

PWD-103-76

PUD-103-76



Application No. PUD-103-76
 A. P. No. 131-331-08; 131-021-01
 Filing Date 3-11-76
 Hearing Date 4-15-76
 Analyst D. GUNDERMAN
 Referred To PERMITS
PLAN CHECK
WATER ENGR.
SANITARY DIST.
TRAFFIC
FIRE
POLICE

FILE COVER SHEET

APPLICATION FOR
 CITY OF GARDEN GROVE

IRVINE INDUSTRIAL COMPLEX 4770 CAMPUS DRIVE, IRVINE 833-1010
 Applicant Mailing Address Phone No.
 Agent Mailing Address Phone No.

TO PERMIT

THE REZONING OF APPROXIMATELY 212 ACRES CURRENTLY ZONED MP (INDUSTRIAL PARK) AND OS (OPEN SPACE) TO THE PUD (PLANNED UNIT DEVELOPMENT) ZONE AND APPROVAL OF A GENERAL DEVELOPMENT PLAN FOR THE ESTABLISHMENT OF THE SITE INTO FINISHED INDUSTRIAL LOTS. SAID DEVELOPMENT WILL CONSIST PRIMARILY OF INDUSTRIAL-COMMERCIAL, MULTI-TENANT INDUSTRIAL, AND GENERAL LIGHT INDUSTRIAL USES ON LOTS RANGING FROM 2/3 OF AN ACRE TO 5 ACRES. INCLUDED IN THE REQUEST IS THE CONSIDERATION OF AN ENVIRONMENTAL IMPACT REPORT AS REQUIRED BY ARTICLE 6, SECTION 15062 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970. THIS DOCUMENT IS ON FILE FOR PUBLIC REVIEW IN THE PUBLIC WORKS & DEVELOPMENT DEPARTMENT, CITY OF GARDEN GROVE.

All in accordance with the attached plot plan which is hereby made a part hereof. In any case of conflict between the language of this Application and the plot plan, the plot plan shall prevail.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Location of Property: East side Knott, West side Western, South of Katella, and North of Chapman
 Present Use of Property: UNIMPROVED
 Adjoining Property Owned or Leased by Applicant: NO

FINAL ACTION	
Denied _____	Approved _____
DWP _____	Withdrawn _____
Date _____	
Res. # _____	
Ord. # _____	
Dec. # _____	
DS-0014-10/75	

Signature of Applicant or his Agent

 Signature of Property Owner or his Agent

 No. PUD-103-76

CASE NO PUD-103-76

Name of Applicant Innes Industrial Complex
Address ~~P.O. Box 4404, Innes~~ 4770 Campus Dr., Innes 92713
Phone 833-1010

Name of Applicant's Representative Raymond W. Kinney
Address _____
Phone _____

Applicant Interviewed By D.R., D.B., D.L. Application By D.G.
Date Filed 3-11-76 Hearing Date ~~4-8-76~~ 4-15-76

PERTINENT FACTS: Need Elevations & Floor Plans? 3/15

PLANNING COMMISSION ACTION

Approved Hearing Date 4-15-76
Denied _____
DWP _____ RES. NO. 2837
FWR _____

Date Appealed _____

CITY COUNCIL ACTION

Approved _____ Hearing Date 5-4-76
Denied _____
DWP _____ RES. NO. _____

Returned to P. C. _____ Ord. No. _____

PLANNING COMMISSION RECONSIDERATION

Approved _____ Hearing Date _____
Denied _____
DWP _____ RES. NO. _____

CITY COUNCIL FINAL ACTION

Approved _____ Hearing Date _____
Denied _____
DWP _____ RES. NO. _____
FWR _____
Ord. No. _____

ZONING ADMINISTRATOR ACTION

Approved _____ Hearing Date _____
Denied _____ DEC. NO. _____

Date Appealed _____

ADMINISTRATIVE ACTION

Approved _____ Hearing Date _____
Denied _____

LATER ACTION:

Preliminary Description of Approx. 215 Acres For Exchange
Nike Site LA-32
4 Feb. 1976

A PORTION of that parcel of land conveyed in that condemnation proceeding entitled, "United States of America, Petitioner, v. 262.32 acres of land, more or less, in the County of Orange, State of California, Claralel Company, et al, Defendants, Civil No. 2535B" in the District Court of the United States, in and for the Southern District of California, Central Division, said portion is more particularly described as follows:

BEGINNING at the point of intersection of the centerlines of Chapman Avenue (60 feet wide) and Western Avenue (40 feet wide); thence along said Chapman centerline

- (1) S. $89^{\circ}22'11''$ W., 1881.26 feet to the easterly line of the 34.67 acre parcel conveyed to Alamos School District of Garden Grove; thence along the exterior boundary of said 34.67 acre parcel the following four courses:
 - (2) North, 1018.01 feet,
 - (3) West, 340.00 feet,
 - (4) North, 660.00 feet,
 - (5) West, 690.00 feet to the centerline of Knott Avenue (60 feet wide); thence along last said centerline
 - (6) North, 2276.93 feet to the northerly line of said 262.32 acre parcel; thence along last said line
 - (7) North $89^{\circ}20'$ E., 2851.20 feet to the centerline of said Western Avenue; thence along last said centerline
 - (8) South $0^{\circ}50'$ E., 2,113 feet, more or less, to the prolongation of the northerly line of the 12 acre United States Army parcel held for the National Guard; thence along the exterior boundaries of said Army parcel the following three courses:
 - (9) South $89^{\circ}10'$ W., 690 feet, more or less,
 - (10) South $0^{\circ}50'$ E., 820 feet, more or less,
 - (11) North $89^{\circ}10'$ E., 690 feet, more or less to the centerline of said Western Avenue; thence along last said centerline
 - (12) South $0^{\circ}50'$ E., 1,033 feet, more or less to the point of beginning.
- Containing 215 acres, more or less.

ENVIRONMENTAL INVENTORY

CASE/PROJECT No. _____
APPLICANT Irvine Industrial Complex
PROJECT LOCATION Bounded by Western Ave., Chapman Ave., Knott Av., and the Stantor Storm Channel.

I. BACKGROUND INFORMATION

1. Give a brief description of the proposed project.

The proposed project is the subdivision of approximately 205 gross acres into finished lots for industrial use. Uses will be primarily light manufacturing, service industry, ware house and distribution with a small area devoted to low rise office space and commercial uses ancillary to the industrial area. Tenant and user mix will include: 1) Multiple tenant facilities; 2) 2/3 to one acre lots; 3) 2 to 4 acre non-rail served lots; and 4) 2 to 5 acre rail served lots. An industrial park atmosphere will be created with controlled landscaping and development standards.

2. Describe the project area, including distinguishing natural and man-made characteristics.

The project area is presently owned by the United States of America and was previously utilized by the military for a Nike Missile site. About ten acres of the site is improved with military structures and missile silos. The balance is presently being farmed in strawberries. The land is flat and drains to the northwest and northeast. Residential use to the north is separated by the Stanton Storm Channel and the City of Stanton boundary. A mixture of industrial and storage uses bounds the project on the east which is in the Cities of Stanton and Garden Grove. An industrial park being developed by Associated Southern, Inc. is on the south. The southwest corner includes an elementary school and junior high school separated from the subject project by a fence. The balance of the westerly boundary is comprised of residential land uses, in the City of Cypress, and is separated from the project by Knott Ave.

3. Could the project disrupt or divide an established community or disrupt orderly, planned development or is it inconsistent with plans and goals that have been adopted by the community in which the project is located? Yes No
4. Could it cause increased congestion or result in higher densities than desired by the community? Yes No
5. Could the project result in the temporary or permanent displacement or annoyance of neighboring community residents? Yes No
6. Could the project have an effect on natural, ecological, cultural or scenic resources of national, state, or local concern? Yes No
7. Is the project in an area characterized by unique physical features? Yes No
8. Is the project near any natural or partially channelized flood plains? Yes No
9. Could views by neighboring property's owners be disrupted by the project? Yes No
10. Could geologic features (slide prone areas, earthquake faults, etc.) cause adverse conditions to result from this project? Yes No
11. Could the project disrupt or alter the appearance of the surroundings of a historic or archaeological site? Yes No
12. Could the project affect the potential use, extraction or conservation of a scarce natural resource? Yes No
13. Could the project affect the continued use of a recreational area or area of important aesthetic value? Yes No
14. Could any wildlife or unique vegetative communities be disrupted or displaced by the project? Yes No
15. Could any wildlife migration patterns be disrupted by the project? Yes No
16. Could existing noise levels be increased by this project (including during its construction period) to the extent that present or future residents or passers-by would be annoyed to any degree? Yes No

17. Would recreational or wildlife areas be detrimentally affected by noise increases? Yes No
18. Could the project increase air pollution levels in the area or exceed any existing air pollution standards? Particulate matter (just) as well as chemical pollutants should be considered. Yes No
19. Could any unique characteristics be introduced into the areas atmosphere, such as sonic booms, radiation, annoying electronic transmissions, vibrations, etc.? Yes No
20. Could the proposed project have any detrimental effect on existing water quality or quantities, of either surface or subsurface supplies? Yes No
21. Could the project disrupt or alter any of the items listed on the Physical Environment Checklist* which are not specifically discussed above, including Land Resources, Water Resources, Air Resources, Noise Levels, or Biological Resources? Yes No
22. Could the project establish any precedents or facilitate any other projects of which the impacts of these may be significant? Yes No
23. Could the project serve to encourage development of presently undeveloped areas or intensify development of already developed areas? (Examples include the introduction of facilities such as streets, roads, water mains or sewerage lines in such a manner as to facilitate development or intensification of use of an area.) Yes No
24. Could the project generate a controversy? Yes No
25. Are there any feasible and less environmentally offensive alternatives to this project? Yes No
26. Could the project affect economic conditions within the City of Garden Grove (i.e., Appendix B, employment, cost/benefit to the community, etc.)? Yes No
27. If you have answered yes to one or more of the above questions, but still think the project will not or cannot have any significant environmental effects, indicate your reasons below:

II. ALTERNATIVES AND MITIGATING MEASURES

1. What adverse impacts are evident in the project that cannot be avoided?

Elimination of vacant land, limited agriculture use (strawberry crop).

An increase in air and noise pollution and traffic volumes

1. Are there any feasible or less environmentally offensive alternatives that meet the project objectives which have been considered by the applicant? (Please list below those alternatives that have been considered. The law requires one to consider no development as an alternative. Include such things as minor or major project design alternatives considered and a brief statement as to why it was not selected or if it is still considered a feasible alternative).

NO DEVELOPMENT: The alternative of no development would impose a

serious economic burden to the applicant. The property is not capable of producing sufficient income to off-set property taxes which will be imposed on the land should it be acquired from the United States Government. The size, location and soil quality are such so as to preclude economic use for agricultural purposes.

- III. IF YOU HAVE ANSWERED YES TO ONE OR MORE OF THE ABOVE QUESTIONS, BUT STILL THINK THE PROJECT WILL NOT OR CANNOT HAVE ANY SIGNIFICANT ENVIRONMENTAL EFFECTS, INDICATE YOUR REASONS BELOW:

IV. SUMMARY

1. Summarize adverse affects: Elimination of open space, agriculture
An increase in air pollution and traffic due to development.
2. Summarize positive affects: An industrial park will provide employment,
tax revenues to City and County government and the school district. --
Additionally, trees and landscaping, associated with development of
sound architectural quality will be provided.

Describe in short, concise manner, the overall total impact of the proposed project:

Unproductive federal land will be used for the development of an industrial park to create employment having a positive impact on City and County government and school district tax revenues. The negative aspects of development such as increase of traffic and accompanying air pollution will be more than off-set by the aforementioned positive overriding considerations.

Submitted by Irvine Industrial Complex

Date February 23, 1976

Mailing Address - 4770 Campus Drive

Irvine, California

92713
Zip Code

Telephone No. 714 833-1010
(Area Code) Attn: Mr. Raymond Kimmey



CITY OF GARDEN GROVE, CALIFORNIA

1191 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT

Development Services Division

(714) 638-6831

GARDEN GROVE

APPLICATION FOR:

FEE:

PLANNED UNIT DEVELOPMENT

\$300.00

NAME OF APPLICANT: The Irvine Industrial Complex TELEPHONE: 833-1010

11311-76 11 113 M***300.00

MAILING ADDRESS: 4770 Campus Drive, Irvine, California 92713

NAME OF RECORDED OWNER: United State of America TELEPHONE: _____

MAILING ADDRESS: Attn: Harold J. Hansen

Director, Real Estate Division

Naval Facilities Engineering Command

P. O. Box 727

San Bruno, California 94066

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 the proposed industrial land use is consistent with the Land Use Element of the City of Garden Grove General Plan. Further, the project has been the subject of a comprehensive Environmental Impact Study which concluded the development would have no significant negative impacts to the City.

II. SUCH A CHANGE OF ZONE WILL BE IN THE INTEREST OF FURTHERANCE OF PUBLIC WELFARE BECAUSE the proposed use will result in productive use of the land for industrial purposes, thereby providing opportunities for employment to residents of the City and County. More significantly, the industrial project will provide substantial tax revenues to the City which will help reduce city and school district tax burdens on residents of the City.

III. SUCH A CHANGE OF ZONE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF BECAUSE of the Environmental Impact Evaluation conducted for the proposed project and the inclusion in the plan and supplemental regulations of mitigation measures and development standards to insure a high level of quality throughout the implementation phase of the plan.

SIGNATURE *Richard W. Kimmey* TITLE President, Irvine Industrial Complex
Richard Kimmey

SIGNATURE *Raymond W. Kimmey* TITLE Vice President, Irvine Industrial Complex
Raymond Kimmey

AFFIDAVIT

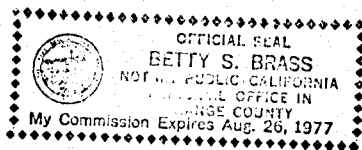
STATE OF CALIFORNIA))
COUNTY OF ORANGE) SS.

I, RAYMOND W. KIMMEY being duly sworn depose and say that I am an owner of property involved in this application and that the foregoing signatures, statements, and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed *Raymond W. Kimmey*
Address 4770 CAMPUS DR.
IRVINE CALIF.

Subscribed and sworn before me this 11 day of May, 1976

Betty S. Brass
Notary Public



APPLICATION FOR: PLANNED UNIT DEVELOPMENT

NAME OF APPLICANT: The Irvine Industrial Complex TELEPHONE: 833-1010
MAILING ADDRESS: 4770 Campus Drive, Irvine, California 92713
NAME OF RECORDED OWNER: United States of America TELEPHONE: _____
MAILING ADDRESS: Attn: Harold J. Hansen
Director, Real Estate Division
Naval Facilities Engineering Command
P. O. Box 727
San Bruno, California 94066

The following comprises the list of property owners of property within 300 feet of the subject property that falls outside the city limits of the City of Garden Grove. This is pursuant to the filing instructions for Planning Commission hearings on Planned Unit Developments.

<u>Parcel No.</u>	<u>Recorded Owner</u>
131-041-32	Ronnenberg, Clifford R. ET AL (NC) P. O. Box 129 Stanton, California 90680
131-041-35	Coelho, Manuel (JT) 11322 Western Avenue Stanton, California 90680
131-041-36	Prendell Ranch Inc. 11392 Western Avenue Stanton, California 90680
131-041-37	Prendell Ranch Inc. (CR) 11342 Western Avenue Stanton, California 90680
131-041-38	Cowles, Wendell 11352 Western Stanton, California 90682
131-041-39	Conway, Noel G (NO) Noel G. Conway Corp. 1901 E. 4th Street, Suite 300 Santa Ana, California 92705
131-041-40	Conway, Noel G. (MS) 817 N. Broadway Santa Ana, California 92701
131-041-42	Burrus, Charles E. (UM) 11372 Western Avenue Stanton, California 90680
131-041-43	Matillo, Gerard D. 8242 Poinsetta Drive Buena Park, California 90621
131-041-44	Westbrook, Floyd E. (WR) 14151 Chestnut Westminster, California 92683
131-041-46	Hudson, Benjamin F. (UM) P. O. Box 08 Westminster, California 92683

<u>Parcel No.</u>	<u>Recorded Owner</u>
131-041-52	Laster, Melvin R. (JT) Star Rt. Box 96 Corona, California 91720
131-041-53	Westbrook, Floyd E. (WR) 14151 Chestnut St. Westminster, California 92683
131-041-55	Coelho, Manuel (JT) 11322 Western Stanton, California 90680
131-041-56	Sirbrel, William L. Et Al (MV) Life Paint Company 12911 Sunshine Avenue Santa Fe Springs, California 90670
131-041-57	Hunt, Milo Et Al (TC) c/o Western Collision 1105 Western Avenue Stanton, California 90680
131-301-04	Broyles, William H. 7532 Orangewood Avenue Stanton, California 90680
131-301-06	Johnson, Frank A. (NO) 12881 Knott Avenue, Suite 112 Garden Grove, California 92645
131-301-07	Johnson, Frank A. (NO) 12881 Knott Avenue, Suite 112 Garden Grove, California 92645
131-301-14	Johnson, Andy 12881 Knott Avenue, Suite 112 Garden Grove, California 92645
131-301-15	Pettit, Harold L. 289 Picnic View Lane Oceanside, California 92054
131-301-16	Rowell, Edwin O. (JT) 7581 Simmons Place Stanton, California 90680
131-301-17	Pettit, Harold L. 289 Picnic View Lane Oceanside, California 92054
131-301-19	Hollingworth, Dale J. ET AL 7551 Acacia Street Garden Grove, California 92641
131-301-20	Baskett, William A. 11502 Western Avenue Stanton, California 90680
131-601-05	Sojka, Don R. 7541 Santa Rita Circle Stanton, California 90680
131-601-07	Sojka, Don R. 7541 Santa Rita Circle Stanton, California 90680

