INDUSTRY
 -  SPECIAL INDUSTRY
 -  INDUSTRY
 -  RAILROAD

Land Use Plan
IRVINE INDUSTRIAL COMPLEX garden grove

March, 1976
 0 200' 400'
 North

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
e. Any increase in wind or water erosion of soils either on or off the site?	_____	_____	<u>X</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	<u>X</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mud slides, ground failure, or similar hazards?	_____	_____	<u>X</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
d. Exposure of people to high ambient levels of air pollution?	_____	_____	<u>X</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	<u>X</u>
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
f. Alteration of the direction or rate of flow of ground water?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding?	_____	_____	<u>X</u>
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction of acreage of any agricultural crop?	_____	_____	<u>X</u>
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish or insects)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>
c. Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?	_____	_____	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	<u> </u>	<u> X </u>	<u> </u>
b. Exposure of people to severe noise levels?	<u> </u>	<u> X </u>	<u> </u>
7. Light and Glare. Will the proposal produce new light or glare?	<u> </u>	<u> </u>	<u> X </u>
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	<u> </u>	<u> </u>	<u> X </u>
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	<u> </u>	<u> </u>	<u> X </u>
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	<u> </u>	<u> X </u>	<u> </u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	<u> </u>	<u> </u>	<u> X </u>
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	<u> </u>	<u> </u>	<u> X </u>
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	<u> </u>	<u> </u>	<u> X </u>
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	<u> </u>	<u> </u>	<u> X </u>
b. Effects on existing parking facilities or demand for new parking?	<u> </u>	<u> </u>	<u> X </u>
c. Substantial impact upon existing transportation systems?	<u> </u>	<u> </u>	<u> X </u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<u>X</u>
e. Alterations to waterborne, rail or air traffic?	_____	<u>X</u>	_____
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u>X</u>
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	<u>X</u>
b. Police Protection?	_____	_____	<u>X</u>
c. Schools?	_____	_____	<u>X</u>
d. Parks or other recreational facilities?	_____	_____	<u>X</u>
e. Maintenance of public facilities, including roads?	_____	_____	<u>X</u>
f. Other governmental services?	_____	_____	<u>X</u>
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	<u>X</u>
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	_____	_____	<u>X</u>
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	<u>X</u>
b. Communications system?	_____	_____	<u>X</u>
c. Water?	_____	_____	<u>X</u>
d. Sewer or septic tanks?	_____	_____	<u>X</u>
e. Storm water drainage?	_____	_____	<u>X</u>
f. Solid waste and disposal	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	_____X_____
b. Exposure of people to potential health hazards?	_____	_____	_____X_____
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	_____X_____
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	_____X_____
20. Cultural Resources. Will the proposal result in: an alteration of a significant archeological, historical or ethnic cultural site, structure, object or building?	_____	_____	_____X_____
21. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	_____X_____
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	_____	_____	_____X_____
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact			

on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

<u>Yes</u>	<u>Maybe</u>	<u>No</u>
_____	_____	<u> X </u>

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____	_____	<u> X </u>
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III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

1. Is the project to be located in an area with a high probability of soil liquefaction?

_____	<u> X </u>	_____
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2. Is the project site located on or adjacent to a known or suspected earthquake fault?

_____	_____	<u> X </u>
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3. Is the project within a 100-year flood plain?

_____	_____	<u> X </u>
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4. Is the project to be located under the flight path for an airport?

<u> X </u>	_____	_____
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5. Is the project to be located in the vicinity of a currently operating or an historic sanitary landfill?

_____	_____	<u> X </u>
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IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

(Explanation of all "yes", "maybe", and "no" answers and possible mitigation measures of any significant adverse effects.)

SEE ATTACHMENT "A"

V. DETERMINATION

(To be completed by the Lead Agency.)

On the basis of this initial evaluation:



Staff finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

5. Animal Life (Yes Maybe No)

a-d The project will not substantially impact any environmentally sensitive animal species. - No known endangered animal species have been identified to reside on or adjacent to the site. The project will have a de minimis effect on plant life in relation to fish and game.

6. Noise (Yes Maybe No)

a & b A project of this nature will not create a sizable increase in noise levels beyond those prescribed by the noise element of the General Plan. Increases in existing noise levels will result during construction if applicable and during landings and take-offs of helicopters. the noise levels will be subject to the CC&Rs and performance standards of PUD-103-76.