<u>Parcel No.</u>	<u>Recorded Owner</u>
131-601-11	Alvarez, Valentine Et Al (MV) 7502 Santa Rita Circle Stanton, California 90680
131-601-12	Carmack, Charles H. (JT) 2747 W. Bridgeport Avenue Anaheim, California 92804
131-601-13	Drumakes, John J. 711 E. Jefferson Boulevard Los Angeles, California 90811
131-601-18	Brick, Kenneth E. (JT) 3087 W. Ball Road Anaheim, California 92804
131-601-20	Corning Investment Company c/o Kuhn, Paver & Co. 280 S. Beverly Drive Beverly Hills, California 90212
131-601-21	Strickler, Edward E. (JT) 16501 Channel Lane Huntington Beach, California 92649
131-601-22	Gillette E. James Bank of California National 550 S. Flower Street Los Angeles, California 90217
131-601-23	Kosha, John A. (JT) Gillette & James c/o Turner, Arthur P. O. Box 1143 Tustin, California 92680
131-601-24	Donald, Melvin A. (CP) 12041 Cherry Street Los Alamitos, California 90720
131-601-25	Asherook, William Et Al (MV) 7541 Chapman Avenue Garden Grove, California 92641
131-621-02 131-621-03	County of Orange
131-641-01	Alpert, Herb Et Al 1416 N. La Brea Avenue Los Angeles, California 90028
131-643-02	Kitano, Tom T. (JT) 11221 Western Avenue Stanton, California 90680
131-643-03	Browns, Harry (JT) 11231 Western Avenue Stanton, California 90680
131-643-04	Dorcsak, Donald D. (JT) P. O. Box 5703 Orange, California 92667
131-643-05	Kanemaru, Michael P. (CP) 7400 Ascot Way Stanton, California 90680

<u>Parcel No.</u>	<u>Recorded Owner</u>
131-644-01	Browns, Harry (JT) 11231 Western Avenue Stanton, California 90680
131-644-02	Browns, Harry (JT) 11231 Western Avenue Stanton, California 90680
131-644-03	Varfes, Gladys H. (WD) 7432 Carie Lane Stanton, California 90680
131-644-04	Boelter, Leo C. (JT) 12861 Longden Street Garden Grove, California 92645
131-644-05	Burgin, Gary F. (JT) 2555 W. Winston Road, Apt. 18 Anaheim, California 92804
131-644-06	Burgin, William E. Jr. (JT) 7400 Carie Lane Stanton, California 90680
224-013-17	Dorgan, James (JT) 6943 Tiki Drive Cypress, California 90630
224-013-18	Olson, Armead A. (JT) 6963 Tiki Drive Cypress, California 90630
224-013-19	Cusick, Wayne C. (JT) 11521 Tiki Drive Cypress, California 90630
224-013-20	Schneider, Raymond Toder, Edwin M. 11533 Tiki Drive Cypress, California 90630
224-013-21	Whiteside, James B. (JT) 11543 Tiki Drive Cypress, California 90630
224-013-22	Faith, Thomas E. 6945 Holokai Drive Cypress, California 90630
224-013-23	Hirzel, Robert R. Jr., (JT) 6965 Holokai Drive Cypress, California 90630
224-013-24	Nilson, Stan P.O. Box 3729 Torrance, California 90510
224-013-25	Wolf, Joseph H. (MV) 9454 Wilshire Blvd. Suite 901 Beverly Hills, California 90212
224-013-26	Andrews, Russell H. (JT) 6997 Holokai Drive Cypress, California 90630
224-013-27	Davis, Helen A. (SE) 6998 Holokai Drive Cypre-s, California 90630

<u>Parcel No.</u>	<u>Recorded Owner</u>
224-013-28	Hardesty, Lawrence R. (JT) 6996 Holokai Drive Cypress, California 90630
224-013-29	O Quinn, Richard C. Et Al 6986 Holokai Drive Cypress, California 90630
224-013-30	Lewis, Richard G. (JT) 6956 Holokai Drive Cypress, California 90630
224-013-31	Hunt, Lamar G. 6946 Holokai Drive Cypress, California 90630
224-021-18	Deo, Eknath A. (JT) 6957 Leilani Lane Cypress, California 90630
224-021-19	Hull, Donald J. 6967 Leilani Lane Cypress, California 90630
224-021-20	Parra, Joaquin R. 6987 Leilani Lane Cypress, California 90630
224-021-21	Wilson, Stan (NS) 5733 Corso Di Napoli Long Beach, California 90803
224-021-22	Wilson, Stan (NS) 5733 Corso Di Napoli Long Beach, California 90803
224-022-18	Pettis, John G. (SM) 11613 Luau Lane Cypress, California 90630
224-022-19	Delgado, Richard R. (JT) 11624 Luau Lane Cypress, California 90630
224-022-20	Branchaud, Dennis R. (JT) 11653 Luau Lane Cypress, California 90630
224-025-14	City of Cypress City Hall Cypress, California 90630
224-025-15	Crosbie, Donald A. 11662 Luau Lane Cypress, California 90630
224-025-16	Troltsch, Karl R. Sr. 11652 Luau Lane Cypress, California 90630
224-025-17	Rutishauser, Walter E. (JT) 11632 Luau Lane Cypress, California 90630
224-025-18	Harris, Gordon W. 11622 Luau Lane Cypress, California 90630

Parcel No.

Recorded Owner

224-025-19

Chaco, Antonio S. (JT)
11621 Luau Lane
Cypress, California 90630

224-173-01

Woodbine Corp (CR)
8383 Wilshire Boulevard
Suite 700
Beverly Hills, California 90211

224-173-02

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224-195-50

<u>Parcel No.</u>	<u>Recorded Owner</u>
224-195-51 224-195-52 224-195-53	Woodbine Corp (CR) 8383 Wilshire Boulevard Suite 700 Beverly Hills, California 90211
931-91-084*	Pope, R. Ellen (WS) 7145 Kelton Way Stanton, California 90680
931-91-085*	Pawlucki, Roy N. (JT) 7141 Kelton Way Stanton, California 90680
931-91-086*	Dept. of Vets Affairs of State of California Sokkett, David (JT) 7137 Kelton Way Stanton, California 90680
931-91-087*	Haas, Herman (JT) 3521 Mentone Avenue Apt. 8 Los Angeles, California 90034
931-91-088*	Scott, Michael R. (SM) 7117 Kelton Way Stanton, California 90680
931-91-089*	Wiley, Donald J. Et Al (JT) 7113 Kelton Way Stanton, California 90680
931-91-096*	Crunk, Dorothy E. (UW) 11169 Burton Way Stanton, California 90680
931-91-097*	Otterstedt, John T. (JT) 11173 Burton Way Stanton, California 90680
931-91-098*	Johnson, Cheryl A. (NO) 11175 Burton Way Stanton, California 90680
931-91-099*	Miller, Stephen C. (JT) 11177 Burton Way Stanton, California 90680
931-91-100*	Miller, Richard C. (JT) 11179 Burton Way Stanton, California 90680
931-91-101*	Perry, Harry J. (SM) 11183 Burton Way Stanton, California 90680
931-91-102*	Mitchell, Gilbert E. (JT) 11185 Burton Way Stanton, California 90680
931-91-103*	Showley, Devon L. (MS) 7110 Kelton Way Stanton, California 90680
931-91-104*	Baalke, Roger R. (JT) 7116 Kelton Way Stanton, California 90680
931-91-105*	Gattuccio, Frank D. (NO) 7122 Kelton Way Stanton, California 90680

*Designates Condominium project located on Assessor's Parcel No. 131-621-03.

<u>Parcel No.</u>	<u>Recorded Owner</u>
931-91-106*	McCluskey, Orville C. (JT) Jones, Sandra L. (NO) 572 N. Circulo Miro Anaheim, California 92807
931-91-107*	Reynolds, Brian A. (JT) 7134 Kelton Way Stanton, California 90680
931-91-108*	McPeer, Nathaniel (JT) 7140 Kelton Way Stanton, California 90680
931-91-109*	Davis, Frances I. Et Al (JT) 7103 Hampton Way Stanton, California 90680
931-91-110*	Dickerson, Ronald J. (JT) 7095 Hampton Way Stanton, California 90680
931-91-111*	Turner, James. L. (JT) 6208 Pitcairn Street Cypress, California 90630
931-91-112*	Lane, Herbert J. (SM) 7087 Hampton Way Stanton, California 90680
931-91-113*	Sell, Bill M (NW) 19308 Stefani Avenue Cerritos, California 90701
931-91-114*	Segal, Joseph (UM) 7075 Hampton Way Stanton, California 90680
931-91-115*	Record, Gerald W. (JT) 7071 Hampton Way Stanton, California 90680
931-91-116*	Stites, Marlene A. (SW) 7065 Hampton Way Stanton, California 90680
931-91-117*	Dept. of Vets Affairs of State of California Carlisi, Joseph R. (JT) 7063 Hampton Way Stanton, California 90680
931-91-118*	Harris, David A. Jr. (JT) 7061 Hampton Way Stanton, California 90680
931-91-119*	Holmes, Barbara (UW) 7057 Hampton Way Stanton, California 90680
931-91-120*	Wilburn, Corwin T. (NO) 10581 Tammy Street Cypress, California 90630
931-91-121*	Kipp, Mary L. (SW) 7051 Hampton Way Stanton, California 90680

*Designates Condominium project located on Assessor's Parcel No. 131-621-03.

<u>Parcel No.</u>	<u>Recorded Owner</u>
931-91-122*	Esinhart, Clifford A. (JT) 7045 Hampton Way Stanton, California 90680
931-91-123*	Halton, Donald T. (JT) 7041 Hampton Way Stanton, California 90680
931-91-124*	Esker, Shirley A. (SW) 7037 Hampton Way Stanton, California 90680
931-91-125*	Anderson, Verna D. (UW) 7033 Hampton Way Stanton, California 90680
931-91-126*	Byrne, Jeffrey L. (SM) 7025 Hampton Way Stanton, California 90680
931-91-127*	Thomas, Bonnie J. (SW) 7021 Hampton Way Stanton, California 90680
931-91-128*	Olch, Winowa J. (UW) 7020 Cabot Way Stanton, California 90680
931-91-129*	Dybee, Herschel L. (JT) 7024 Cabot Way Stanton, California 90680
931-91-130*	Reiners, Shirley K. (UW) 7032 Cabot Way Stanton, California 90680
931-91-131*	Ambrose, Charles T. (JT) 7036 Cabot Way Stanton, California 90680
931-91-132*	Howard Margie N. (UW) 7040 Cabot Way Stanton, California 90680
931-91-133*	Cramer, John W. (WR) 11212 Austin Way Stanton, California 90680
931-91-134*	Jackson, Miles H. Et Al (JT) 11210 Austin Way Stanton, California 90680
931-91-135*	Reid, Dorothy M. (WD) 11208 Austin Way Stanton, California 90680
931-91-136*	Spear, John D. (WR) 11206 Austin Way Stanton, California 90680
931-91-137*	Montague, Charles E. (JT) 11204 Austin Way Stanton, California 90680
931-91-138*	Lovett, Kay A. (SW) 11202 Austin Way Stanton, California 90680

*Designates Condominium project located on Assessor's Parcel No. 131-621-03.

<u>Parcel No.</u>	<u>Recorded Owner</u>
931-91-148*	Hill, James F. (UM) 11201 Lambery Way Stanton, California 90680
931-91-149*	Maddux, Charles E. (JT) 8052 Redford Lane La Palma, California 90623
931-91-150*	Champion Investment Corp. (NO) 8052 Redford Lane La Palma, California 90623
931-91-151*	Duez, Albert V. (JT) 11207 Lambert Way Stanton, California 90680
931-91-152*	Welling, Betty M. (SW) 11209 Lambert Way Stanton, California 90680
931-91-153*	House, Robert E. (JT) 11213 Lambert Way Stanton, California 90680
931-91-154*	Federsen, Byron W. (UM) 11215 Lambert Way Stanton, California 90680
931-91-155*	Miller, John S. (JT) 11221 Lambert Way Stanton, California 90680
931-91-156*	Winter, Albert J. Jr. (JT) 11223 Lambert Way Stanton, California 90680
931-91-157*	Gerard, Dennis G. (JT) 11225 Lambert Way Stanton, California 90680
931-91-158*	Pithoud, Velva (SW) 12732 Garden Grove Boulevard Suite A Garden Grove, California 92643
ADDENDUM:	
130-151-05	Harvey, Lawrence A. Et A1 417 S. Hill Street Suite 500 Los Angeles, California 90013
131-031-02	Heacox, Frank D. Jr. 11140 Western Avenue Stanton, California 90680
131-031-06	Harvey, Darrell V. Et A1 Modern Alloys Fabricators 11172 Western Avenue Stanton, California 90680
131-031-19	Concrete Chamber-Mix Inc. P. O. Box 356 Stanton, California 90680

*Designates Condominium project located on Assessor's Parcel No. 131-621-03.

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Sanitary District DATE: 3/9/76

CASE: PUD-102-76 ANALYST: _____

APPLICANT: Bishop-Ranch & Irvine Co.

HEARING DATE: N/A

REQUEST: Preliminary Review of EIR

RETURN TO LAND USE SECTION ON OR BEFORE: ASAP

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: Major projects, please review
carefully but quickly.

Irvine Industrial Complex Draft E.I.R.:
Minor errors (but numerous) in part on
Solid Waste Effect and Sewage Disposal

Valley View Property, Draft E.I.R.:
No comment - Area is in the Monterey City
Sanitary District

BY: WJ Bussard

DATE: 3-9-76

INTERDEPARTMENTAL CASE RESUME' SHEET

TO: Permits

DATE: 3/8/76

CASE: PUD-102-76 ANALYST: _____

APPLICANT: Bishop-Ranch & Irvine Co.

HEARING DATE: N/A

REQUEST: Preliminary Review of EIR

RETURN TO LAND USE SECTION ON OR BEFORE: ASAP

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: Major projects, please review carefully but quickly

REAL NICE

BY: E.R. Crowley
DATE: 3-11-76

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Plan Check DATE: 3/9/76

CASE: PUD-102-76 ANALYST: _____

APPLICANT: Bishop-Ranch & Irvine Co.

HEARING DATE: N/A

REQUEST: Preliminary Review of EIR

RETURN TO LAND USE SECTION ON OR BEFORE: ASAP

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: Major projects, please review carefully but quickly

Irvine EIR. states they will develop streets to our standard, but they show orange wood site standard

BY: [Signature]

DATE: 3-15-76

City of Garden Grove

INDUSTRIAL COMPLEX ENVIRONMENTAL IMPACT REPORT

To: File From: Michael P. Lord
Dept: PW&D - Engineering Services
Subject: ENGINEERING SERVICES DIVISION Date: March 11, 1976
REVIEW OF THE IRVINE C.I.D.
INDUSTRIAL COMPLEX ENVIRONMENTAL
IMPACT REPORT

The Engineering Services Division staff has reviewed the subject Environmental Impact Report and the following is a commentary on a page-by-page basis of those areas noted that either need further clarification, more in-depth discussion, or contain inaccuracies:

<u>Page</u>	<u>Comments</u>
12	In the appended note discussing parkway maintenance, the note should be expanded to include any landscaped islands in the public right-of-way within the development site which may be installed in conjunction with the project. This review would apply solely to Orangewood between Knott and Western.
36	Under the heading of Water Supply and Quality Existing Conditions, several inaccuracies exist: <ol style="list-style-type: none">1. The City derives approximately 95 percent of its water from the underground basin.2. The City has seven reservoirs, not six, with a total capacity of 45 million gallons, not 35 million gallons. The water stored in the reservoirs is not used only during peak demand hours and during emergencies, but is used as a primary source to help meet domestic and peak-hour demands and emergency needs. It should also be noted that all but one of the City's reservoir complexes include high capacity production wells ranging from 1,000 to 4,300 gpm production capacities.3. The report should be corrected to say that the water drawn by the municipal water system meets all minimum standards of the federal government EPA and the State Health Department.4. The comment stating that the irrigation well on the site

Page

Comments

36

does not meet the City's standards for domestic water supply should be modified to say that no analysis of the water quality of this well has been made at this time and will be required in conjunction with development to ascertain whether the facility is to be abandoned or dedicated to the City.

37

In the continuation of the existing conditions for water supply and quality, the description of the existing distribution system is inaccurate in its description of the facilities in Chapman Avenue. Chapman Avenue contains a 12-inch main running the full width of the site on the north side of the street and has a parallel main on the south side of the street which is made up of an 8-inch main from Knott Street to Industry Street and a 12-inch main from Industry to Monarch Street. Separately, the 33-inch feeder line noted in Knott Avenue is a West Orange County Water Board facility, not a Metropolitan Water District facility.

56

The layout depicting the proposed grid for the water system on this page should be corrected to reflect the following four items:

1. The facilities in Western will be required to extend all the way to Chapman Avenue. That portion of these facilities extending southerly from the Stanton-Garden Grove boundary are to be an 8-inch main paralleling the existing 8-inch line in the street southerly to Chapman Avenue.
2. The local interior east-west street in the northeast quadrant of the site is shown without a water main. This street shall have a 12-inch water main gridded to that shown in the north-south local street and the facilities in Western Avenue.
3. The dead-end 12-inch mains shown extending in Knott Avenue and Western Avenue from the last interior street to the northern property line of the project site should be eliminated.

71

*W - 2
east side only*

The notation regarding sidewalks on Western Avenue should be modified to reflect that the City's planned sidewalk system for this street includes the provision for walks on both sides of Western within the Garden Grove City boundaries. It should conceivably consider sidewalks on the west side of Western for the full width of the site.

Under Impact Analysis, second paragraph, this paragraph should be expanded to note that the 64-foot curb separation provided by County standards for secondary arterials includes two 12-foot travel lanes in each direction and one 8-foot parking lane for each side

Page

Comments

71

of the street. Additionally, in order to not jeopardize the City's gas tax revenue by developing a sub-standard section for Orangewood in conflict with the Orange County Master Plan of Arterial Highways, consideration should be given for the development of Orangewood with a 64-foot curb separation with a 16-foot center landscaped median in lieu of the 8-foot parking lanes or a 48-foot curb separation without parking lanes nor landscaped center medians. The development of Orangewood in either of the above-noted alternatives would provide the necessary street configuration to handle secondary arterial volumes should Orangewood be extended through Stanton.

In the third paragraph under Impact Analysis, it should be modified to reflect that the Orangewood Street crossing the railroad in Stanton appears to be improbable in the immediate future. Additionally, deletion of the latter portion of this paragraph should be considered.

The intersection of Western and Orangewood is not discussed in the traffic section of the EIR with respect to proposed intersection control facilities. This omission should be corrected.

In the traffic section's discussion of railroad right-of-way and the extension of facilities, no discussion of crossing protection is included for interior streets nor the extension of Orangewood within the project site. This omission should be corrected.

The traffic section does not discuss minimum radiuses and turn-around areas for interior street intersections, knuckles, nor cul-de-sacs. Considering the probable high volume of large truck traffic, specific mention of proposed design standards to accomodate this type of use on the site's interior streets should be included in the report.

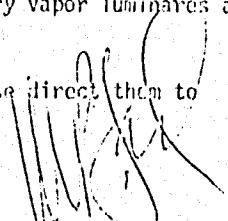
Page

58

In the ELECTRICITY section within project impact, add the following sentence: "Standard utility-owned mercury vapor street lighting will be required on all public streets within the project area."

The following should be added regarding street lighting: "Street lighting will be required on all streets within the project area. The electroliers are proposed to be standard utility concrete poles with mercury vapor luminaires and with all power service to said lights to be underground."

If there any questions regarding the above comments, please direct them to Mike Lord, Engineering Services Manager.



INTERDEPARTMENTAL CASE RESUME SHEET

TO: Police: Lt. Alexander

DATE: 3/15

CASE: PUD-103-76

ANALYST: D. Gundersen

APPLICANT: Irvine Industrial Complex

HEARING DATE: 4-8-76

REQUEST: To construct 187 acres of Industrial and Industrial-Commercial Bldg.

RETURN TO LAND USE SECTION ON OR BEFORE: 3/22/76 (Please Rush)
PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: _____

_____ This department has no objection to the conceptual
_____ design as presented. It appears compatible to the
_____ patrol function without any change necessary.

BY: March 17-76

DATE: [Signature]

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Sanitation District DATE: 3/15

CASE: PUD-103-76 ANALYST: R. Gundersen

APPLICANT: Travis Industrial Complex

HEARING DATE: 4-8-76

REQUEST: To construct 187 acres of Industrial and Industrial-Commercial Bldg.

RETURN TO LAND USE SECTION ON OR BEFORE: 3/22/76 (Please Read)

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: _____

Annexation Fee	\$400.00 per acre
L.A.F.C. Filing Fee	200.00
State Board of Equalization Processing Fee	290.00
Plan Check Fee - 2% of "off site" construction cost	
County Sanitation District #3 Connection Fees - \$50.00 per thousand sq. ft. of building area with a \$250.00 minimum.	
Sewer Service Use Fee: This is a one-time charge. (See attached itemized schedule)	

Inspection:	Rate	
First 50 feet	\$15.00	
Next 150 feet @	.20¢	L.F.
" 500 feet @	.15¢	" "
" 2000 feet @	.10¢	" "
" 2000 feet @	.05¢	" "
Over 5000 feet @	.01¢	" "

BY: Ronald D. Cates
DATE: 3/18/76

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Plan Check DATE: 3/15

CASE: PUD-103-76 ANALYST: N. Underman

APPLICANT: Irvine Industrial Complex

HEARING DATE: 4-8-76

REQUEST: To construct 187 acres of Industrial and Industrial-Commercial Bldg.

RETURN TO LAND USE SECTION ON OR BEFORE: 3/22/76 (Please Rush)

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS:

- ① Drainage Fee (Area "B") = ⁶200.00 Per Gross Acre
- ② Parkway Tree Fee = \$0.80 Per Linear Foot of Public Street Frontage
- ③ Grading & Drainage Plans Required ✓
- ④ Normal Subdivision Fees Will Be Required
- ⑤ Hydrologic Study Will Be Required
- ⑥ Street & Storm Drain Plans Will Be Required

BY: [Signature]

DATE: 3-16-76

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Water Egr - B. Levin

DATE: 3/15

CASE: PUD-403-76

ANALYST: D. Gundersman

APPLICANT: Irvine Industrial Complex

HEARING DATE: 4-8-76

REQUEST: To construct 187 acres of Industrial and Industrial-Commercial Bldg.

RETURN TO LAND USE SECTION ON OR BEFORE: 3/22/76 (Please Rush)

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: Backflow protection will be required on service installations in this area.

BY: D. Levin

DATE: 3/15/76

RECEIVED

INTERDEPARTMENTAL CASE RESUMEN SHEET 1976

TO: Fire: Capt. Pratt Pub. Works & Bevel. Dept. DATE: 3/15

CASE: PUD-703-76 ANALYST: D. Gunderman

APPLICANT: Irvine Industrial Complex

HEARING DATE: 4-8-76

REQUEST: To construct 187 acres of Industrial and Industrial-Commercial Bldgs.

RETURN TO LAND USE SECTION ON OR BEFORE: 3/22/76 (Please Rush)

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: A MEETING WAS HELD ON 3-16-76 WITH MR. DELL H. DE REVERE TO DISCUSS THE TENTATIVE PLOT PLAN WHICH WAS SUBMITTED TO THIS DEPARTMENT. THE FOLLOWING FIRE DEPT.

RELATED ITEMS WERE DISCUSSED:

1. THE NEED FOR ADDITIONAL ACCESS IN SOME AREAS.
2. 6,000 GPM FIRE FLOW
3. STREET FIRE HYDRANTS SPACED AT 300' INTERVALS.
4. ON-SITE FIRE HYDRANTS WILL BE REQUIRED IN MANY INSTANCES.
5. AUTOMATIC SPRINKLER SYSTEMS WHERE REQUIRED BY CODES.

BY: PAUL PRATT

DATE: 3-17-76

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Permits DATE: 3/15

CASE: PUD-103-76 ANALYST: D. Gundersman

APPLICANT: Irvine Industrial Complex

HEARING DATE: 4-8-76

REQUEST: To construct 187 acres of Industrial and Industrial-Commercial Bldg.

RETURN TO LAND USE SECTION ON OR BEFORE: 3/22/76 (Please Rush)
PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: ALL FINANCIAL OBLIGATIONS TO BE SATISFIED PRIOR TO OR CONCURRENT WITH ISSUANCE OF BLDG. PERMITS.

(1) WATER ASSESSMENT FEES

A. ACREAGE: ^{NET} 187 ACRES X \$750⁰⁰/ACRE = \$140,250⁰⁰

B. FRONT FOOTAGE: 7994 L.F. X \$2⁰⁰/L.F. = \$15,988⁰⁰

TOTAL = \$156,238

(2) LABOR & MATERIALS BOND, FAITHFUL PERFORMANCE BOND AND INSPECTION FEE WILL BE COMPLETED UPON RECEIPT OF WATER IMPROVEMENT PLANS.

(3) WATER METERS: INSUFFICIENT INFORMATION AT THIS TIME TO DETERMINE NUMBER AND SIZE.

BY: Elton R. Stanley
DATE: 3-16-76

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

March 23, 1976

RECEIVED

MAR 25 1976

Pub. Works & Devel. Dept.

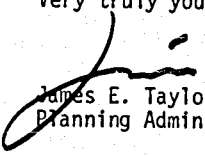
Mr. Dave Robson
Land Use Supervisor
Public Works and Development Department
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

Dear Dave:

With respect to your staff's question, the following information is provided concerning the property owners list submitted as a part of our Zone Change Application for the Nike Missile Site. The 931 parcel map series is a correct identification. The numbers represent condominium sites on a County owned parcel of land identified as parcel no. 131-621-03. A copy of the list with this notation is provided for your files.

If you have any questions, do not hesitate to contact me.

Very truly yours,


James E. Taylor, Director
Planning Administration

JET:rkc

Enclosure

Ord 76

PRCL 75

A.P. PARCEL NAME AND ADDRESS LISTING

03/25/76

PAGE 1

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18001	13102101	0	UNITED STATES OF AMERICA			
18001	13133108	0	UNITED STATES OF AMERICA			
18008	13160105	0	SOJKA, DON R	7541 SANTA RITA CIR	STANTON, CAL	90680
18008	13160106	0	SOJKA, DON R	7541 SANTA RITA CIR	STANTON, CAL	90680
18008	13160107	0	SOJKA, DON R	7541 SANTA RITA CIR	STANTON, CAL	90680
18008	13160108	0	MC GAUGHY, M L	8681 KATELLA	STANTON, CAL	90680
18008	13160109	0	R E & R W CRANE INC	3190 LILLY AVE	LONG BEACH, CAL	90808
18008	13160111	0	ALVAREZ, VALENTINE ET AL	%MV	7502 SANTA RITA CIR	STANTON, CAL 90680
18008	13160112	0	CARMACK, CHARLES H %JT	2747 W BRIDGEPORT AVE	ANAHEIM, CAL	92804
18008	13160113	0	DOUMAKES, JOHN J	711 E JEFFERSON BLVD	LOS ANGELES, CAL	90011
18008	13160115	0	FOELS, FRANZ J %JT	2676 CASTLE ROCK RD	DIAMOND BAR, CAL	91765
18008	13160118	0	BROCK, KENNETH E %JT	3087 W BALL RD	ANAHEIM, CAL	92804
18008	13160120	0	CORNING INVESTMENT CO	%KUHN, PAVER & CO	280 S BEVERLY DR	BEVERLY HILLS, CAL 90212
18008	13160121	0	STRICKLER, EDWARD E %JT	16501 CHANNEL LN	HUNTINGTN BCH, CAL	92649
18008	13160122	C	GILLETTE & JAMES LOS ANGELES, CAL 90017	BANK OF CALIF NATL	TR #10329	550 S FLOWER ST
18008	13160123	0	KOSHA, JOHN A %JT TUSTIN, CAL 92680	GILLETTE & JAMES	%TURNER, ARTHUR	P O BOX 1143
18008	13160124	0	DONALD, MELVIN A %CP	12041 CHERRY ST	LOS ALAMITOS, CAL	90720
18008	13160125	0	ASHBROOK, WILLIAM ET AL	%MV	7541 CHAPMAN AVE	GARDEN GROVE, CAL 92641

ADDITIONS TO MAILING
LIST PUD-103-76
SPECIAL P.C. MTG. 4-15-70

Clifford Ronnenberg et al
P. O. Box 129
Stanton, Ca 90680

Manuel Coelho
11322 Western Ave
Stanton, Ca 90680

Prendell Ranch Inc.
11392 Western Ave
Stanton, Ca 90680

Prendell Ranch Inc
11342 Western Ave
Stanton, Ca 90680

Wendell Cowles
11352 Western
Stanton, Ca 92680

Noel G. Conway Corp.
1901 E. 4th St, Suite 300
Santa Ana, Ca 92705

Noel G. Conway
817 N. Broadway
Santa Ana, Ca 92701

Charles Burrus
11372 Western Ave
Stanton, Ca 90680

Gerard Hatillo
8242 Poinsetta Dr
Buena Park, Ca 90621

Floyd Westbrook
14151 Chestnut
Westminster, Ca. 92683

Benjamin Hudson
P. O. Box 08
Westminster, Ca. 92683

Melvin Laster
Star Rt. Box 96
Corona, Ca. 91720

XXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

William Sirbrel
Life Paint Company
12911 Sunshine Ave
Santa Fe Springs, Ca. 90670

Milo Hunt
% Western Collision
1105 Western Avenue
Stanton, Ca. 90680

William Broyles
7532 Orangewood Ave
Stanton, Ca 90680

Frank A. Johnson
12831 Knott Ave., Suite 112
Garden Grove, Ca. 92645

Andy Johnson
12831 Knott Ave., Suite 112
Garden Grove, Ca. 92645

Harold Pettit
289 Picnic View Ln
Oceanside, Ca. 92054

XXXXXXXXXXXXXX
XXXXXXXXXX

Edwin Rowell
7581 Simmons Pl
Stanton, Ca. 90680

Dale Hollingworth, et al
7951 Acacia St
Garden Grove, Ca. 92645

William Baskett
11502 Western Ave
Stanton, Ca. 90680

xxxx

Planning Department
County of Orange
400 Civic Center Drive West
Santa Ana, Ca. 92701

Herb Alpert, et al
1416 N. La Brea Ave
Los Angeles, Ca. 90028

Tom Kitano
11221 Western
Stanton, Ca. 90680

Harry Browns
11231 Western Ave
Stanton, Ca. 90680

Donald Dorcsak
P. O. Box 5703
Orange, Ca. 92667

Michael Kanumaru
7400 Ascot Way
Stanton, Ca. 90680

Gladys Varfes
7432 Carie Lane
Stanton, Ca. 90680

Leo Boelter
12861 Longden St
Garden Grove, Ca. 92645

Gary Burgin
2555 W. Winston Rd., Apt. 18
Anaheim, Ca. 92804

William Burgin, Jr.
7490 Carie Lane
Stanton, Ca 90680

James Dorgan
6943 Tiki Drive
Cypress, Ca. 90630

Armead Olson
6963 Tiki Drive
Cypress, Ca. 90630

Wayne Cusick
11521 Tiki Dr.
Cypress, Ca. 90630

Raymond Schneider
Edwin Toder
11533 Tiki Dr
Cypress, Ca. 90630

James Whiteside
11543 Tiki Dr
Cypress, Ca 90630

Thomas Faith
6945 Holokai Dr
Cypress, Ca. 90630

Robert Hirzel, Jr.
6965 Holokai Dr
Cypress, Ca 90630

Stan Nilson
P. O. Box 3729
Torrance, Ca 90510

Joseph Wolf
9454 Wilshire Blvd
Suite 901
Beverly Hills, Ca. 90212

Russell Andrews
6997 Holokai Dr
Cypress, Ca 90630

Helen Davis
6998 Holokai Dr
Cypress, Ca 90630

Lawrence Hardesty
6996 Holokai Dr
Cypress, Ca 90630

Richard O'Quinn
6986 Holokai Dr
Cypress, Ca. 90630

Ricahrd Lewis
6956 Holokai Dr
Cypress, Ca. 90630

Lamar Hunt
6946 Holokai Dr
Cypress, Ca. 90630

Eknath Deo
6957 Leilani
Cypress, Ca. 90630

Donald Hull
6967 Leilani
Cypress, Ca 90630

Joaquin Parra
6987 Leilani
Cypress, Ca 90630

Stan Wilson
5733 Corso Di Napoli
Long Beach, Ca 90803

John Pettis
11613 Luau Ln
Cypress, Ca. 90630

Richard Delgado
11624 Luau Ln
Cypress, Ca. 90630

Dennis Branchaud
11653 Luau
Cypress, Ca. 90630

City of Cypress
Planning Department
City Hall
Cypress, Ca 90630

Donald Crosbie
11662 Luau Ln
Cypress, Ca 90630

Karl Troitsch Sr.
11652 Luau
Cypress, Ca. 90680

Walter Rutishauser
11632 Luau
Cypress, Ca. 90630

Gordon Harris
11622 Luau
Cypress, Ca. 90630

Antonio Chaco
11621 Luau
Cypress, Ca 90630

Woodbine Corp.
8383 Wilshire Blvd
Suite 700
Beverly Hills, Ca 90211

R. Ellen Pope
7145 Kelton Wy
Stanton, Ca 90680

Roy Pawlucki
7141 Kelton Wy
Stanton, Ca 90680

Dept. of Vets Affaire of
State of California
David Sockett
7137 Kelton Wy
Stanton, Ca 90680

Herman Haas
3521 Mentone Ave., Apt 8
Los Angeles, Ca 90034

Michael Scott
7117 Kelton Wy
Stanton, Ca 90680

Donald Wiley, et al
7113 Kelton Wy
Stanton, Ca 90680

Dorothy Crunk
11169 Burton Wy
Stanton, Ca 90680

John Otterstedt
11173 Burton Wy
Stanton, Ca 90680

Cheryl Johnson
11175 Burton Wy
Stanton, Ca 90680

Is

Stephen Miller
11177 Burton Wy
Stanton, Ca 90680

Richard Miller
11179 Burton Wy
Stanton, Ca 90680

Harry Perry
11183 Burton Wy
Stanton, Ca. 90680

Gilbert Mitchell
11185 Burton Wy
Stanton, Ca 90680

Devon Showley
7110 Kelton Wy
Stanton, Ca 90680

Roger Baalke
7116 Kelton Wy
Stanton, Ca 90680

Frank Gattuccio
7122 Kelton Wy
Stanton, Ca 90680

Orville McCluskey
Sandra Jones
572 N. Circulo Miro
Anaheim, Ca 92807

Brian Reynolds
7134 Kelton Wy
Stanton, Ca 90680

Nathaniel McPeer
7140 Kelton Wy
Stanton, Ca 90680

Francis Davis, et al
7103 Hampton Wy
Stanton, Ca 90680

Ryan

Ronald Dickerson
7095 Hampton Wy
Stanton, Ca. 90680

James Turner
6208 Pitcairn St
Cypress, Ca 90630

Herbert Lare
7087 Hampton Wy
Stanton, Ca. 90680

Bill Sell
19308 Stefani Ave
Cerritos, Ca 90701

Joseph Segal
7075 Hampton Wy
Stanton, Ca 90680

Gerald Record
7071 Hampton Wy
Stanton, Ca. 90680

Marlene Stites
7065 Hampton Wy
Stanton, Ca 90680

Dept. of Vets Affairs of
State of California
Joseph Carlisi
7063 Hampton Wy
Stanton, Ca 90680

David Harris, Jr.
7061 Hampton Wy
Stanton, Ca 90680

XXXXXXXXXXXXX
XXXXXXXXXXXXX
XX

Barbara Holmes
7057 Hampton Wy
Stanton, Ca. 90680

Corwin Wilburn
10581 Tansy St
Cypress, Ca. 90630

MaryKitt

Mary Kipp
7051 Hampton Wy
Stanton, Ca. 90680

Clifford Esinhart
7045 Hampton Wy
Stanton, Ca. 90680

Donald Halton
7041 Hampton Wy
Stanton, Ca 90680

Shirley Esker
7037 Hampton Wy
Stanton, Ca 90680

Verna Anderson
7033 Hampton Wy
Stanton, Ca. 90680

Jeffrey Byrne
7025 Hampton Wy
Stanton, Ca 90680

Bonnie Thomas
7021 Hampton Wy
Stanton, Ca 90680

Winowa Olch
7020 Cabot Wy
Stanton, Ca 90680

Herschel Dybee
7024 Cabot Wy
Stanton, Ca 90680

Charles Ambrose
7036 Cabot Wy
Stanton, Ca. 90680

Chirley Reiners
7032 Cabot Wy
Stanton, Ca. 90680

XXXXXXXXXXXXX

Margie Howard
7040 Cabot Wy
Stanton, Ca. 90680

John Cramer
11212 Austin Wy
Stanton, Ca. 90680

Miles Jackson, et al
11210 Austin Wy
Stanton, Ca. 90680

Dorothy Reid
11208 Austin Wy
Stanton, Ca. 90680

John Spear
11206 Austin Wy
Stanton, Ca. 90680

Charles Montague
11204 Austin Wy
Stanton, Ca 90680

Kay Lovett
11202 Austin Wy
Stanton, Ca. 90680

James Hill
11201 Lambert Wy
Stanton, Ca 90680

Charles Maddux
8052 Redford Ln
La Palma, Ca 90623

Champion Investmet Corp.
8052 Redford Lane
La Palma, Ca 90623

Albert Duez
11207 Lambert Wy
Stanton, Ca 90680

Betty Welling
11209 Lambert Wy
Stanton, Ca 90680

Robert House
11213 Lambert Wy
Stanton, Ca. 90680

Byron Federsen
11215 Lambert Wy
Stanton, Ca 90680

John Miller
11221 Lambert Wy
Stanton, Ca 90680

Albert Winter, Jr.
11223 Lambert Wy
Stanton, Ca. 90680

Dennis Gerard
11225 Lambert Wy
Stanton, Ca. 90680

Velva Pithoud
12732 Garden Grove Blvd
Suite A
Garden Grove, Ca 92643

Lawrence Harvey, et al
417 S. Hill St.
Suite 500
Los Angeles, Ca. 90013

Frank Heacox, Jr.
11140 Western Ave
Stanton, Ca. 90680

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Darrell Harvey, et al
Modern Alloys Fabricators
11172 Western Ave
Stanton, Ca 90680

Concrete Chamber-Mix, Inc.
P. O. Box 356
Stanton, Ca 90680

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

March 26, 1976

RECEIVED

APR 2 1976

Pub. Works & Devel. Dept.