7. Light & Glare (Yes Maybe No)

The developer must adhere to code provisions for restricting light and glare onto the subject site. The developer is responsible for providing adequate security lighting as per the provisions of the Police Department.

8. Land Use (Yes Maybe No)

The project complies with the goals and objectives of the Garden Grove General Plan for Land Use applicable to the Irvine Industrial Planned Unit Development PUD-103-76, Revised '92.

9. Natural Resources (Yes Maybe No)

The project will not result in a substantial increase in the usage of any natural resources, including water. The developer must comply with all Water Department provisions.

10. Risk of Upset (Yes Maybe No)

a & b The nature of this project will not result in the storage or release of hazardous substances. All storage of hazardous substances must adhere to the provisions of the Fire Department as well as the safety element of the General Plan. This proposal is to amend the existing PUD to allow a maximum of four heliports. Each individual application for a CUP approval will be required to address this concern.

11. Population (Yes Maybe No)

(Non-Residential) The proposed project will not significantly alter the population of the City, as the project complied with the goals and objectives as outlined in the growth policy element of the General Plan.

12. Housing (Yes Maybe No)

(Non-Residential) The project will not have any effect on the number or quality of the residential housing stock within the City.

13. Transportation/Circulation (Yes Maybe No)

The developer is required to comply with all conditions of approval of the Traffic Engineer to address any traffic issues this project will generate. Impact on any traffic circulation patterns will be addressed by the City Traffic Engineer to ensure compliance with the goals and objectives of the circulation element of the General Plan. The proposal is to allow heliports within the PUD. The proposed is to limit the maximum number to a total of four heliports. This will limit air traffic in the vicinity. Any proposal will be subject to FAA, Airport Land Use Commission, and Los Alamitos Air Station approval.

14. Public Services (Yes Maybe No)

The project has been reviewed by the Development Services Department, Engineering Services Division, Police Department, Fire Department and Building Services Division, as well as the Garden Grove Sanitary District to insure adequate facilities for sewer, water, trash, police and fire protection exist.

15. Energy (Yes Maybe No)

The project will not create a substantial impact upon existing energy sources, nor will it require the creation of any new energy sources.

16. Utilities (Yes Maybe No)

The project will not substantially impact public utilities. Existing utilities are in place and are adequate to serve the proposed development. All on-site utilities servicing the project are required to be relocated underground with ground-mounted electrical transformers to be screened from view and not located in any landscape frontages.

17. Human Health (Yes Maybe No)

By adhering to all applicable code provisions, the proposed project will not be a detriment to public health, safety, or welfare.

18. Aesthetics (Yes Maybe No)

The project is located within a developed urban area. No scenic views or vistas will be obstructed by the construction of this development.

19. Recreation (Yes Maybe No)

The proposal will not substantially impact existing public recreational facilities. The developer is required to pay all applicable park fees as required by code.

20. Cultural Resources (Yes Maybe No)

The subject site is not located on or near any area of any archeological significance.

21. Mandatory Findings of Significance

- a. The project site is not located in an area that would substantially degrade the existing plant or wildlife. The project will have a de minimis effect in relation to fish and game.
- b. The project will not be disadvantageous to any long-term environmental goals as set forth in the General Plan.
- c. The cumulative impacts for this project will be addressed in the Conditions of Approval placed on this project.
- d. This project would not normally impact human health provided it complies with the applicable building and health codes as set forth by the State.

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

1. Soil Liquefaction

Liquefaction is the transformation of stable soil into a fluid-like state resulting from earth movement. The subject site is located within a medium area of probability of such a ground failure occurring. As per the seismic safety element of the General Plan, the developer will be required to comply with all applicable Uniform Building Code requirements to ensure public safety.

2. Earthquake

As stated in II.1., the City of Garden Grove lies in close proximity to the Newport/Inglewood fault. The developer is required to comply with the Uniform Building Code as it pertains to seismic safety.

3. Flood

The site is not located on a 100-year flood plain as determined by the Federal Emergency Management Agency (FEMA).

4. Flight Path

The site is within close proximity to Los Alamitos Air Station, located northwest of the PUD. Air traffic utilizing this space is subject to the control of the Los Alamitos Air Station air traffic control tower.