MS-6-76 11 054 M***200.00

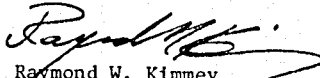
Mr. Dave Robson
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

Regarding: EIR REVIEW FEE

Dear Mr. Robson:

Enclosed please find a check in the amount of \$200.00 to cover the EIR review fee for the PUD zone change.


Very truly yours,


Raymond W. Kimmey
Vice President
Engineering and Construction

Enclosure - Check (\$200.00)

RWK:ss

cc: Jim Taylor

			
RECEIPT			
RECEIVED FROM	DATE <u>April 6</u> 19 <u>76</u> No. <u>17152</u>		
ADDRESS	<u>Irvine Ind. Complex</u> <u>P.O. Box 1404, Irvine, Ca. 92664</u>		
THE SUM OF	<u>Two Hundred and 00/100</u> DOLLARS \$ <u>200.00</u>		
FOR	<u>EIR Review</u>		
CASH	MONEY ORDER	CHECK	VALIDATION
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
GENERAL LEDGER NO.	CITY OF GARDEN GROVE, CALIF. MBF		
ACCOUNT NUMBER	BY <u>D. Gunderson</u> Pwd		
	DEPARTMENT		

FORM NO. 143-1-62

Pub 103-76

PROOF OF PUBLICATION

Public Hearing

IN THE
Superior Court

OF THE
STATE OF CALIFORNIA
In and for the County of Orange

CITY OF GARDEN GROVE,

DEVELOPMENT SERVICES

State of California }
County of Orange } ss.

Rita J. Nichols

That I am and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that I am not a party to, nor interested in the above entitled matter; that I am the principal clerk of the printer of the

Orange County Evening News
a newspaper of general circulation, published in the City of
Garden Grove

County of Orange and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to wit:

April 3, 1976

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

Dated at Garden Grove

California, this 5th day of April, 1976

Rita J. Nichols

Signature

NOTICE OF PUBLIC HEARING
RELATIVE TO A PLANNED
UNIT DEVELOPMENT.

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A SPECIAL PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11309 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA on Thursday, April 15, 1976 at the hour of 7:00 P.M. to receive and consider all evidence and reports at this hearing or obtained previously by the Commission relative to the verified PETITIONS submitted by the owners of the following described properties and the City of Garden Grove.

AN APPLICATION HAS BEEN FILED BY IVINE INDUSTRIAL COMPLEX FOR A PLANNED UNIT DEVELOPMENT NO. PUD-102-76 REQUESTING THE rezoning of approximately 212 acres currently zoned MF (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) zone and approval of a General Development Plan for the establishment of the site into finished industrial lots. Said development will consist primarily of Industrial-Commercial, Multi-Tenant Industrial, and General Light Industrial uses on lots ranging from 1/2 to an acre to 5 acres. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works and Development Department, City of Garden Grove.

LOCATION: East side Knott, West side Western, South of Katella and North of Chapman.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID HEARING AND EXPRESS THEIR OPINIONS FOR OR AGAINST THE PROPOSED PLANNED UNIT DEVELOPMENT.

PETITIONS AND LETTERS ARE NOT CONSIDERED DIRECT EVIDENCE. The Decision of the Planning Commission may not rest solely on them.

FURTHER INFORMATION on the above may be obtained at the Public Works and Development Department, City of Garden Grove or by telephone: 678-6831.

DATE: April 1, 1976.

GARDEN GROVE PLANNING COMMISSION

Pub. Apr. 3, 1976
Orange Co. Eve. News #11256

April 15, 1976

Irvine Industrial Complex
4770 Campus Drive
Irvine, CA 92713

Attention: James E. Taylor

SUBJECT: PUD-103-76
(NIKE SITE)

Gentlemen:

City of Garden Grove Fees and Deposits:

Public Works and Development - Plan Check

DRAINAGE FEE -----	\$200/gross acre
PARKWAY TREE FEE -----	\$.80/L.F. of frontage

Subdivision fees shall be determined at the time of submittal of subdivision map.

The applicant is required to submit street and storm drain plans and a hydrologic study.

Public Works and Development - Permits

All financial obligations must be satisfied prior to or concurrent with the issuance of building permits.

Water assessment fees due at time of development as follows:

ACREAGE FEE (187 acres x \$750/acre)-----	\$140,250.00
FRONT FOOTAGE FEE (7994 L.F. x \$2.00/L.F. -----	\$ 15,988.00

Labor and Materials Bond, Faithful Performance Bond, and Inspection Fee will be computed upon receipt of water improvement plans.

Insufficient information is afforded at this time to determine number and size of water meters.

Public Works and Development - Traffic

Standard utility-owned mercury vapor street lighting will be required on all public streets within the project area. The electrolifers are proposed to be standard utility concrete poles with vapor luminaires and with all power service to said lights to be underground.

Public Works and Development - Water Engineering

Backflow protection will be required on service installations in this area.

A Water Improvement Plan will be required prior to the issuance of building permits. At that time, specific recommendations and approvals will be made for the improvement plan.

Fire Department:

A 6,000 GPM fire flow will be required.
Street fire hydrants must be placed at 300-foot intervals.
On-site fire hydrants will be required.
Automatic sprinkler systems will be required.

April 15, 1976

Garden Grove Sanitary District:

(Please contact Mr. Walt Brassel, at 534-3943, if there are questions concerning Sanitary District fees.)

ANNEXATION FEE -----	\$400/acre
LOCAL AGENCY FORMATION COMMITTEE FEE -----	\$200.00
STATE BOARD OF EQUALIZATION PROCESSING FEE -----	\$290.00
PLAN CHECK FEE - 2% of off-site construction costs.	
COUNTY SANITATION DISTRICT #3 CONNECTION FEES - \$50 per thousand square feet of building area with a \$250.00 minimum.	
SEWER SERVICE USE FEE - to be determined by use.	

Inspection Fee

First 50 feet -----	\$15.00
Next 450 feet -----	.20/L.F.
Next 500 feet -----	.15/L.F.
Next 2000 feet -----	.10/L.F.
Next 2000 feet -----	.05/L.F.
Over 5000 feet -----	.01/L.F.

We hope the above will be of assistance to you, and if you desire additional information regarding any City of Garden Grove fees, please call 638-6661.

Sincerely,

RICHARD O. RAFANOVIC, Director
Department of Public Works & Development

DG:fd



Florence

CITY OF
GARDEN GROVE
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY IRVINE INDUSTRIAL COMPLEX

FOR A PLANNED UNIT DEVELOPMENT

NO. PUD-103-76

REQUESTING the rezoning of approximately 212 acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) zone and approval of a General Development Plan for the establishment of the site into finished industrial lots. Said development will consist primarily of Industrial-Commercial, Multi-Tenant Industrial, and General Light Industrial uses on lots ranging from 2/3 of an acre to 5 acres. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works and Development Department, City of Garden Grove.

LOCATION: East side Knott, West side Western, South of Katella and North of Chapman.

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE PLANNING COMMISSION IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, AT 7:00 P.M. ON APRIL 15, 1976.

FOR FURTHER INFORMATION, CALL 638-6831, OR INQUIRE AT THE PUBLIC WORKS AND DEVELOPMENT DEPARTMENT, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA.

DS-0041-3/76

STAFF REPORT TO THE PLANNING COMMISSION

CASE NO.: PUD-103-76
APPLICANT: IRVINE INDUSTRIAL COMPLEX
LOCATION: EAST SIDE KNOTT, WEST SIDE WESTERN, SOUTH OF KATELLA, NORTH OF CHAPMAN
HEARING DATE: APRIL 15, 1976
ANALYST: D. GUNDERMAN

I. APPLICANT'S REQUEST:

The applicant is requesting the rezoning of approximately 212 acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) Zone and approval of a General Development Plan for the establishment of the site into finished industrial lots. Said development will consist primarily of industrial-commercial, multi-tenant industrial, and general light industrial uses on lots ranging from 2/3 of an acre to 5 acres. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works & Development Department of the City of Garden Grove.

II. APPLICANT'S STATEMENT:

The proposed industrial land use is consistent with the Land Use Element of the City of Garden Grove General Plan. Further, the project has been the subject of a comprehensive Environmental Impact Study which concluded the development would have no significant negative impacts to the City. The proposed use will result in productive use of the land for industrial purposes, thereby providing opportunities for employment to residents of the City and County. More significantly, the industrial project will provide substantial tax revenues to the City which will help reduce city and school district tax burdens on residents of the City.

III. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned MP and OS and is unimproved.
- B. Existing land use and zoning in the vicinity of the subject project are as follows:
 1. North: City of Stanton - Zoned Mult. Resid. and improved with Multiple Family Dwellings and trash collection station.
 2. South: Zoned PUD and improved with Various Industrial Uses.
 3. West: City of Cypress and City of Garden Grove - Zoned C-1 and R-1, improved with Commercial Uses.
 4. East: Zoned M-1 and improved with Various Industrial Uses.

IV. BACKGROUND INFORMATION:

- A. A-103-74 - The rezoning of 85 acres of the subject site to the Open Space Zone was approved by the City Council on November 19, 1974.
- B. GPA-1-76(A) - The redesignation of the above mentioned 85 acres from OS to Industrial was approved by City Council, February 17, 1976.

VI. GENERAL PLAN ELEMENT IMPLICATIONS:

- A. Land Use Element - The Land Use Element determines the subject property to be Industrial and the proposed uses are in keeping with the Land Use Element.
- B. Safety Element - The subject property will be served by Fire Station No. 5, 12751 Western Avenue, which is within the recommended travel distance for Fire Suppression vehicles to industrial areas.

VI. INTERDEPARTMENTAL COMMENTS AND FEES:

A. Public Works and Development:

1. Permit Section:

All financial obligations are to be satisfied prior to or concurrent with the issuance of building permits.

a. Water Assessment Fees:

1. Acreage Fee (187 acres x \$750/acre) \$140,250.00
2. Front Footage Fee (7994 L.F. x \$2.00/L.F.) \$ 15,988.00

b. Labor and Materials Bond, Faithful Performance Bond, and Inspection Fee will be computed upon receipt of water improvement plans.

c. Water meters: Insufficient information at this time to determine number and size.

2. Plan Check Section:

a. Drainage Fee (212 Acres in Area "B" at \$200/acre)\$42,400.00

b. Parkway Tree Fee (7994 L.F. at \$.80/L.F.) \$ 6,395.20

c. Normal subdivision fees will be required (to be determined when filing subdivision map).

d. Street and Storm Drain plans will be required.

e. A complete Hydrologic Study will be required.

3. Traffic Section:

a. A traffic circulation plan will be submitted by the applicant for review of the Traffic Engineer and possible referral to the Traffic Commission.

b. Standard utility-owned mercury vapor street lighting will be required on all public streets within the project area. The electroliers are proposed to be standard utility concrete poles with vapor luminaires and with all power service to said lights to be underground.

4. Water Engineering Section:

a. Backflow protection will be required on service installations in this area.

b. A water improvement plan will be required to be submitted to the Water Engineering Section of the Public Works and Development Department for their review prior to the issuance of building permits for the proposed development. At that time, specific recommendations and approvals will be made for the improvement plan.

B. Fire Department:

1. The following comments were discussed with the applicant at a meeting held March 16, 1976.
 - a. Some areas will require additional access routes for Fire Suppression vehicles.
 - b. A 6,000 GPM fire flow will be required.
 - c. Street fire hydrants must be placed at 300 foot intervals.
 - d. On-site fire hydrants may be required.
 - e. Automatic sprinkler systems will be required.

C. Garden Grove Sanitary District:

1. Annexation Fee = \$400.00/acre.
2. Local Agency Formation Committee Fee \$200.00
3. State Board of Equalization Processing Fee: \$290.00
4. Plan Check Fee - 2% of "off-site" construction cost.
5. County Sanitation District #3 connection Fees - \$50.00 per thousand sq. ft. of building area with a \$250.00 minimum.
6. Sewer Service Use Fee - one - time charge (See attached schedule).
7. Inspection Fee:
 - a. First 50 feet - \$15.00
 - b. Next 450 feet - .20/L.F.
 - c. " 500 feet - .15/L.F.
 - d. " 2000 feet - .10/L.F.
 - e. " 2000 feet - .05/L.F.
 - f. Over 5000 feet - .01/L.F.

VII. STAFF COMMENTS:

A. The Irvine Industrial Complex is requesting rezoning and approval of a General Development plan for a 212 acre site formerly used as an anti-aircraft missile base by the United States Army. The master planned industrial park is consistent with the General Plan and is in keeping with the objectives and principles contained in the City's Land Use Element for industrial development.

B. The proposed plan indicates five points of access each being a fully developed public street. Primary points of access are provided off Knott Avenue, Chapman Avenue and Western Avenue. Orangewood Avenue will be extended through the entire project from Knott Avenue to Western Avenue but will be narrower in that area bisecting the project so as to discourage normal through traffic. Thus, Orangewood is intended to be the primary internal street for the project and, coupled with Monarch Street, an existing secondary street, will provide access to all sections of the complex.

Studies conducted for the preparation of the Environmental Impact Report submitted with the project indicate that vehicular traffic will be equally distributed in all directions and hence no one direction will receive a concentration of traffic. An estimated 850 trucks of all sizes are forecast per day, however, these vehicles will be distributed throughout all hours of the day and will not create a significant conflict with normal traffic. Likewise, buses operated by the Orange County Transit District will not conflict with normal traffic generated by the complex.

In addition to automobiles, trucks, and buses, the applicant proposes to extend the existing Southern Pacific rail line northward across Chapman. However, there appears to be no evidence to indicate any conflict with internal vehicular traffic. Similarly, surrounding uses should not be adversely affected by the rail service since peak hours of operation for the rail service will be 7:00 P.M. to 9:00 P.M. and any sound emanating from this source will be buffered by the surrounding concrete buildings.

C. Site design for the project indicates a 90 lot subdivision consisting of lots of various sizes to accommodate a wide range of industrial uses. These 90 lots are designated for industrial sites and will encompass 163 acres to be broken down thusly:

1. Lots under 1 acre	-	55
2. Lots 2.15 to 3 acres	-	18
3. Lots 3.70 to 5 acres	-	17

Although the MP zone requires lot sizes to be a minimum of 2 acres, the concept of this PUD is to provide a fully integrated and self-contained industrial park and the inclusion of lots under 1 acre would accommodate those industries primarily designed to support the larger industries. Additionally, marketing studies conducted for the proposed development indicate that these smaller lot sizes are developed quite rapidly and, after development, seem to act as an important incentive to the location of larger industries in the area.

In addition to the aforementioned 163 acres designated for industrial and special industrial uses, 14 acres has been set aside to accommodate multi-tenant industrial facilities. These facilities will provide from 800 to 5,000 square feet to those small business and service industries so integral to the success of a complex of this type. Uses such as blueprinting, printing, machine and component repairs will be permitted in this area.

Finally, a 10 acre site for industry related commercial development is planned to provide convenience for the complex's other uses and a means of tax revenue to the City. Banks, restaurants, barber shops, and health clubs are just a few of the supportive uses planned for this industrial-commercial area.

D. Parking requirements, setbacks and other development standards are contained in the Supplemental Regulations and Covenants, Conditions and Restrictions, which shall be part of the recorded documents of this PUD. The applicant and the City staff have worked very closely in developing the above mentioned documents. Staff is satisfied that these documents provide fully the parameters for all new construction in the complex. The existing MP zone regulations served as the basis for the standards of development contained in the text. However, many of the standards such as signing, setbacks and landscaping, made a part of this PUD are more restrictive than those in the MP zone.

Uses in the project are controlled by the above mentioned documents. However, additional control of the scope and direction of the project rests with the City. In particular, uses designated for the project must first meet approval of the Garden Grove Planning Coordinating Committee and, ultimately, the City's Zoning Administrator. Of course, the applicant may, upon written application for an Unclassified Use Permit, request a public hearing before the Planning Commission should the applicant, Irvine Industrial Complex, disagree with the Zoning Administrator's determination. In addition, some uses, as outlined in the Supplemental Regulations recorded with this PUD, require the application and approval of, through public hearing before the Zoning Administrator, an Unclassified Use Permit as a matter of course.

The size and scope of the subject development dictates the use of a General Development Plan and Supplemental Regulations for achieving adequate control. Ultimate build-out is forecast for 1986 with land absorption expected to be accomplished at an absorption rate of approximately 30 acres each year for a five to six year period. With a variety of uses proposed and an ultimate dollar valuation estimated to be \$86.5 million by ultimate build-out, the method proposed for control of uses and construction seems most feasible at this time.

E. The staff has reviewed PUD-103-76 in accordance with the spirit and intent of Municipal Code Section 9213F dealing with Planned Unit Developments. Likewise, the Planning Coordinating Committee has reviewed the subject project on numerous occasions. The Committee recommends approval of PUD-103-76 and the accompanying documents as described herein. This recommendation of approval is coupled with the following recommendations:

1. The Supplemental Regulations and General Development Plan, as presented to the Planning Commission, and any additional conditions or modifications to those documents as dictated by the Planning Commission and/or City Council, shall be made a part of the approval of PUD-103-76 and recorded as a part of said PUD. All development standards and uses within the PUD shall be subject to the provisions of said Plan, Supplemental Regulations and Covenants, Conditions, and Restrictions.
2. Minor modifications may be approved by the Zoning Administrator. Other than minor modifications shall require the filing of a new PUD application.

STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: SUMMARY OF ENVIRONMENTAL IMPACT REPORT ON PUD-103-76
HEARING DATE: APRIL 15, 1976
ANALYST: HAL BERGSMA
APPLICANT: IRVINE COMPANY

A report on the environmental impact of PUD-103-76 has been prepared by the consulting firm of Owen Menard and Associates. The report, written in accordance with State guidelines, describes the project and its potential environmental impacts and describes topical matters concerning the project.

The report considers all possible environmental impacts of the proposed project and mentions the following impacts as having the possibility of being significant.

1. The proposed project would have a positive fiscal impact on the City. According to the report, the ratio of revenues to costs should average about 2.5:1 over the next ten years. The report also foresees the project generating a significant amount of revenue to the School District and County, with the School District receiving over \$1,000,000 a year from property taxes when the site is fully developed, and the County receiving over \$600,000 a year.
2. The proposed project would have a positive fiscal impact on the regional economy. The report states that the construction phase of the development will generate many short-term employment opportunities. Based on the developer's cost estimates, the industrial park will result in about seventy million dollars of new construction over ten years. Approximately fifty percent of this figure, or thirty-five million dollars, will be construction payroll. The proposed industrial park would employ an estimated 7,200 persons. Therefore, the project would result in new job opportunities for local residents.
3. The project will adversely impact air quality in the region in two ways. During the construction phase of the proposed project, air pollutants will be emitted from two sources, construction equipment and dust resulting from grading. When completed the proposed industrial complex will add contaminants to the air from two other basic types of sources: (1) mobile sources (vehicular trips generated by the development), and (2) stationary sources.

Traffic generated by the project should not cause any significant change in regional air quality since most of the industries locating in the industrial park will be moving from other communities in the region. Therefore, the site of the traffic generator will change, but the overall amount of traffic generated in the region will not. Overall, the project may contribute to the improvement of regional air quality by changing commuting patterns to less congested arterials and freeways and, for many potential employees, reducing vehicle miles traveled.

Stationary sources within the project are undetermined at this time. Whatever the nature of the industry, however, any equipment it would have that might emit air pollutants would have to meet APCD standards for air quality.

4. The project would have a slight negative impact on noise levels affecting the project site and the surrounding area. Most noise that is generated will occur between 7:00 a.m. and 9:00 p.m. and therefore should not be too disturbing. Noise attenuation devices may be necessary for some uses.
5. The project could cause traffic congestion on streets surrounding the project site. Generally, internal circulation for the proposed development should be good, although pedestrian traffic will be hindered by the lack of sidewalks

STAFF REPORT TO THE PLANNING COMMISSION
SUMMARY OF ENVIRONMENTAL IMPACT REPORT ON PUD-103-76

on Orangewood. The report contends that two intersections, Monarch Street at Chapman Avenue as well as Knott Street at Chapman Avenue, will be critically impacted by the project. The report recommends placing a two-phase traffic signal at the Monarch-Chapman intersection and an eight-phase signal allowing for left turn phasing at the Knott-Chapman intersection, when traffic from the proposed development warrants it.

The report discusses three alternatives to the proposed project. The first is to have no project, which would result in the termination of discussions of a land exchange between the Navy and the Irvine Company. In that event the Navy would probably attempt to either consummate a land exchange with another group or sell the land. In the event that no such exchange can be accomplished, the Navy would report that to the U. S. Congress which would probably in turn authorize the Government Services Administration to dispose of the site as surplus property. In the meantime the land would remain vacant.

The second alternative is to require that all industrial lots be at least two acres in size, as is required under the City's M-P zone. The present plans shown only sixty-seven percent of the lots exceeding two acres in size. The intent of the two-acre minimum under the M-P zone was to encourage major quality planned industrial developments utilizing large industrial sites. But larger parcels tend to have a lower assessed value per square foot, and since the proposed project appears to be well planned, there would seem to be no need to give this alternative serious consideration.

The third alternative considered is to eliminate the commercial area that is planned and require that all industrial lots be large in size. Since such a development would have a lower density, the economic benefits from it would be reduced. It would also be more inconvenient for industrial establishments to avail themselves of the services that might have been provided in the commercial area, thus making the industrial complex less saleable.

According to the report the project, as proposed, would have the irreversible long-term effects of committing a significant amount of land, manpower, energy and building materials to industrial development. This development would negatively impact the environment over the long-term by increasing noise, traffic and air pollution. Open space that is prime agricultural land would be lost. On the positive side, the project would result in increases in the City's tax and employment bases and would have the secondary benefit of creating a demand for new commercial establishments outside of the project area to serve the industries locating on the project site.

MINUTES
GARDEN GROVE PLANNING COMMISSION
April 15, 1976

An adjourned regular meeting of the Planning Commission was held as a Work Session in the Council Chamber at the Community Meeting Center at 11300 Stanford Avenue, Garden Grove at 2:07 p.m.

ROLL CALL: PRESENT: COMMISSIONERS BALLIET, FINCH, FULLER, JENNINGS, SLIMMER, WHITTAKER

ABSENT: COMMISSIONER PETROSINE

ALSO PRESENT: Douglas N. LaBelle, Community Development Director; E. John Graichen, Community Development Manager; Dave Robson, Development Services Manager; Hal Bergsma, Administrative Aide, Dave Gunderman, Administrative Aide.

BRIEFING ON AGENDA ITEMS

Commissioners present were briefed by the staff on matters scheduled for 7:00 p.m.

ADJOURNMENT

At 2:55 p.m. Commissioner Slimmer moved, seconded by Commissioner Fuller to adjourn the work session to 7:00 p.m. April 15, 1976.

CALL TO ORDER

The adjourned Regular Meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chamber at the Community Meeting Center at 11300 Stanford Avenue, Garden Grove.

ROLL CALL: PRESENT: CHAIRMAN WHITTAKER, COMMISSIONERS BALLIET, FULLER, JENNINGS, SLIMMER, WHITTAKER

ABSENT: COMMISSIONER FINCH AND PETROSINE

ALSO PRESENT: Douglas N. LaBelle, Community Development Director; E. John Graichen, Community Development Manager; Dave Robson, Development Services Manager; Dave Gunderman, Administrative Aide; Stewart Miller, Urban Development Manager; and Florence T. Davis, Department Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the Flag of the United States of America was recited by those in the Chamber.

PUBLIC HEARING - PLANNED UNIT DEVELOPMENT NO. PUD-103-76 - IRVINE INDUSTRIAL COMPLEX (APRIL 15, 1976)

Requesting the rezoning of approximately 212 acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) zone and approval of a General Development Plan for the establishment of the site into finished industrial lots. Said development will consist primarily of Industrial-Commercial, Multi-Tenant Industrial, and General Light Industrial uses on lots ranging from two-thirds of an acre to 5 acres. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works and Development Department, City of Garden Grove. The location is at the east side of Knott, west of Western, south of Katella and north of Chapman.

COMMISSIONER FINCH ENTERED THE MEETING AT 7:15 P.M.

Mr. Douglas N. LaBelle, Community Development Director, related to the Commission that this matter was properly advertised and no correspondence had been received.

MINUTES
GARDEN GROVE PLANNING COMMISSION
April 15, 1976

An adjourned regular meeting of the Planning Commission was held as a Work Session in the Council Chamber at the Community Meeting Center at 11300 Stanford Avenue, Garden Grove at 2:07 p.m.

ROLL CALL: PRESENT: COMMISSIONERS BALLIET, FINCH, FULLER, JENNINGS, SLIMMER, WHITTAKER

ABSENT: COMMISSIONER PETROSINE

ALSO PRESENT: Douglas N. LaBelle, Community Development Director; E. John Graichen, Community Development Manager; Dave Robson, Development Services Manager, Hal Bergsma, Administrative Aide, Dave Gunderman, Administrative Aide.

BRIEFING ON AGENDA ITEMS

Commissioners present were briefed by the staff on matters scheduled for 7:00 p.m.

ADJOURNMENT

At 2:55 p.m. Commissioner Slimmer moved, seconded by Commissioner Fuller to adjourn the work session to 7:00 p.m. April 15, 1976.

CALL TO ORDER

The adjourned Regular Meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chamber at the Community Meeting Center at 11300 Stanford Avenue, Garden Grove.

ROLL CALL: PRESENT: CHAIRMAN WHITTAKER, COMMISSIONERS BALLIET, FULLER, JENNINGS, SLIMMER, WHITTAKER

ABSENT: COMMISSIONER FINCH AND PETROSINE

ALSO PRESENT: Douglas N. LaBelle, Community Development Director; E. John Graichen, Community Development Manager; Dave Robson, Development Services Manager; Dave Gunderman, Administrative Aide; Stewart Miller, Urban Development Manager; and Florence T. Davis, Department Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the Flag of the United States of America was recited by those in the Chamber.

PUBLIC HEARING - PLANNED UNIT DEVELOPMENT NO. PUD-103-76 - IRVINE INDUSTRIAL COMPLEX (APRIL 15, 1976)

Requesting the rezoning of approximately 212 acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) zone and approval of a General Development Plan for the establishment of the site into finished industrial lots. Said development will consist primarily of Industrial-Commercial, Multi-Tenant Industrial, and General Light Industrial uses on lots ranging from two-thirds of an acre to 5 acres. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works and Development Department, City of Garden Grove. The location is at the east side of Knott, west of Western, south of Katella and north of Chapman.

COMMISSIONER FINCH ENTERED THE MEETING AT 7:15 P.M.

Mr. Douglas N. LaBelle, Community Development Director, related to the Commission that this matter was properly advertised and no correspondence had been received.

Mr. Dave Robson, Development Services Manager, reviewed the staff report with the Commissioners. Mr. Robson reviewed the applicant's request, the location of the property, and zoning and surrounding uses. He commented on the General Plan Element implications, interdepartmental comments, development fees and staff comments. Mr. Robson reviewed the three types of uses proposed on the colored renderings on display. The first use being light industrial, the second a multi-tenant condominium type of industrial office and the third an industrial support commercial type of development. He mentioned that the larger users are all provided with rail access in addition to the public street access. Mr. Robson indicated that the portion of the property on the east side of the project site that is not included in the requested planned unit development rezoning is the existing National Guard Reserve Training Center fronting on Western Avenue. Mr. Robson further indicated that the light industrial area, located on the west side of Monarch and on the interior streets to the north and west will be used by small industrial tenants and these parcels can be purchased or leased from the Irvine Company. Mr. Robson indicated that 212 acres are included in the requested rezoning to PUD zone and that the PUD ordinance dealing with the covenants, conditions and restrictions would actually become the zoning ordinance for this site. He further indicated that the covenants, conditions and restrictions were more restrictive than our Municipal Code with one exception that being minimum lot sizes. He stated that the applicant felt that being more restrictive in terms of signing, landscaping, building setbacks, area coverage and so forth would help to prevent any of the problems that have been experienced in the past from small users in other areas.

From the renderings on display, Mr. Robson reviewed the street concepts, right of way widths, landscaping, setbacks, and the applicant's concern to have well buffered landscaped areas and medians to cut down on the traffic noise. He also reviewed the parking areas for the units and access points to the project. He indicated that the traffic control devices recommended for the project include adequate protection at the rail crossings for each of the public streets. Mr. Robson indicated that staff has included the condition that the applicant include in his submittal to the State Public Utilities Commission a traffic report that will be reviewed by the City's Traffic Engineer for adequacy. Staff also felt that the traffic flow appears to be adequate for the industrial project itself and should not create any adverse impact on the surrounding residential neighborhoods or the commercial uses in the area. Mr. Robson reviewed the uses proposed for each of three categories and indicated that it was staff's analysis that those uses spelled out in the covenants, conditions and restrictions were logical and permitted uses within those areas. In regard to the covenants, conditions, and restrictions, staff recommended that the applicant should bring to the City staff to be determined by the Zoning Administrator any use that is not specifically permitted or specifically denied by the covenants, conditions, and restrictions and if the applicant is not satisfied with the Zoning Administrator's determination he could appeal that determination to the Planning Commission.

Mr. Robson read into the record the criteria set forth in Municipal Code Section 9213(F).7 that deals with the review of a Planned Unit Development and the criteria that must be shown to approve or deny a Planned Unit Development.

The first section of the criteria deals with the concern over the location, design and proposed uses on the site and that they are compatible with the character of the existing development in that vicinity. Mr. Robson indicated that this project is basically the same as the industrial projects located to the south with principal difference being that this is more restrictive as to signing, landscaping, etc.

The second section deals with the question of whether the plan will produce an internal environment that will be stable with desirable characteristics. Mr. Robson commented that it was staff's feeling that the landscaping and restricted on-street parking will provide for an adequate aesthetic treatment to the interior portions of the projects.

CORRECTION

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The second section deals with the question of whether the plan will produce an internal environment that will be stable with desirable characteristics. Mr. Robson commented that it was staff's feeling that the landscaping and restricted on-street parking will provide for an adequate aesthetic treatment to the interior portions of the projects.

The third section deals with the standards of development applicable to the Planned Unit Development. Mr. Robson stated that in the vast majority of the cases they are more restrictive than the MP zone which would be the appropriate zone if it were not a Planned Unit Development and that such standards of development are clearly designated on the planned unit development plan and supplementary text material.

The fourth section states that the proposed development should be well integrated into its setting. With the traffic flow pattern, the continuation of the rail access and traffic flow on the abutting streets, this point is addressed.

The fifth section deals with the provision for both public and private open space and that it be equivalent to that required by the superseded zoning regulations. Again being more restrictive and providing more landscaping than in the M-P zone, Mr. Robson stated it meets that section of the code.

The next section deals with suitable provision being made for the protection and maintenance of private areas reserved for common use. Mr. Robson indicated that the portion that would be a condominium type of use would have an association that would deal with the landscaping and maintenance and there would also be provisions for maintenance of landscaping throughout the remainder of the project, the parking areas, etc. Mr. Robson further stated that there is assurance that the applicant intends and will be able to proceed with the execution of the project without undue delay. The applicant, Mr. Robson stated, has constructed two other projects in the general vicinity of this type and it would appear they would be capable of constructing the proposed project.

The last section refers to the question of whether there is substantial compliance with the spirit and intent of the Garden Grove Municipal Code. He stated the proposed development is certainly more restrictive than our code for this type of development and for our land use designation of industrial and therefore does meet the spirit and intent of the code.

Commissioner Slimmer asked what the applicant's plan was for the screening of the area by the school. Mr. Robson stated that in the presentation package it does show a heavily landscaped buffer to provide not only a noise buffer but also a site buffer from the adjoining intermediate and elementary schools. Commissioner Slimmer asked if it were the applicant's intention of allowing the fence to remain and indicated he was concerned about the children leaving the school site in that particular area. Staff related that there was a chain link fence along the property line and the applicant has a desire to maintain that fence until the buildout stage of the development and that the landscaping would be mature enough so that there would not be any detrimental effects to the surrounding property. Commissioner Slimmer indicated that on page 6 of their diagram there is screening but it also indicates that many of the buildings are built on the property line rather than setbacks. Staff related that these buildings would be permitted with the approval of the Planned Unit Development. It was indicated that the school is zoned open space and there is not a zone setback requirement in the open space zone.

Commissioner Slimmer indicated that he didn't think that a cement wall was pleasing scenery for the school site to be setting in. Staff related that the arrangement of the buildings as shown in the presentation package is a conceptual arrangement and any location of a building on a site would be subject to review at the time that the building were to be constructed and the Planning Commission could set a condition to require a setback at that location or some other mitigating measure. Mr. Robson also related that at such time as the commercial portion is developed the applicant would be required to submit a new Planned Unit Development or a revision to the existing one. Commissioner Slimmer also questioned the number of parking spaces, and staff related that they are in excess of what the City requires.

Mr. Robson further reviewed with the Commission the appeal process and also related that staff was recommending approval of the project.

Mr. Douglas N. LaBelle reviewed with the Commission the Environmental Impact Report. He indicated that staff in their analysis after reviewing the document, found it to be a full and complete disclosure of the potential impact of the development on the site. He indicated that there were several items that would have a negative effect and the document did refer to those impacts, which were noise, traffic, and air pollution. He also indicated that the report states that the overall economic impact and the aesthetic considerations of the development serve to outweigh those negative effects. Mr. LaBelle related that there were representatives in the audience from the consulting firm that prepared the document and they would be prepared to answer any specific questions the Commissioners would have relating to this document.

Chairman Whittaker opened the public hearing.

Mr. Jim Taylor, representing the Irvine Industrial Complex, stated they were in favor of the project. He referred to the presentation packets that had been prepared for the Commission and stated their objective was three-fold: to indicate what the project is, what it will look like and how it will be regulated. He felt that the project does meet the State law in that the zoning is in conformance with the General Plan. Mr. Taylor stated that in developing the project they looked at the market demand for industrial uses in that area and how to develop a land plan that takes into consideration the market requirements that will provide an aesthetically pleasing development for the industrial community. He stated extensive research was conducted with industrial brokers in Orange and Los Angeles counties to ascertain the type of industries that would be interested in locating in the park and they found there was a demand for a variety of types of uses. He further related their plan provided for large rail users, space for multi-tenant uses to lease space, and necessary ancillary uses which relate to approximately 7200 jobs that will be created by this development. He indicated the complex will be self contained and will provide a full range of support services such as a bank, restaurant and other personal services.

Mr. Taylor commented on the design of streets and utility systems as well as the physical aspects of the buildings and the landscaping. Mr. Taylor then presented a slide presentation on their project proposals and some existing Irvine Industrial developments.

In conclusion Mr. Taylor commented that this was the first off-ranch venture by the Industrial Complex and that the Irvine Company would maintain involvement in the project throughout its completion and they would probably stay in that area by having some buildings developed on their own. Mr. Taylor commented that if this project is approved they could consummate their negotiations with the United States Government for acquiring the site and move into the actual development of the project.

Commissioner Slimmer questioned Mr. Taylor as to the requirements for the railroad crossing on Chapman. Mr. Taylor responded that the crossings are determined by the Public Utilities Commission and the Commission does take precedent on that matter. Commissioner Slimmer also asked how they planned to prohibit on-street parking. Mr. Taylor commented they would use signs, paint the curbs red and rely on policing of the area.

Mr. John Ek, Chamber of Commerce, representing the Economic Development part of the Chamber. He indicated that for many years they had been pushing for industrial development in this area and hopefully the Irvine Company could make this a reality. He stated they wished to compliment the Irvine Company on having this become the first development outside the ranch area.

With no one else wishing to speak in favor of or opposition to the project, Chairman Whittaker closed the public hearing.

Commissioner Slimmer commented he had earlier preferred to keep this area as open space for a park; however, the general plan has now been changed to industrial and felt the project should be approved. His concerns were

that a provision should be made for a traffic signal on Chapman and the land packed and checked by compaction tests. He also felt there would be a major problem regarding the property abutting the school site and stated a chain link fence will not keep the children from getting onto the site. Commissioner Slimmer complimented the Irvine Company for the well prepared proposal including the Environmental Impact Report.

Commissioner Finch stated he reviewed the proposal thoroughly and felt the proposal was well prepared. He commented this was a unique opportunity insofar as revenues and employment to the City were concerned and was in favor of approving this project.