5. Landfill

The site is not located in proximity to any known landfill areas.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING IRVINE INDUSTRIAL PLANNED UNIT DEVELOPMENT NO. PUD-103-76/REV.92 AND PARTICULARLY SECTION V: GENERAL DEVELOPMENT STANDARDS. THE PUD'S LOCATION IS SITUATED ON THE EAST SIDE OF KNOTT AVENUE, WEST SIDE OF WESTERN AVENUE, SOUTH OF KATELLA AVENUE, AND NORTH OF CHAPMAN AVENUE

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

WHEREAS, the subject case was initiated by C & D Plastics Inc., requesting the following PUD amendment:

PUD-103-76/Rev.92 to amend Irvine Industrial Planned Unit Development to allow heliports with the approval of a Conditional Use Permit. The PUD location and parcel numbers are AS FOLLOWS: BEING A PORTION OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN RANCHO LOS ALAMITOS AS SHOWN ON RECORD OF SURVEY BOOK 2, PAGE 43, OF ORANGE COUNTY RECORDS, SAID LAND ALSO BEING KNOWN AS LOTS 5, 6, 11, 12, 13 AND 14 OF J. W. BIXBY AND COMPANY'S SUBDIVISION OF A PORTION OF RANCHO LOS ALAMITOS ACCORDING TO A MAP THEREOF RECORDED IN BOOK 7, PAGE 51, OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF SAID J. W. BIXBY AND COMPANY'S SUBDIVISION, SAID POINT OF BEGINNING BEING ON THE CENTER LINE OF KNOTT AVENUE, FORMERLY HANSEN ROAD, 60 FEET WIDE; THENCE ALONG THE NORTHERLY BOUNDARY OF LOT 5, NORTH 89°35'43" EAST 30 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE NORTH BOUNDARY OF LOTS 5 AND 6, NORTH 89°35'43" EAST 2803.65 FEET TO THE WESTERLY LINE OF WESTERN AVENUE, KNOWN AS A STREET 40 FEET WIDE ON MAP OF J. W. BIXBY AND COMPANY'S SUBDIVISION; THENCE ALONG SAID WESTERLY STREET LINE SOUTH 0°35'11" EAST 2096.10 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 89°30'34" WEST 669.04 FEET; THENCE SOUTH 0°34'05" EAST 856.89 FEET; THENCE NORTH 89°40'14" EAST 669.32 FEET TO THE ABOVE-DESCRIBED WESTERLY LINE OF WESTERN AVENUE; THENCE ALONG SAID WESTERLY LINE SOUTH 0°35'11" EAST 962.27 FEET TO A LINE PARALLEL WITH AND 50 FEET NORTHERLY, MEASURED AT A RIGHT ANGLE FROM THE CENTER LINE OF CHAPMAN AVENUE, WHICH IS SHOWN ON MAP OF SAID J. W. BIXBY AND COMPANY'S SUBDIVISION AS A STREET 60 FEET WIDE; THENCE ALONG SAID PARALLEL LINE SOUTH 89°35'12" WEST 20 FEET; THENCE NORTH 0°35'11" WEST 40 FEET; THENCE SOUTH 44°30'00" WEST 56.65 FEET TO THE ABOVE-DESCRIBED PARALLEL LINE, WHICH IS THE PRESENT NORTHERLY STREET LINE OF CHAPMAN AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°35'12" WEST 1801.55 FEET TO THE SOUTHEAST CORNER OF LAND SHOWN ON MAP FILED IN RECORD OF SURVEY BOOK 64, PAGE 49, OF ORANGE COUNTY RECORDS; THENCE CONTINUING ALONG THE BOUNDARY OF SAID RECORD OF SURVEY THE FOLLOWING COURSES: NORTH 0°15'47" EAST 967.79 FEET; NORTH 89°44'13" WEST 340 FEET; NORTH 0°15'47" EAST 660 FEET; NORTH 89°44'13" WEST 660 FEET TO A LINE PARALLEL WITH AND DISTANT 30 FEET EASTERLY, MEASURED AT A RIGHT ANGLE FROM THE CENTER LINE OF KNOTT AVENUE, FORMERLY HANSEN ROAD, SHOWN AS A STREET 60 FEET WIDE ON

SAID MAP OF J. W. BIXBY AND COMPANY'S SUBDIVISION; THENCE ALONG SAID PARALLEL LINE NORTH 0°15'47" EAST 2278.34 FEET TO THE TRUE POINT OF BEGINNING, WHICH PROPERTY IS PARCEL NOS. 131-023-04, 05, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 22, 23; 131-022-01, 02, 03, 06, 07, 08, 09, 10, 11; 131-021-14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28, 32, 33, 34, 35, 36, 37; 131-332-01, 02, 03, 04, 05, 06, 07, 08, 11, 12, 13, 14, 15, 16, 17; 131-331-18, 21, 22, 23, 24, 25, 30, 31, 32, 36, 40, 41, 24; 131-651-02, 23, 04, 06, 08, 18, 19, 20, 21, 22, 25, 26, 27, 28, 32, 36, 37, 38

WHEREAS, the City of Garden Grove has prepared a Negative Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment; and

WHEREAS, pursuant to Resolution No. 4247, the Planning Commission recommended approval of Planned Unit Development Amendment No. PUD-103-76/Rev.92 on June 11, 1992; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on July 7, 1992, and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED:

1. Planned Unit Development No. PUD-103-76/Rev.92 is hereby approved pursuant to facts and reasons stated in the Planning Commission Resolution No. 4247, a copy of which is on file in the office of the City Clerk and incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 2:

PUD Amendment No. PUD-103-76/Rev.92 is hereby adopted and Section V: General Development Standards item C is hereby changed to reflect the allowance of heliports with the approval of a Conditional Use Permit. Item C is as follows:

Permitted Uses Subject to Conditional Use Permit Approval. The following additional uses shall be permitted in all areas of the Planned Unit Development, with the exception of that portion designated commercial industrial. A public hearing will be set before the Zoning Administrator to hear the request for establishment of the following uses:

1. Utility Services Yards
2. Furniture Warehouse Sales
3. Rug and Carpet Sales and Distribution

Yes Maybe No

Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

Staff finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date April 21, 1992

Karl Hill
Signature

For Planned Unit Development
PUD-103-76, Revised '92

ATTACHMENT A

INITIAL STUDY CHECKLIST RESPONSES

CASE NO. PUD-103-76, Rev.'92

II. ENVIRONMENTAL IMPACTS

1. Earth (Yes Maybe No)

a-g Disruptions in the soil will result during the site preparation and grading. The developer must submit grading, drainage, and underground utility plans to the Engineering Services Division prior to the issuance of any permits.

A project of this size would not create any substantial impacts to the soil or topography of the area, other than to provide adequate drainage.

According to the seismic and safety element of the General Plan, the Shady Canyon fault is the only fault line known to exist within the Garden Grove city limits. This fault has no history of seismic activity and is not considered to be active. The city lies in proximity to the Newport/Inglewood fault, as well as larger general fault lines which may affect buildings within Garden Grove. The developer is required to comply with the Uniform Building Code as it pertains to seismic safety.

2. Air (Yes Maybe No)

a-d The size and scope of this project will not create a substantial impact on the air movement or the quality of the area.

3. Water (Yes Maybe No)

a-i The developer is required to comply with all the provisions of the Garden Grove Water Department and the Engineering Services Division to address any concern resulting from the design of this project. Water line location plans and grading plans are required to be submitted to insure safe and proper location of water service facilities and surface drainage.

4. Plant Life (Yes Maybe No)

a-d The project will not substantially impact any environmentally sensitive species of plants. Any existing vegetation required to be removed as a consequence of new construction will be replaced with new plant materials and located in areas designed to promote their sustenance and longevity. The project will have a de minimis effect on plant life in relation to fish and game.

Yes Maybe No

Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

Staff finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

April 21, 1992
Date

Karl Hill
Signature

For Planned Unit Development
PUD-103-76, Revised '92

4. Building products and/or sales, including plumbing, lumber, electrical and masonry supplies.
5. Extraction of natural resources
6. Heliport (maximum of two heliports allowed within this PUD)

The purpose of the Conditional Use Permit will be to determine the compatibility of the requested use with surrounding uses and to ensure that said use shall not be detrimental to the health, safety, morals, comfort, and general welfare of the residing or working in the neighborhood of such proposed use.

SECTION 3:

This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of Councilmembers voting for and against the same in the Orange County News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing ordinance was passed by the City Council of the City of Garden Grove on the _____ day of _____, 1992.