Commissioner Jennings stated she previously hoped to see this as a regional park and at this time felt this was now the highest and best use for this acreage. She felt this proposal was well planned and the building and landscaping designs are far above any other developments in Orange County. Because she felt Garden Grove would benefit more from the industrial complex than from vacant land she was in favor of the project.

Commissioner Balliet was concerned about the fence between the school and the industrial property and thought a 6-foot decorative block wall would provide more protection. He felt the project was a good one and was in favor.

Commissioner Whittaker felt it was a beautiful project and something the City has needed for many years.

Commissioner Slimmer commented to staff that the Environmental Impact Report is not 100% correct when it states it will increase school taxes. He further commented that revenue generated will provide increased taxes but the school when it receives taxes from assessed valuation actually loses taxes from the State and it amounts to a redistribution of the amount of money received.

Commissioner Slimmer moved, seconded by Commissioner Jennings to find the Environmental Impact Report sufficient. Said motion carried by the following vote:

AYES: COMMISSIONERS: BALLIET, FINCH, FULLER, JENNINGS, SLIMMER, WHITTAKER
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: PETROSINE

Commissioner Slimmer moved, seconded by Commissioner Fuller to approve Planned Unit Development PUD-103-76. Said motion carried by the following vote:

AYES: COMMISSIONERS: BALLIET, FINCH, FULLER, JENNINGS, SLIMMER, WHITTAKER
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: PETROSINE

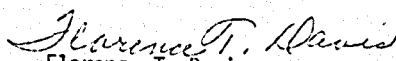
Staff related that the Planning Commission recommendation would be forwarded to the City Council for final action (Resolution No. 2837).

MOTION TO AUTHORIZE THE CHAIRMAN TO EXECUTE RESOLUTIONS

Commissioner Finch moved, seconded by Commissioner Jennings to authorize the Chairman to execute resolutions in advance of acceptance where necessary to expedite processing for the public. Said motion carried by unanimous vote.

ADJOURNMENT

At 8:25 p.m. Commissioner Finch moved, seconded by Commissioner Jennings that the meeting be adjourned. Said motion carried by unanimous vote.


Florence T. Davis
Secretary of the Planning Commission

Planning Commission Resume'
Public Hearing Case
Meeting of April 15, 1976

COMMISSIONER
FINCH ENTERED THE
MEETING AT 7:15 P.M.

*Motion (6 ayes;
Petrosina absent)
to find the EIR
sufficient.*

*Motion (6 ayes;
Petrosina absent)
to approve. City
Council action
necessary.*

(Resolution No. 2837).

1. PLANNED UNIT DEVELOPMENT NO. PUD-103-76 - IRVINE INDUSTRIAL COMPLEX

Requesting the rezoning of approximately 212 acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) zone and approval of a General Development Plan for the establishment of the site into finished industrial lots. Said development will consist primarily of Industrial-Commercial, Multi-Tenant Industrial, and General Light Industrial uses on lots ranging from two-thirds of an acre to 5 acres. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works and Development Department, City of Garden Grove. The location is at the east side of Knott, west side of Western, south of Katella and north of Chapman.

*Final
1/15/76*

RESOLUTION NO. 2837

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-103-76

WHEREAS, in the matter of Planned Unit Development No. PUD-103-76, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Irvine Industrial Complex, as applicant.
2. The applicant requests the rezoning of approximately 212 acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) zone and approval of a general development plan for the establishment of the site into finished industrial lots. Said development will consist primarily of industrial-commercial, multi-tenant industrial, and general light industrial uses on lots ranging from 2/3 of an acre to 5 acres, located on the east side of Knott, west side of Western, south of Katella and north of Chapman.
3. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works and Development Department of the City of Garden Grove.
4. The subject property is zoned MP and OS and is unimproved.
5. Existing land use and zoning of property in the vicinity of the subject property have been reviewed.
6. Past cases affecting the subject property were considered, report submitted by the City's staff was reviewed, and the Environmental Impact Report was considered.
7. Pursuant to legal notice, public hearing was held on April 15, 1976, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during their meeting of April 15, 1976; and

WHEREAS, facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9219.9 and 9220.4, are as follows:

1. The subject development is in keeping with the spirit and intent of the Municipal Code in that the proposed rezone to PUD is in keeping with the Land Use Element of the General Plan.
2. The subject PUD, as proposed, will provide industrial and commercial developments in the area which are in keeping with the environmental and development goals of the City in that the project meets, and in most cases exceeds, Municipal Code requirements for development.
3. The subject PUD meets those criteria established in Municipal Code Section 9213F.7 for approval of Planned Unit Developments in that the location, design, and proposed uses are compatible with the surrounding area; that the plan will produce internally a stable and desirable environment, particularly with regard to traffic circulation and access; and that there is reasonable assurance that the applicant intends to proceed with the execution of the project without undue delay; and

WHEREAS, the Planning Commission does conclude:

1. Subject Planned Unit Development does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Sections 9213F.7 and 9220.
2. The accompanying Environmental Impact Report is complete.
3. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. The Supplemental Regulations and General Development Plan, as presented to the Planning Commission, and any additional conditions or modifications to those documents as dictated by the Planning Commission and/or City Council, shall be made a part of the approval of PUD-103-76 and recorded as a part of said PUD. All development standards and uses within the PUD shall be subject to the provisions of said Plan; Supplemental Regulations; and Covenants, Conditions, and Restrictions.
- B. Minor modifications may be approved by the Zoning Administrator. Other than minor modifications shall require the filing of a new PUD application;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby find the Environmental Impact Report complete and recommends approval of Planned Unit Development No. PUD-103-76, subject to the conditions stated above, and does further recommend to the City Council rezoning to the PUD zone, as indicated on the maps attached hereto and made a part hereof. -

ADOPTED this 15th day of April, 1976.

Howard Whittaker

HOWARD WHITTAKER
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 held on April 15, 1976, and carried by the following vote, to wit:

AYES: COMMISSIONERS: FINCH, FULLER, JENNINGS, SLIMMER, WHITTAKER, BALLIET
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: PETROSINE

Florence T. Davis

FLORENCE T. DAVIS
SECRETARY OF THE PLANNING COMMISSION

April 19, 1976

The Orange County Evening News
13261 Century Boulevard
Garden Grove, CA 92640

Gentlemen:

We are enclosing copy of Notice of Public Hearing, PUD-103-76,
which we request you publish on April 24, 1976.

Prior to publication, however, kindly furnish us with proof of this
notice, and do not publish until we have approved the proof.

Upon completion of publication, please forward two copies of Affidavit
of Publication to the undersigned.

Sincerely,

Jeri Louise Wilson
City Clerk

JLW/dat

Enclosure

April 21, 1976

Irvine Industrial Complex
4770 Campus Drive
Irvine, California 92713

Gentlemen:

The Garden Grove City Council will conduct Public Hearings in the Council Chamber of the Garden Grove Community Meeting Center, 11300 Stanford Avenue, during their regular meeting of May 4, 1976, which commences at 7:00 p.m. At this time, they will consider Planned Unit Development No. PUD-103-76, which concerns property located on the east side of Knott, west side of Western, south of Katella and north of Chapman Avenue.

Said public hearing will be held for the purpose of hearing any and all persons either favoring or opposing said proposed Planned Unit Development. You are invited to attend this meeting.

Sincerely,

Jeri Louise Wilson
City Clerk

JLW/dat

Enclosure

CITY OF GARDEN GROVE
AFFIDAVIT OF MAILING NOTICE

I, DEBRA THOMAS, certify that Notices of PLANNED UNIT DEVELOPMENT NO. PUD-103-76, were mailed to the list of property owners on file in the Planning Department offices with the original application on April 21, 1976.

Debra Thomas
DEBRA THOMAS
DEPUTY CLERK
CITY OF GARDEN GROVE



**EQUAL HOUSING
OPPORTUNITIES**

ORANGE COUNTY FAIR HOUSING COUNCIL

1220-A NORTH BRISTOL, SANTA ANA, CALIFORNIA 92703 - (714) 835-0160

No.

April 21, 1976

APR 23 11 20 AM '76
CITY OF IRVINE

Garden Grove City Council
11391 Acacia Parkway
Garden Grove, Ca. 92640

Dear Council Persons:

This letter is to express the Council's interest in the new industrial park which is being proposed for the 215 acre abandoned Nike Base in Garden Grove.

Although many of our members are also concerned about other environmental effects of the proposed rezoning and conversion from agricultural to industrial uses; the Council's primary interest is in the social impact upon the housing situation in Garden Grove.

The Council has noted, in reviewing your latest Housing Assistance Plan, that Garden Grove presently has an unmet need of about 6,000 low and moderate income dwelling units. Furthermore, during the next three years the City proposes to at best reduce this need by 640 units. If Garden Grove continues to deplete its existing housing to make way for public and private redevelopment, these 640 may be needed to maintain a status quo in low cost housing stock.

We appreciate the City Council's desire to improve its tax base with the addition of relatively high revenue/cost ratio industrial development. But just as the traffics, pollution, noise, etc., impacts of such new developments upon the environment must be assessed and mitigating measures taken; so must the project's impact upon this most crucial environmental element, "Housing for all economic segments of the community", be evaluated and corrective actions planned.

As you probably know, the Orange County Fair Housing Council currently has a suit against the City of Irvine and the Irvine Company, in which we are seeking programs which will lessen the similar deleterious impact upon their low cost housing situation, of a proposed Irvine Industrial Complex East.

ADVISORY BOARD

DR. DANIEL G. ALDRICH
Chancellor, University of
California, Irvine

ROBERT W. BATTIN
Supervisor, 1st District
County of Orange

RALPH DIEDRICH
Supervisor, 3rd District
Chairman,
Board of Supervisors,
County of Orange

DOREEN MARSHALL
Former Mayor,
City of
Newport Beach

MANUEL P. MENDEZ
Architect

JERRY M. PATTERSON
United States Congressman,
38th District

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Mayor, City of Orange

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California State College
Fullerton

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Superior Court Judge
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President,
Orange County League
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ROBERT WARD
Mayor,
City of Fullerton

JOHN R. WEST
Director,
Special Services
Santa Ana College

DR. JOSEPH WHITE
Comparative Culture
Department,
University of Calif.,
Irvine

EVERETT WINTERS
Affirmative Action
Coordinator,
California State College
Fullerton

FRANCES WOOD
Former Mayor,
City of Fullerton

*Mrs. [unclear]
Roug - 4/23/76*

(Continued)

We understand that the proposed Nike Industrial Park will employ some 7,200 persons, many of whom will be in the low and moderate income categories. Since many of these persons will undoubtedly be attracted to Garden Grove from elsewhere in Southern California, this can be expected to place additional demand pressure upon Garden Grove's already short supply of affordable housing.

Some inovative and bold planning will have to be done to mitigate this social impact on your housing environment. Perhaps a smaller industrial park in connection with some low cost housing and open space would be a move balanced solution than the massive industrial concentration proposed by the Irvine Company.

Will you please keep the Orange County Fair Housing Council informed of all hearings in this matter, and send us copies of proposed plans and environmental impact reports which may be prepared by the City and/or the Irvine Company,

If there is anything which the Orange County Fair Housing Council can do to help in the successful resolution of the issue' please feel free to call us.

Sincerely Yours,

Leon "Pete" Peters

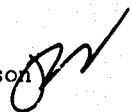
Leon "Pete" Peters
Executive Director

LPP/jj

City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

To: City Clerk's Office
Dept:
Subject: Public Hearing Cases to be
Scheduled for City Council

From: Jeri Louise Wilson 
Dept: Adm. Services-City Clerk
Date: April 22, 1976

Please schedule the following cases for City Council Meeting Public Hearing on May 4, 1976 - 7:00 p.m.

PLANNED UNIT DEVELOPMENT NO. PUD-103-76 - Irvine Industrial Complex - Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. (Pursuant to Resolution No. 2837, the Planning Commission approved PUD-103-76 on April 15, 1976.)

cc: Building-Zoning
Community Development Department
Administrative Services Director

IN THE
Superior Court
 OF THE
 STATE OF CALIFORNIA
 In and for the County of Orange

APR 20 10 35 AM '76

PROOF OF PUBLICATION

CITY OF GARDEN GROVE, CITY CLERK

State of California }
 County of Orange } ss.
 Rita J. Richter

That I am and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that I am not a party to, nor interested in the above entitled matter; that I am the principal clerk of the printer of the

Orange County News
 a newspaper of general circulation, published in the City of
 Garden Grove

County of Orange and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to wit:

April 19, 1976

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

Dated at _____

California, this _____ day of _____, 1976.

Rita J. Richter
 Signature

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
 NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL will hold PUBLIC HEARING in the COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California, on the date indicated below to receive and consider all evidence and reports relative to the application described below:
 * May 4, 1976 7:00 p.m.
PLANNED UNIT DEVELOPMENT
 NO. PUD-103-76
APPLICANT:
 IRVINE INDUSTRIAL COMPLEX
REQUESTING: The rezoning of approximately 212 (more/less) acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) zone and approval of a General Development Plan for the establishment of the site into finished industrial lots. Said development will consist primarily of Industrial-Commercial, Multi-Tenant Industrial, and General Light Industrial uses on lots ranging from two-thirds of an acre to 5 acres. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15082 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works and Development Department.
LOCATION: East side of Knott, west side of Western, south of Katella and north of Chapman. (Pursuant to Resolution No. 2837, the Planning Commission approved PUD-103-76 on April 15, 1976.)
ALL INTERESTED PARTIES are invited to attend said HEARING and express opinions or submit evidence for or against the proposal as outlined above.
FURTHER INFORMATION on the above application may be obtained or viewed at the PUBLIC WORKS AND DEVELOPMENT DEPARTMENT or the City Clerk's Office or by telephone: 638-6721.
BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.
 DATED: April 19, 1976
 JERI LOUISE WILSON
 City Clerk
 Pub. Apr. 24, 1976.
 Orange Co Eve News #11437

INVOICE
WEST ORANGE PUBLISHING CORPORATION

Publishers of

THE ORANGE COUNTY EVENING NEWS

BUENA PARK NEWS and INDEPENDENT
HUNTINGTON BEACH INDEPENDENT

LA MIRADA LAMPLIGHTER
ANAHEIM-FULLERTON INDEPENDENT

REMIT TO: 13261 CENTURY BLVD. • GARDEN GROVE, CALIFORNIA 92643 • (714) 537-7510

April 27, 1976
Inv. 11437

• CITY OF GARDEN GROVE, CITY CLERK
11571 S. GARDEN GROVE
GARDEN GROVE, CALIF. 92643

attn: Erman

ALL ACCOUNTS PAYABLE ON 10th OF THE MONTH

TERMINED: APRIL 24, 1976

RE: NOTICE OF PUBLIC HEARING


CHARGE OF PUBLICATION:

• 64 lines=6.56 legal squares @ 3.50 = 22.96



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Stanton, Ca 90680

PUD-103-76



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PUD-103-76

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Richard Miller
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Stanton, Ca 90680



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PUD-103-76

Gary Burgin
2555 W. Winston Rd., Apt. 18
Anaheim, Ca. 92804



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PUD-103-76

Champion Investmnet Corp.
8052 Redford Lane
La Palma, Ca 90623

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PUD-103-76

Joseph Segal
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Donald Halton
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PUD-103-76



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Roger Baalke
7116 Kelton Wy
Stanton, Ca 90680

PUD-103-76



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POD-103-76

Noel G. Conway
817 N. Broadway
Santa Ana, Ca 92701

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Donald Borcsak
P. O. Box 5703
Orange, Ca. 92667

unknown at this box #


POD-103-76



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Helen Davis
6998 Holokai Dr
Cypress, Ca 90630


PUD-103-76

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CITY OF GARDEN GROVE

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Russell Andrews
6997 Holokai Dr
Cypress, Ca 90630

PUD-103-76

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WRITER 





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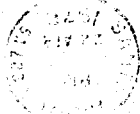


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Velva Pithoud
12732 Garden Grove Blvd
Suite A
Garden Grove, Ca 92643

PUK 103-76

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WEINBERG & SONS
12732 GARDEN GROVE BLVD
GARDEN GROVE, CA 92643



MAR 10 1976

103-76

April 26, 1976

Orange County Fair Housing Council
c/o Leon Peters, Executive Director
1220 A North Bristol
Santa Ana, California 92703

Dear Mr. Peters:

Your letter dated April 21, 1976, to the Garden Grove City Council has been forwarded to each member for their information.


I am enclosing a copy of the public notice which was published in the Orange County Evening News dated April 19, 1976, pertaining to PUD-103-76 application filed by the Irvine Industrial Complex proposing development for that site noted in your letter as the NIKE Base.

The Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970 is on file in this office and available for your review.

The concerns as mentioned in your letter are being reviewed and further reply will be transmitted at a later date.

If you have any questions or comments please direct them to this office at 638-6731 or our Community Development Department at 638-6851.

Sincerely,


Jeri Louise Wilson
City Clerk

cc: Douglas LaBelle
Director of Community Development

City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

APPROVED BY COUNCIL

To: Richard R. Powers

From: Richard O. Rafanovic

Dept: City Manager

Dept: Public Works & Development

Subject: HOME AND COMMUNITY DEVELOPMENT PROGRAM
Planned Unit Development PUD-103-76
Knott-Western-Katella-Chapman Area

Date: April 29, 1976

Date 5-4-76

The attached materials contain all relevant documentation on the rezone and development plan No. PUD-103-76. The applicant, Irvine Industrial Complex, is requesting rezoning from the MP (Industrial Park) and OS (Open Space) zones to the PUD (Planned Unit Development) zone and approval of a general development plan for the establishment of the site into finished industrial lots. Also requested is consideration of the Environmental Impact Report submitted as a part of this application. Location of the property is the east side of Knott, west wide of Western, south of Katella and north of Chapman.

At the April 15 Planning Commission hearing, the Commission took action to recommend to the City Council approval of the subject case. It was the Commission's finding that the development was in keeping with the spirit and intent of the Municipal Code in that the proposed rezone was in keeping with the Land Use Element of the General Plan. Additionally, the Planning Commission found that the uses proposed for the site, namely industrial, were in keeping with the environmental and development goals of the City and would provide for a well-integrated and desirable internal and external environment for the immediate area. The Planning Commission also determined the accompanying EIR to be complete and in keeping with the new criteria established for determining economic impacts upon the City.

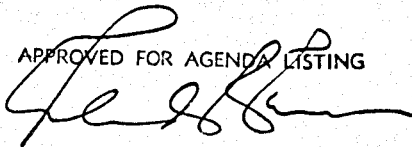
The Commission considered the subject PUD according to the criteria established in Municipal Code Section 9213F.7. Said criteria includes special considerations of compatibility with the immediate vicinity; internal and external stability as regards traffic and circulation; compliance with the Municipal Code; and the intent of the applicant to develop as quickly as possible. The subject PUD was found to be in keeping with the spirit and intent of Municipal Code Section 9213F.7.