PUD10376.ord
07/02/92

PUBLIC-NOTICE PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT
PUD-103-76-	13043503 DEAK, GEORGE R (EA)	6931 SANTA RITA AVE	GARDEN GROVE, CA	92645	1
PUD-103-76-	13043504 DEMPSEY, MICHAEL D (JT)	6941 SANTA RITA AVE	GARDEN GROVE, CA	92645	1
PUD-103-76-	13043505 JONES, KAREN R (H&B)	3332 ROSSMOOR WAY	LOS ALAMITOS, CA	90720	1
PUD-103-76-	13043506 JONES, KEVIN C (JT)	6961 SANTA RITA AVE	GARDEN GROVE, CA	92645	1
PUD-103-76-	13043507 MC BRIDE, BRIAN R (JT)	6962 SANTA RITA AVE	GARDEN GROVE, CA	92645	1
PUD-103-76-	13043508 SIFFORD, JEFFIE R (BL)	6952 SANTA RITA AVE	GARDEN GROVE, CA	92645	1
PUD-103-76-	13043509 COOK, MARGARET L (WD)	6942 SANTA RITA AVE	GARDEN GROVE, CA	92645	1
PUD-103-76-	13102114 WU, DAVID M N (JT)	11272 KNOX ST	GARDEN GROVE, CA	92641	1
PUD-103-76-	13102115 TIC ASSOCIATES (PR)	16830 VENTURA BLVD	ENCINO, CA	91436	1
PUD-103-76-	13102116 COUGHLIN, PHILIP M (EA)	7071 PATTERSON DR	GARDEN GROVE, CA	92641	1
PUD-103-76-	13102117 ADAMS, GARY R ET AL (EA)	3420 -H W MAC ARTHUR BLVD	SANTA ANA, CA	92704	1
PUD-103-76-	13102118 GERALD M BRONSTEIN (PT)	2716 OCEAN PARK BLVD	SANTA MONICA, CA	90405	1
PUD-103-76-	13102119 GAREY, MARTIN R TR (TR)	3 WANDERING RILL	IRVINE, CA	92715	1
PUD-103-76-	13102120 GERALD M BRONSTEIN (PT)	2716 OCEAN PARK BOVD	SANTA MONICA, CA	90405	1
PUD-103-76-	13102121 FABRICATED METAL PRODUCTS (CR)	7211 PATTERSON DR	GARDEN GROVE, CA	92641	1
PUD-103-76-	13102122 ALPS ELECTRIC (USA) INC (CR)	7171 PATTERSON DR	GARDEN GROVE, CA	92641	1
PUD-103-76-	13102126 PACTEL PROPERTIES (CR)	2355 MAIN ST SUITE 1	IRVINE, CA	92714	1
PUD-103-76-	13102127 PACTEL PROPERTIES (CR)	40			
PUD-103-76-	13102128 PACTEL PROPERTIES (CR)	2355 MAIN ST SUITE 1	IRVINE, CA	92714	1
PUD-103-76-	13102132 PERKIN-ELMER CORP (CR)	761 MAIN AVE	NORWALK, CT	06859	1
PUD-103-76-	13102133 GRANWEGED ASSOCIATES (PT)	19447 DELANO ST	VAN NUYS, CA	91401	1
PUD-103-76-	13102134 ALPS ELECTRIC (USA) INC (CR)	7171 PATTERSON DR	GARDEN GROVE, CA	92641	1
PUD-103-76-	13102135 SHAMROCK PROPERTIES (PT)	SUITE 2000	LOS ANGELES, CA	90067	1
PUD-103-76-	13102136 GLENBOROUGH OPERATING CO (PT)	SUITE 600	REDWOOD CITY, CA	94063	1
PUD-103-76-	13102137 GLENBOROUGH OPERATING CO (PT)	SUITE 600	REDWOOD CITY, CA	94063	1
PUD-103-76-	13102201 HAVEL, VINCE J (GM)	100 SCHOLZ PLAZA #21	NEWPORT BEACH, CA	92663	1
PUD-103-76-	13102202 TIKTR CD TR#1R-1923-00-2 (ND)	438 VISTA GRANDE	NEWPORT BEACH, CA	92660	1
PUD-103-76-	13102203 PIPER, ROBERT C (CP)	11460 MARKON DR	GARDEN GROVE, CA	92641	1
PUD-103-76-	13102206 MITCHELL, JOHN F (CP)	1184 BRYANT RD	LONG BEACH, CA	90815	1
PUD-103-76-	13102207 B & B ENTERPRISES (PT)	5921 FREEDOM DR	CHINO, CA	91710	1
PUD-103-76-	13102208 C D M INVESTMENTS (PT)	7212 PATTERSON DR	GARDEN GROVE, CA	92641	1
PUD-103-76-	13102209 O'ROURKE, MICHAEL J TR (TR)	1068 PHALAROPE CT	COSTA MESA, CA	92626	1
PUD-103-76-	13102210 HOMME, DAVID V ET AL (EA)	521 GREEN ACRE DR	FULLERTON, CA	92635	1
PUD-103-76-	13102211 CHILDS, ROLAND A TR (TR)	9601 WILSHIRE BLVD	BEVERLY HILLS, CA	90210	1
PUD-103-76-	13102204 R-B INVESTMENTS (PT)	P O BOX 2994	TORRANCE, CA	90509	1
PUD-103-76-	13102305 POTTER, THOMAS R (CP)	11650 SEABOARD CR	STANTON, CA	90680	1
PUD-103-76-	13102310 IWATA BOLT HOLDING CO (ND)	20600 BELSHAW AVE	CARSON, CA	90746	1
PUD-103-76-	13102311 OFBS INVESTMENTS (JV)	SUITE B	TORRANCE, CA	90505	1
PUD-103-76-	13102312 OFBS INVESTMENTS (JV)	SUITE B	TORRANCE, CA	90505	1
PUD-103-76-	13102313 MILLER, ROBERT L (EA)	6901 OWENSMOUTH	CANDGA PARK, CA	91303	1
PUD-103-76-	13102314 MILLER, ROBERT L (EA)	6901 OWENSMOUTH	CANDGA PARK, CA	91303	1
PUD-103-76-	13102315 HONOLD CIRCLE PARTNERSHIP (PT)	1184 BRYANT RD	LONG BEACH, CA	90815	1
PUD-103-76-	13102316 HONOLD CIRCLE PARTNERSHIP (PT)	1184 BRYANT RD	LONG BEACH, CA	90815	1