Public hearing has been scheduled for the City Council meeting of May 4 for action on this request. Approval of this requested rezone and development plan will constitute approval of the entire project. If approved, this PUD will become effective 30 days after second reading of the ordinance which will be in June. If the City Council denies this request or alters the Planning Commission recommendation, the matter will be referred back to the Planning Commission for their reconsideration.

RICHARD O. RAFANOVIC, Director
Department of Public Works & Development

By: *Dave Robson*
Dave Robson, Manager
Development Services Division

APPROVED FOR AGENDA LISTING



Richard R. Powers
City Manager

DG:fd

CITY COUNCIL MINUTES

5-4-76

PUD
103-76
X117 NIKE

PUBLIC HEARING - PLANNED UNIT DEVELOPMENT NO. PUD-103-76

Planned Unit Development No. PUD-103-76, initiated by the Irvine Industrial Complex, requesting the rezoning of approximately 212+ acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) zone and approval of a General Development Plan for the establishment of the site into finished industrial lots. Said development will consist primarily of Industrial-Commercial, Multi-Tenant Industrial, and General Light Industrial uses on lots ranging from two-thirds of an acre to 5 acres, located on the east side of Knott Street, west side of Western Avenue, south of Katella Avenue and north of Chapman Avenue. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970.

The City Planning Commission, pursuant to Resolution No. 2837, recommended approval of PUD-103-76 on April 15, 1976.

Pursuant to Legal Notice published April 24, 1976, public hearing on the case was ordered by the City Council to be held this date.

Staff described the existing land uses, zoning and General Plan designations of the subject area as indicated on display maps, and explained the recommendations of the Planning Commission forwarded to the City Council by Resolution No. 2837 and other related material.

The Mayor declared the Public Hearing opened and asked if anyone wished to address the Council on the matter.

Mr. James E. Taylor, Director of Planning Administration for the Irvine Company, representing the Irvine Industrial Complex, appeared before the Council and commented on the marketing aspects of the proposed project, and the tax benefits to the City of Garden Grove, noting that the experience of the Irvine Industrial Complex would warrant the smaller industrial support area as a catalyst to the rest of the project, and indicated that the assessed valuation does not drop because the smaller users tend to utilize more of the property.

Mr. Bill Davis, Vice Chairman of Economic Affairs of the Garden Grove Chamber of Commerce, appeared before the Council and spoke in favor of the proposed project and reviewed the benefits for the City.

Mr. Ray Littrell, 12091 Blackmer Street, appeared before the Council and suggested that the Council consider rezoning all but a portion of the property as industrial, and allow some areas for open space. Mr. Littrell also commented on height restrictions for buildings in the area.

Mr. James E. Taylor reappeared before the Council, stating that the Environmental Impact Report did not address the Open Space element because it had been considered and was part of the General Plan; therefore, the industrial project is what they were looking at. Mr. Taylor indicated that construction of buildings with particular regard to height regulations is controlled by the FAA, since this area is under a flight pattern. He also addressed concerns expressed regarding sidewalks and indicated that these could be considered if the Council desired.

There being no further response from the audience, the Mayor declared the public participation portion of the hearing closed.

Councilman Erickson commented that several years ago he had been associated with a company who had provided consulting services to the Irvine Company; however, he did not feel that this would in any way prejudice his vote, and would not be a conflict of interest.

Councilwoman Barr indicated that she and the former Mayor, Bernard Adams, had worked on a Council committee with the Irvine Company and the representatives of the Navy, and were part of the committee that recommended that this property be rezoned to industrial; however, she did not feel that this would influence her vote in any way.

There being no further questions from Councilmembers, the Mayor declared the public hearing closed.

Councilman Erickson moved, seconded by Councilwoman Barr, that the Environmental Impact Report for PUD-103-76 be and hereby is certified as complete. Said motion carried by the following vote:

AYES:	COUNCILMEMBERS: (4)	BARR, DONOVAN, ERICKSON, WILLIAMS
NOES:	COUNCILMEMBERS: (0)	NONE
ABSENT:	COUNCILMEMBERS: (1)	KRIEGER

Councilwoman Barr moved, seconded by Mayor Williams, that PUD-103-76 be and hereby is approved pursuant to Planning Commission Resolution No. 2837, and Staff directed to prepare Council Resolution of approval and amendment to the Municipal Code as proposed by PUD-103-76. Said motion carried by the following vote:

AYES:	COUNCILMEMBERS: (4)	BARR, DONOVAN, ERICKSON, WILLIAMS
NOES:	COUNCILMEMBERS: (0)	NONE
ABSENT:	COUNCILMEMBERS: (1)	KRIEGER

IRVINE INDUSTRIAL COMPLEX

2122 CAMPUS DRIVE, IRVINE, CA 92664 (213) 628-4204 (714) 833-1010

April 30, 1976

City Council
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

Dear Mayor and Members of the City Council:

Subject: IRVINE INDUSTRIAL COMPLEX-
GARDEN GROVE PLANNED UNIT DEVELOPMENT

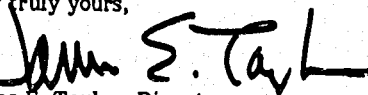
The information contained in this document represents the position, views and planning rationale of the Irvine Industrial Complex regarding the requested Planned Unit Development (PUD) zone change for the Irvine Industrial Complex-Garden Grove. It is submitted with the intent of providing the City Council with a summary of what we consider to be pertinent elements and issues associated with the proposed zone change in advance of the scheduled public hearing Tuesday, May 4, 1976.

The document summarizes the design concepts for the proposed project, particularly those related to streetscape and landscaping, the Environmental Impact Report (EIR), marketing considerations, traffic analysis and revenue projections. Included also are graphic representations of the major design elements of the project. This information has been provided to the City Staff in order to assist them in preparing reports and recommendations to the Council.

On April 15, 1976, the Garden Grove Planning Commission unanimously approved the requested change of zone. Questions asked by the Commission were answered at that hearing. This document has been expanded to include the Commission's questions and the answers given by representatives of the Irvine Industrial Complex. It is noteworthy that the EIR was ruled to be complete by the Commission with only very minor corrections to the text required.

Your consideration in this matter is greatly appreciated.

Very truly yours,


James E. Taylor, Director
Planning Administration

JET:lai

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I. INTRODUCTION

The Irvine Industrial Complex is requesting rezoning and approval of a Planned Unit Development (PUD) plan for a 215-acre site formerly used as an anti-aircraft missile base within the City of Garden Grove. While currently owned by the United States Navy, the Navy and The Irvine Company are negotiating a transfer of title to the company pending rezoning. The site is bounded by Knott Avenue on the west, Chapman Avenue on the south, Western Avenue on the east and the Stanton Flood Control Channel on the north.

The PUD rezoning will permit development by the Irvine Industrial Complex of a master planned industrial park consistent with the City's General Plan and in keeping with the objectives and principles contained in the City's land use element for industrial development. This element states that in planning industrial land use, the basic objectives are:

- a. To provide appropriate locations for clean industrial uses of all sizes.
- b. To develop and maintain a stable, diversified range of industries to enhance the economic and employment base of the city.
- c. To protect and enhance the integrity and desirability of industrial sites within the planned industrial areas of the community.

The development of the Irvine Industrial Complex-Garden Grove will implement these objectives through the application of specific development principles also set forth in the City's land use element for industry, chief among which are:

- a. Encouragement of industry which will provide long term employment opportunities for local residents.
- b. Promotion of the complete development of the city's Central Industrial District (CID) with high quality industrial uses.
- c. In all industrial areas, creation of an industrial park atmosphere by establishing necessary site development standards which include provisions for appropriate site planning, building design, performance standards, and the extensive use of landscaping, walls and other screening devices.
- d. Separation of industrial developments from non-compatible uses through the use of landscaped open space, off-street parking areas, transportation facilities, and man-made barriers.

Finally, the proposed plan brings to realization the long-awaited extension of the Central Industrial District (CID) and is fully compatible with existing and future land uses in the area.

II. SITE DESIGN CONCEPT

The site is the largest undeveloped parcel of industrial land as classified on the City of Garden Grove's General Plan and forms the northern part of the City's largest industrially developing area, the Central Industrial District (CID). Industrial uses are located to the south and to the east of the site and to the north and west are residential areas of the cities of Stanton and Cypress. At the southwest corner of the site are the Hettinga Elementary School and the Chapman Intermediate School. Directly north across the Stanton Flood Control Channel is a refuse collection and transfer site, and penetrating the site on the east is a National Guard Armory.

The site design concept for the Irvine Industrial Complex-Garden Grove, as conceived by the planning firm of J. L. Webb, Newport Beach, has its source in the Irvine Industrial Complex's development experience with successful major projects in the cities of Irvine and Tustin. Accordingly, the thrust of the IIC-Garden Grove design concept is two-pronged. It seeks both to provide a development that is aesthetically attractive and to assure one that is economically sound, qualities essential to the successful marketing and long-range phased development of a masterplanned project of this magnitude. Under the concept, the key element is a design theme that provides a strong, perceivable identity while allowing for a full range of development opportunities for a broad spectrum of industrial users. The site design, as a concept, permits a degree of flexibility in the precise location of buildings and accommodates land uses ranging from large lots with rail service to small lots without rail service, and from multi-tenant industrial to industrial commercial uses.

Large lots and rail users are concentrated toward Chapman Avenue, while smaller sites, the multi-tenant area and the industrial commercial center, are oriented toward Knott Avenue to provide a transition to adjacent residential uses as well as aesthetic image to this portion of the development.

Proposed land uses for the site are:

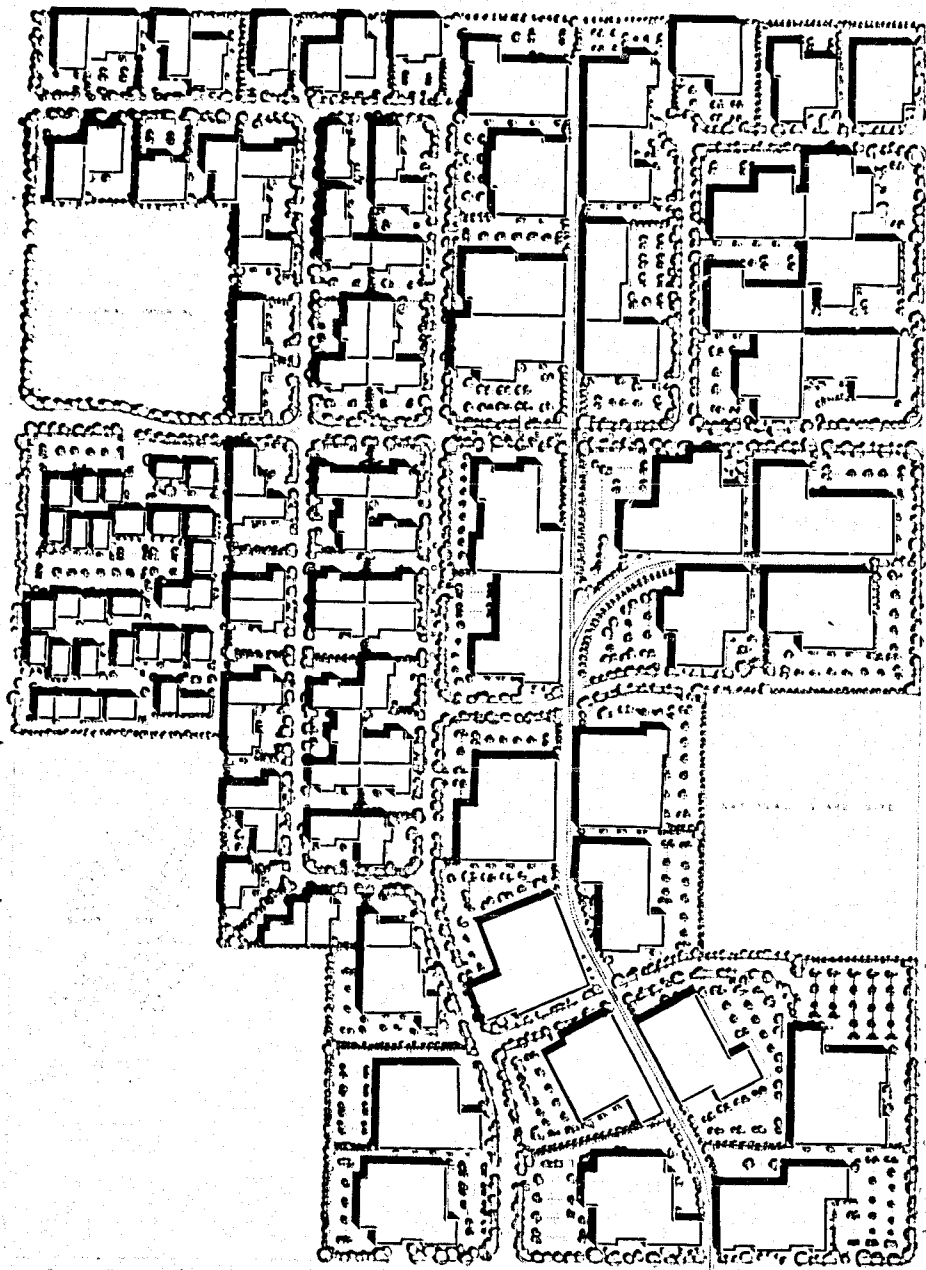
Industrial sites	163	acres
under 1 acre (55 lots)		
2.15 to 3 acres (18 lots)		
3.70 to 5 acres (17 lots)		
Multi-tenant industrial site	14	acres
Industrial commercial site	10	acres

The proposed plan for the complex indicates five points of access, providing an excellent distribution for traffic ingress and egress. The internal circulation pattern has only one street, Orangewood Avenue, completely bisecting the project, with all other streets ending as cul-de-sacs to prohibit through traffic.

All streets, storm drains and utilities will be installed by the developer. The developer will also widen existing peripheral roads to City standards and will extend a railroad spur into the site. All utilities will be underground.

The Irvine Industrial Complex successfully operates industrial developments directly adjacent to residential neighborhoods in Newport Beach, Tustin and Irvine. Utilization of separation devices used in these projects, to include arterial roads, mounding and landscaping should serve to mitigate any conflict between land uses.

The following exhibits suggest the principal land use, site design and streetscape proposals of the complex. It should be noted that the Conceptual Design Plan (page 6) is not intended to illustrate precise building sitings or configurations. Its purpose is only to indicate the maximum allowable site coverage under the proposed PUD zoning.



CONCEPTUAL
DESIGN PLAN
I.I.C. - GARDEN GROVE





I.I.C. - GARDEN GROVE
STREETSCAPE CONCEPT

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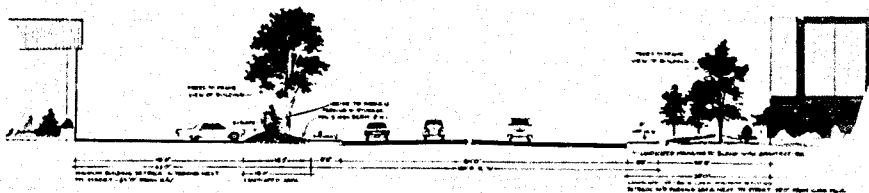


I.I.C. - GARDEN GROVE
STREETSCAPE CONCEPT

Landscaping and Streetscaping Design

The design concept utilizes landscaping and a streetscape incorporating broad setbacks of buildings, grass-covered berms, hedges and trees to create a strongly positive environment for industry located in the complex, for employees working in the complex and for the surrounding community.

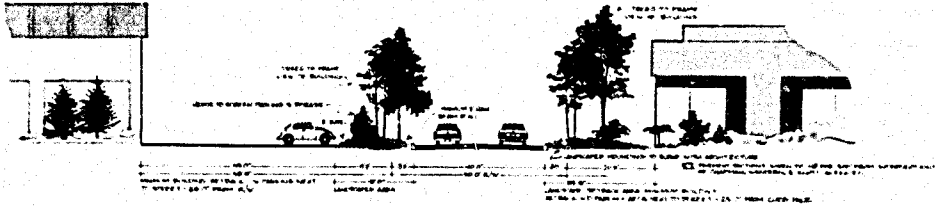
All interior streets include 40 feet of paving with a minimum of 18 feet of landscaping on either side. These areas can be mounded and planted with a broad palette of groundcover, hedges and trees.



CHAPMAN & KNOTT



WESTERN

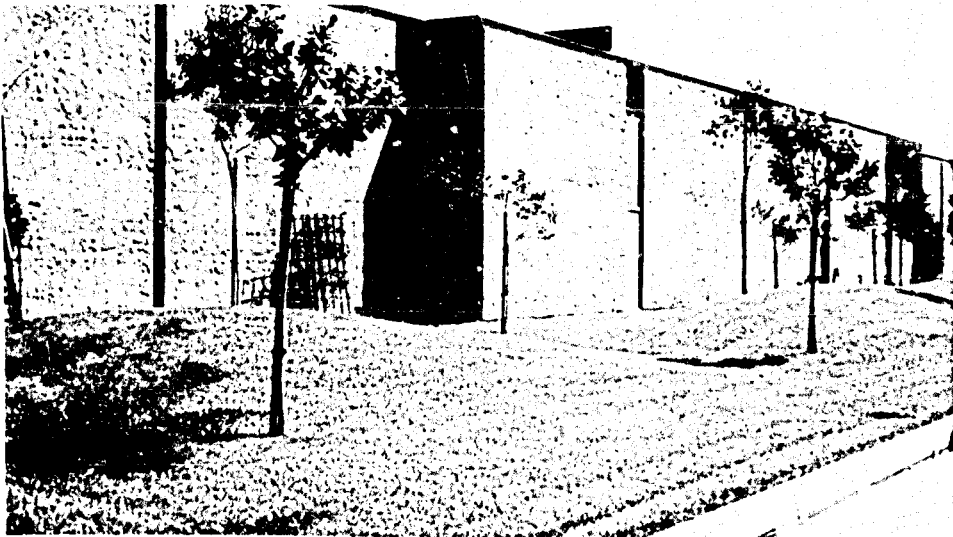


ORANGERWOOD MONARCH & INTERIOR STREETS

Setbacks of individual buildings will vary, adding interest to the streetscape, with a 20-foot minimum setback on interior streets and a 30-foot minimum setback on Knott and Chapman. Where a building is sited at the minimum setback, no parking will be permitted between the building and the curb. Where parking does occur between the building and the curb, a minimum setback of 45 feet will be required for the structure.