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PUBLIC-NOTICE PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT
PUD-103-76-	13160112 CARMACK, CHARLES H TR (TR)	2747 W BRIDGEPORT AV E	ANAHEIM, CA	92804	1
PUD-103-76-	13160113 BUME, RUDOLF (JT)	1209 S OAKHAVEN DR	ANAHEIM, CA	92804	1
PUD-103-76-	13160118 BROCK, KENNETH E TR (TR)	3087 W BALL RD	ANAHEIM, CA	92804	1
PUD-103-76-	13160120 GERNING INVESTMENT CO (BL)	SUITE 505	BEVERLY HILLS, CA	90212	1
PUD-103-76-	13160121 STRICKLER, EDWARD E TR (TR)	16501 CHANNEL LN	HUNTINGTON BEACH, C	92649	1
PUD-103-76-	13160122 BERG, RONALD A (JT)	P O BOX 10198	SANTA ANA, CA	92711	1
PUD-103-76-	13160123 BERG, RONALD A (JT)	P O BOX 10198	SANTA ANA, CA	92711	1
PUD-103-76-	13160124 CRANE, ROBERT W (JT)	7572 SANTA RITA CIR	STANTON, CA	90680	1
PUD-103-76-	13160125 GAMBILL, JAMES KENNETH (JT)	12461 GILBERT ST	GARDEN GROVE, CA	92641	1
PUD-103-76-	13160126 SOJKA, DON R (UM)	399 E HARRISON ST UN IT A	CORDONA, CA	91719	1
PUD-103-76-	13165102 UNITED STATES OF AMERICA (XX)				1
PUD-103-76-	13165103 ZUREIT HOLDINGS LTD (CR)	ONTARIO	CANADA		1
PUD-103-76-	13165104 HOMME, DAVID V TR (TR)	521 GREEN ACRE DR	FULLERTON, CA	92635	1
PUD-103-76-	13165106 TRUST COMPANY OF THE WEST (ND)	400 S HOPE ST SUITE 600	LOS ANGELES, CA	90071	1
PUD-103-76-	13165108 COOPER, MICHAEL L TR (TR)	P O BOX 3165	ORANGE, CA	92665	1
PUD-103-76-	13165118 ORANGE COUNTY INVESTMENT (PT)	7611 PARK AVE	GARDEN GROVE, CA	92641	1
PUD-103-76-	13165119 MUELLER & WHITE (PT)	25891 HITCHING RAIL RD	LAGUNA HILLS, CA	92653	1
PUD-103-76-	13165120 ALFS, BARBARA SMITH TR (TR)	10680 W PICO BLVD #2 80	LOS ANGELES, CA	90064	1
PUD-103-76-	13165121 BURNS, RICHARD F TR (TR)	265 FRANKLIN ST	BOSTON, MA	02110	1
PUD-103-76-	13165122 NORTHERN TRUST OF (TR)	400 S HOPE ST SUITE 600	LOS ANGELES, CA	90071	1
PUD-103-76-	13165125 NORTHERN TRUST OF (TR)	400 S HOPE ST SUITE 600	LOS ANGELES, CA	90071	1
PUD-103-76-	13165126 EMTT PROPERTIES LTD (PT)	P O BOX 8444	NEWPORT BEACH, CA	92660	1
PUD-103-76-	13165127 EMTT PROPERTIES LTD (PT)	P O BOX 8444	NEWPORT BEACH, CA	92660	1
PUD-103-76-	13165128 NORTHWESTERN MUTUAL LIFE (CR)	720 E WISCONSIN AVE E12 D	MILWAUKEE, WI	53202	1
PUD-103-76-	13165132 IHRALL ENTERPRISES INC (CR)	200 W MADISON ST	CHICAGO, IL	60606	1
PUD-103-76-	13165136 BUK & ASSOC (PT)	4921 BIRCH ST #100	NEWPORT BEACH, CA	92660	1
PUD-103-76-	13165137 SILICON GENERAL INC (CR)	11861 WESTERN AVE	GARDEN GROVE, CA	92641	1
PUD-103-76-	13165138 DAIWA SEIKO INC (CR)	7421 CHAPMAN AVE	GARDEN GROVE, CA	92641	1
PUD-103-76-	13166115 SUDLER, SAMUEL (EA)	75 EISENHOWER PKWY	ROSELAND, NJ	07068	1
PUD-103-76-	13166123 MISSION LAND CO (CR)	1150 W CENTRAL AVE # D	BREA, CA	92621	1
PUD-103-76-	13166124 MISSION LAND CO (CR)	1150 W CENTRAL AVE # D	BREA, CA	92621	1
PUD-103-76-	13167112 SCOTT, C PAUL TR (TR)	42600 BOB HOPE DR #4 13	RANCHO MIRAGE, CA	92270	1
PUD-103-76-	22428101 SCHOOL, GARDEN GROVE (XX)	10331 E STANFORD AVE	GARDEN GROVE, CA	92640	1

PUBLIC-NOTICE PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT
PUD-103-76-	43102317 KV PROPERTY INC (CR)	6320 CANOGA AVE	WOODLAND HILLS, CA	91367	1
PUD-103-76-	13102319 IMATA BOLT HOLDING CO (NO)	20600 BELSHAW AVE	CARSON, CA	90746	1
PUD-103-76-	13102321 PACIFIC SOUTHWEST REALTY (CR)	600 WILSHIRE BLVD 4T LOS ANGELES, CA		-3588	1
PUD-103-76-	13102322 HERRMANN LEWIS O TR (EA)	H FL		90017	1
PUD-103-76-	13102323 KY PROPERTY INC (CR)	7372 PRINCE DR #104	HUNTINGTON BEACH, CA	92647	1
PUD-103-76-	13133118 SCHODL, GARDEN GROVE (XX)	6320 CANOGA AVE	WOODLAND HILLS, CA	91367	1
PUD-103-76-	13133121 KOLL BUSINESS CENTERS - (PT)	10331 E STANFORD AVE	GARDEN GROVE, CA	92640	1
PUD-103-76-	13133122 D'ADDID, JANIE (MS)	4943 VON KARMAN AVE	GARDEN GROVE, CA	92640	1
PUD-103-76-	13133123 D'ADDID, JANIE (MS)	11551 MARKON DR	NEWPORT BEACH, CA	92660	1
PUD-103-76-	13133124 SAWADA & MIYAKE FARMS (PT)	11551 MARKON DR	GARDEN GROVE, CA	92645	1
PUD-103-76-	13133125 MITCHELL, JOHN F (EA)	7651 CERRITOS AVE	GARDEN GROVE, CA	92645	1
PUD-103-76-	13133130 WART, ALVIN W (EA)	1184 BRYANT RD	STANTON, CA	90680	1
PUD-103-76-	13133131 WART, ALVIN ET AL (EA)	11771 MARKON DR	LONG BEACH, CA	90815	1
PUD-103-76-	13133132 GEMINI ENTERPRISES (PT)	11771 MARKON DR	GARDEN GROVE, CA	92641	1
PUD-103-76-	13133136 MENKIN, RICHARD K TR (TR)	P O BOX 5839	GARDEN GROVE, CA	92641	1
PUD-103-76-	13133140 SANYO FOODS CORP OF (CR)	11841 MONARCH ST	GARDEN GROVE, CA	92645	1
PUD-103-76-	13133141 BROWN, NORMAN (JT)	11955 MONARCH ST	GARDEN GROVE, CA	92641	1
PUD-103-76-	13133201 H & P DEVELOPMENT (PT)	21 NORTH DR	GARDEN GROVE, CA	92641	1
PUD-103-76-	13133202 CAMPBELL, ROBERT C (CP)	11521 MONARCH ST	KEY LARGO, FL	33037	1
PUD-103-76-	13133203 RUIZ, RUDY (NO)	11911 SAN VICENTE BL	GARDEN GROVE, CA	92641	1
PUD-103-76-	13133204 UMEZAWA TAKASHI (CP)	19561 POMPANO LN #10	HUNTINGTON BEACH, CA	92648	1
PUD-103-76-	13133205 ASHLING CORP (CR)	708 N VALLEY ST SUIT	ANAHEIM, CA	92801	1
PUD-103-76-	13133206 NEW HERMES INC (CR)	E F			
PUD-103-76-	13133207 NEW HERMES INC (CR)	11651 MONARCH ST	GARDEN GROVE, CA	92641	1
PUD-103-76-	13133208 HUGGINS, BOBBIE L TR (TR)	28 CROSS ST	NORWALK, CT	06891	1
PUD-103-76-	13133211 REDGER CORP (CR)	28 CROSS ST	NORWALK, CT	06891	1
PUD-103-76-	13133212 REDGER CORPORATION (CR)	11751 MONARCH ST	GARDEN GROVE, CA	92641	1
PUD-103-76-	13133213 STYLE INTERIORS-DRAPEY (CR)	940 DETROIT AVE	CONCORD, CA	94518	1
PUD-103-76-	13133214 BOLAND, JOHN P (CP)	11861 WESTERN AVE	GARDEN GROVE, CA	92641	1
PUD-103-76-	13133215 HARRIS, JAMES D (TC)	11622 MARKON DR	GARDEN GROVE, CA	92641	1
PUD-103-76-	13133216 CHRISTENSEN, GLEN F (CP)	12715 WESTERN AVE	GARDEN GROVE, CA	92641	1
PUD-103-76-	13133217 ADLER, SEYMOUR TR (TR)	11552 MARKON DR	GARDEN GROVE, CA	92641	1
PUD-103-76-	13134301 MASSACHUSETTS MUTUAL LIFE (CR)	11522 MARKON DR	GARDEN GROVE, CA	92641	1
PUD-103-76-	13134316 CONTAINER SUPPLY COMPANY (EA)	16608 PARK LANE PL	GARDEN GROVE, CA	92641	1
PUD-103-76-	13134408 FUJITA CORPORATION USA (CR)	1295 STATE ST	LOS ANGELES, CA	90049	1
PUD-103-76-	13134409 MISSION LAND CO (CR)	12571 WESTERN AVE	SPRINGFIELD, MA	01109	1
PUD-103-76-	13134410 PVA SHAPMAN / KNOTT (CR)	101 WILSHIRE	GARDEN GROVE, CA	92641	1
PUD-103-76-	13160107 SOJKA, DON R (BL)	1150 W CENTRAL AVE #	BREA, CA	92621	1
PUD-103-76-	13160111 ROHRS, MARIE E TR (TR)	D IRVINE			
		399 E HARRISON ST UN	ATN: CELESTE PLUM	92718	1
		IT A	MER, CA		
		20281 EASTWOOD CIR	CORONA, CA	91719	1
			HUNTINGTON BEACH, CA	92646	1

PN..... PUD-103-76-1
PARCEL..... 13043503
ASSR-OWNER.. DEAK, GEORGE R (EA)
ASSR-ADDR.. 6931 SANTA RITA AVE
ASSR-CITY.. GARDEN GROVE, CA
TRW-NAME... GEORGE DEAK
TRW-NAME... 6931 SANTA RITA AVE
TRW-CSZ.... Garden Grove CA 92664
5

PN..... PUD-103-76-1
PARCEL..... 13043503
ASSR-OWNER.. COBO, KAREN R (WD)
ASSR-ADDR.. 3332 ROSSMOOR WAY
ASSR-CITY.. LOS ALAMITOS, CA
TRW-NAME... MILTON & TINA THOMAS
TRW-NAME... 6931 SANTA RITA AVE
TRW-CSZ.... Garden Grove CA 92664
5