At the main entrances to the complex, on Knott Avenue and on Chapman Avenue, the interior roads widen to 48 feet of paving. Landscaping on either side of the road will be given a special entry treatment to identify a sense of place at the two significant entry points into the complex.

Industrial uses proposed to be located within the complex will be compatible with each other and with the surrounding environment. This will be assured by ordinance and protective covenants. Additionally, industrial uses adjacent to school grounds bordering the site will be screened for visual effect and for sound attenuation through appropriate setback, landscaping and fencing arrangements as approved by the City. (The Conceptual Design Plan exhibit on page 6 places some buildings on the common property line between the industrial park and a school site. The buildings, in fact, will not be so situated. They will be set back from the property line and buffered with walls and landscaping. The page 6 exhibit is intended to indicate maximum allowable lot coverage only, and not the precise location or configuration of future structures.)



Examples of landscaping and streetscape to be used are shown in illustrations from the Irvine Industrial Complex, Irvine. Top, trees and ground cover landscape. Setback is continuous along entire block with no on-street parking. Below, use of mounding provides a unique streetscape theme.



Parking, where it occurs in front of building, is secluded by landscaping. In other cases, mounding can be used to conceal parking.

III. TRAFFIC AND TRANSPORTATION

The proposed industrial complex is projected to generate approximately 17,000 automobile trips per day at final completion in 1986. No traffic problems are foreseen by the Environmental Impact Report prepared by Owen Menard & Associates. Vehicles coming and going to the complex will comprise destination traffic and the great majority will be easily carried on the arterial roads of Chapman, Knott and Western Avenues. In addition, Monarch Street will play an important role in southern distribution of traffic in that it provides direct access to the on-ramp for the westbound Garden Grove Freeway.

Studies indicate that Orangewood Avenue will not be heavily traveled. As a result of discussions with City staff, Orangewood has been purposely narrowed to discourage through traffic. Freeway traffic will tend to use Knott Avenue to reach the freeway rather than using Orangewood to reach Valley View Street for two reasons: Knott carries less traffic volume than Valley View, even when the additional traffic is added; and Knott provides a closer connection to the Garden Grove Freeway.

Indications are that traffic will be generated from and to the north, south, east and west equally; hence no one direction will receive a concentration of traffic.

A total of 850 trucks of all sizes are forecast per day, but this traffic is distributed throughout the day and generally does not occur at peak hours and therefore will not conflict with normal traffic.

In addition to automobiles, the complex will be easily accessible by Orange County Transit District bus, currently available and offering an adjustable schedule to meet complex demands and internal routings.

The Irvine Industrial Complex proposes to extend the existing Southern Pacific rail line northward across Chapman Avenue and into the complex to provide rail service to some industries. It is expected that the spur line will be constructed by the IIC, the cost of which would later be reimbursed by Southern Pacific as use of the line develops. The project will include the appropriate railroad crossing signals and safeguards, as recommended by the City and approved by the Public Utilities Commission.

Rail service for the IIC-Garden Grove as anticipated will consist of one train of five to 10 cars per day. The train would deliver and pick up freight cars between 7 p.m. and 9 p.m., when traffic is generally light and train noise should not interfere significantly with employment, school or residential activities in the area. Additionally, industrial buildings on the site itself will provide a sound buffer. Noise will be further reduced by a five mph speed limit to be imposed on the train's movement by the PUC.

IV. INDUSTRIAL USES IN THE PLANNED UNIT DEVELOPMENT

Planned Unit Development zoning allows the developer to exercise greater creativity and flexibility in planning than does the current M-P zoning. This will permit the Irvine Industrial Complex to bring to this development some of the nationally recognized industrial planning concepts proven successful in the company's industrial parks in the cities of Irvine and Tustin. In addition, the proposed PUD regulations as proposed are equal to or more restrictive than those presently existing in Garden Grove's present M-P Zone District.

Lots Under Two Acres

The Irvine Industrial Complex, as part of its marketing program of providing a wide range of site sizes for industry, is proposing to offer approximately 55 lots one acre and under in size. These lots consist of 45 acres or approximately 24 percent of the net usable area of the project. Marketing studies conducted for this development indicate a demand by small business and industry for sites in the Garden Grove area upon which they can construct their own free-standing industrial building. The Complex feels that the inclusion of these site sizes will provide variety to the site plan and, more important, materially speed up the absorption of the total project. The experience of the complex in its existing projects in Irvine and Tustin indicate that these lot sizes are developed quite rapidly.

An important consideration to the City is the tax revenue and jobs that will accrue as a result of the development of these small lots.

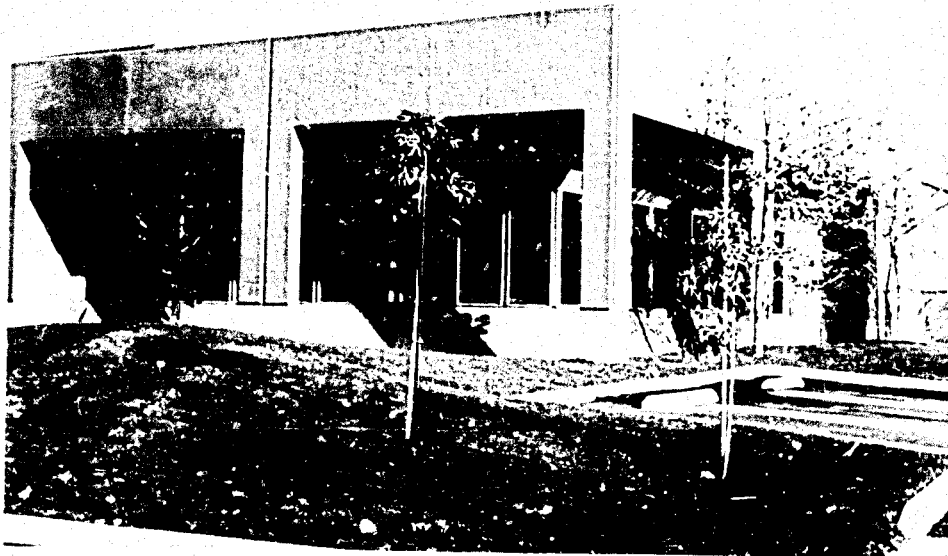
Studies conducted within the existing Irvine Industrial Complex at Irvine show that total assessed valuation for land and buildings on a per acre basis is approximately 20 percent greater for average developments under one acre in size compared with average developments of four acres and over. In addition, average employee density in the smaller lot developments is approximately 25 percent greater than the larger lots.

These two advantages, coupled with accelerated development possibilities and visually pleasing facilities insured by the PUD standards and protective covenants, and the provision in the City for a place where local small business and industry can thrive, will make the small lot concept successful for all concerned.

Multi-Tenant Industrial Facilities

Approximately 14 acres within the PUD area are being earmarked for multi-tenant industrial facilities. The concept is to provide leasable building space, from 800 square feet to 5,000 square feet, for small business and service industries. In an area the size of Garden Grove's Central Industrial District, this type of facility should be provided because (1) the demand exists for this type of space and (2) this space provides the opportunity to attract and keep small firms in the City.

When built under the strict development standards of the PUD and accompanying protective covenants, the multi-tenant facilities are visually attractive and an asset to the community. The Irvine Industrial Complex currently has 750,000 square feet of this type of space, with an additional 500,000 square feet planned. The project is dynamic, thriving and attractive and is proof of the desirability of the concept.



An example of a typical multi-tenant building located in the Irvine Industrial Complex-Irvine.

Industrial Commercial Uses

An integral part of the Irvine Industrial Complex - Garden Grove is a 10-acre site for industry-related commercial development. Such a development would provide industrial firms and their employees with a broad range of goods and services, from banking, printing and consulting to dining, exercising and personal services. In response to the need for such facilities in the Irvine Industrial Complex in Irvine, two such areas have been added, with tremendous acceptance. As a result, provisions for these facilities have been made in the Tustin complex and the planned Irvine Industrial Complex-East in the City of Irvine will have five major industrial commercial centers serving as the cores of five industrial villages.

In addition to satisfying a major need, the convenient location of industrial commercial facilities will reduce automobile traffic during the day which would result from employees going elsewhere to eat and shop. Further, such a facility will enable the City to capture some of the retail sales to be generated by the industrial users, adding to tax income.

A site plan for the 10-acre industrial commercial development will be forthcoming when the types and number of specific uses can be more accurately projected. At that time, a detailed land use design for the parcel will be submitted to the City for its review and approval.

V. MARKETING CONSIDERATIONS

The proposed industrial complex is considered by leading industrial brokers to be highly marketable. Advantages of the site include a large, available supply of skilled and semi-skilled labor in the immediate vicinity; proximity to the Garden Grove and Artesia freeways; convenience to the Long Beach and Los Angeles harbors and to the Long Beach and Orange County airports; and availability of rail service.

As a result, the Irvine Industrial Complex has forecast a 10-year build-out for the industrial areas and a four-year build-out for the industrial commercial area. Land absorption will actually be even more rapid, with approximately 30 acres forecast for absorption each year over a five-to-six-year period. The time difference between absorption and build-out is the time permitted for building a facility after purchase or lease option of the property.

At full build-out, the complex proposes to have:

Industrial buildings	3.45 million square feet
Office buildings	.10 million square feet
Retail facilities	.05 million square feet

All site development, including grading, streets and utilities, will be installed by the developer at an estimated cost of \$3.9 million.

Industrial land will be offered for sale or lease. In addition, the developer may construct some inventory buildings for sale or for lease. Total cost of all structures at build-out is calculated to be \$64.2 million.

A current County appraisal places the value of the land at \$7.1 million. The total completed project, including land, site preparation and structures, would be valued in today's dollars at an estimated \$86.5 million by 1986.

The project land is now owned by the United States Navy, which is exempt from taxes. As a result, the City of Garden Grove derives no property tax, and since the land is in agriculture, there is no sales tax income. The proposed development would place the property on the tax rolls and would provide new revenues to the City of Garden Grove through property taxes and through sales taxes, both of which would continue to increase.

At the estimated \$86.5 million value of the project at build-out, tax generation to the City is estimated at:

Property taxes	\$237,747
Retail sales taxes	32,500
Industrial sales taxes	337,000

Thus, total taxes to the City would amount to \$607,247 per year.

In addition, the project would generate \$611,659 per year in taxes to the County of Orange and \$1,113,090 in taxes per year to the Garden Grove Unified School District.

From the City's \$607,247 annual income must be subtracted the costs of having the complex within the city limits. These costs include police and fire protection, traffic safety, maintenance of public rights-of-way, and added load on community buildings and municipal support services. This is estimated to represent a total cost at build-out of \$245,421 per year. Hence, on full completion in 1986, the City will realize a net income of \$361,826 per year in today's dollars. This surplus represents a revenue/cost ratio of 2.5:1 in 1986, with an even higher ratio during the 10 years prior to build-out.

There are additional economic benefits from the proposed project, the most tangible resulting from employment:

1. Employment During Construction.

During the 10-year build-up period, the construction payroll is calculated at \$35 million.

2. New Permanent Employment.

At build-out, the industrial complex is projected to create 7,200 jobs. While the greater percentage of persons filling these jobs will undoubtedly relocate with the industrial firms, a percentage will be new employees.

VI. SUPPLEMENTAL DEVELOPMENT REGULATIONS AND PROTECTIVE COVENANTS

Development of the Irvine Industrial Complex-Garden Grove as a highly valued asset to both the City and surrounding cities is assured by a dual control system of environmental and development standards. The first of these controls are the supplemental development regulations that are an integral part of the Planned Unit Development (PUD) zoning itself. The second are the Irvine Industrial Complex's own Covenants, Conditions and Restrictions (CC&R's) which are applied to all properties leased or sold, and which, in some instances, go beyond zoning requirements.

Development standards, enumerated in the PUD Supplemental Regulations and the Environmental Impact Report texts, include regulations regarding:

1. Restriction of environmental nuisances.
2. Minimum industrial lot size of 27,500 square feet, minimum commercial lot size adequate for required on-site parking and landscaping.
3. Setbacks of 30-foot minimum along Chapman and Knott Avenues and 20-foot minimum along other streets.
4. Landscaping required from the curb to a depth of 18 feet on all streets; and boundary landscaping required for side and rear yards.
5. All parking off-street and on-site.
6. Signs limited to only one per street frontage and limited to a specified maximum size.
7. All utilities must be underground.
8. No outdoor storage between street and building setback; visual screening from outside where storage is allowed.
9. Loading areas screened from outside view and no vehicle loading maneuvers from frontage streets.
10. Permitted industrial uses are outlined.
11. Permitted commercial industrial uses are outlined.

Irvine Industrial Complex Covenants, Conditions and Restrictions, (CC&Rs), which also include the above-stated controls, will require that design of all buildings must be in harmony with neighboring structures, and that no building occupy more than 50 percent of its site. The CC&Rs further establish a review process in which the Irvine Industrial Complex reviews all building plans prior to approval for construction in addition to City approval, and an enforcement procedure which includes inspection on completion and thereafter to assure no violations.

This dual-control—the development regulations by the city and the covenants and restrictions by the Irvine Industrial Complex—insures the long-term quality of the development and has led to national recognition of the existing Irvine Industrial Complex projects as hallmarks of quality in industrial park development.

VII. ENVIRONMENTAL IMPACT REPORT

An Environmental Impact Report (EIR) on the proposed development has been prepared by Owen Menard & Associates, Claremont. In addition to utilizing accepted site study and research techniques, the EIR firm consulted with 26 persons or organizations, 11 of these being officials of the City of Garden Grove.

In conformance with the California Environmental Quality Act (CEQA), the EIR considered the environmental impact of the proposed project, project alternatives, mitigating measures, irreversible and irretrievable commitment of resources, relationship between local short-term uses and man's environment and the maintenance and enhancement of long-term productivity, growth inducing impacts, and unavoidable adverse impacts.

In addition to some of the material noted in other sections of this report, such as traffic, it should be pointed out that the EIR indicates the proposed plan has been reviewed with the Garden Grove Police Department and the Fire Department, with neither indicating any adverse effects. No utility problems were discovered following contact with the Garden Grove Sanitation District, the Garden Grove Water District, Southern California Edison Company, Southern California Gas Company and Pacific Telephone Company.

No significant burden to either housing or schools was indentified. It is anticipated that the majority of the firms will relocate from southeast Los Angeles County and Orange County, and that 50 percent of the employees will come from Garden Grove, Anaheim, Santa Ana and Buena Park and 44 percent will come from the area between west Garden Grove and the Long Beach Freeway. Only 10 percent of the employees are expected to relocate within a 10-mile radius of the site. As a result, because of the origin of the employees, no significant addition to air pollution is calculated from the establishment of the industrial complex, with automotive emissions merely adjusting from current routes.

An increase in the amount of traffic noise is calculated with the increase in traffic, but this will occur during morning and late afternoon peaks, with no increase during the 10 p.m. to 7 a.m. critical residential period nor during classroom hours at the schools.

On April 15, 1976, the Garden Grove Planning Commission considered the EIR of the proposed development. The City Staff noted that most negative impacts are appropriately mitigated, and those few that could not be mitigated are reasonable enough tradeoffs for other community values to be provided by the total project. The Staff recommended a finding that the EIR is adequate. The Planning Commission so ruled, unanimously.

VIII. PLANNING COMMISSION QUESTIONS

Prior to voting unanimously in favor of the Irvine Industrial Complex rezoning application, Garden Grove Planning Commissioners at an April 15, 1976, public hearing asked several questions about the project. Here are the principal questions and the IIC's responses:

- Q. What type of screening will be provided between the industries and adjacent school sites?
- A. Setback, landscaping and fencing arrangements will be provided as considered appropriate by the City at later stages of planning review. Under no circumstances will industrial buildings be constructed on the property line between the IIC-Garden Grove and adjacent school sites. (See page 9)
- Q. How will no on-street parking be enforced?
- A. Through City ordinances. This will require the use of "No Parking" signs and red-painted curbs in some areas. The major means of controlling curbside parking, however, will be through the ample availability of on-site parking areas.
- Q. Who will install and pay for the railroad track extension across Chapman Avenue into the Irvine Industrial Complex-Garden Grove?
- A. The Irvine Industrial Complex is expected to finance construction of the spur line, the cost of which would be later reimbursed by the railroad company that serves the industrial properties. (See page 12)
- Q. Is the City pre-empted by the Public Utilities Commission (PUC) in controlling railroad crossings?
- A. The PUC approves all railroad crossing and related signalization installations in response to local agency recommendations on location and design of the devices.
- Q. What type of control device will be installed at the railroad crossing?
- A. This will be determined by the City and the PUC at the time of need.
- Q. Is there a reason why no commercial site plan is shown on the Conceptual Design Plan?
- A. Yes. More information on the precise uses, timing and mix of commercial industrial development is needed before a site plan can be prepared in detail. When a refined plan for commercial uses is completed, it will be subject to City review and approval.

IX. SUMMARY

The Irvine Industrial Complex has developed industrial parks in the cities of Irvine and Tustin which have become highly successful from the standpoints of environmental quality and marketing acceptance. The Complex proposes to develop a product of equal quality and marketability in the City of Garden Grove.

The proposed Planned Unit Development is consistent with the City's General Plan, will further the industrial development objectives set forth in that plan, will provide the City with a healthy increase in tax revenues, and will provide a significant addition to the City's physical development.

Assurances that the proposed master planned industrial complex will materialize as described in this report are provided by the dual control system of City regulations and Irvine Industrial Complex protective covenants.

On April 15, 1976, the Garden Grove Planning Commission conducted a public hearing on the proposed project, which requires Planned Unit Development zoning. No substantive objections to the plan were raised by the public, the City Staff or by Commissioners themselves. The only comments made were in strong support of the project. Accordingly, on the Staff's recommendation, the Commission endorsed the Planned Unit Development application in a 6-0 vote.

The Irvine Industrial Complex now respectfully requests the Garden Grove City Council's favorable consideration of this rezoning and Planned Unit Development application.

IRVINE INDUSTRIAL COMPLEX

OSHA 3090 (Rev. 10-1981)

Supplemental Regulations

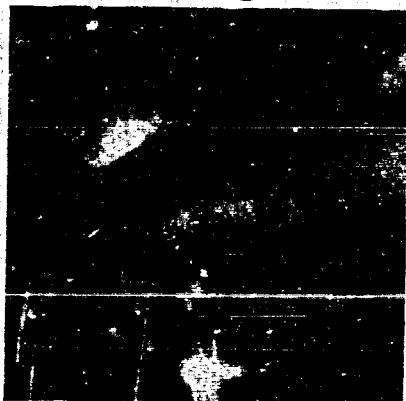


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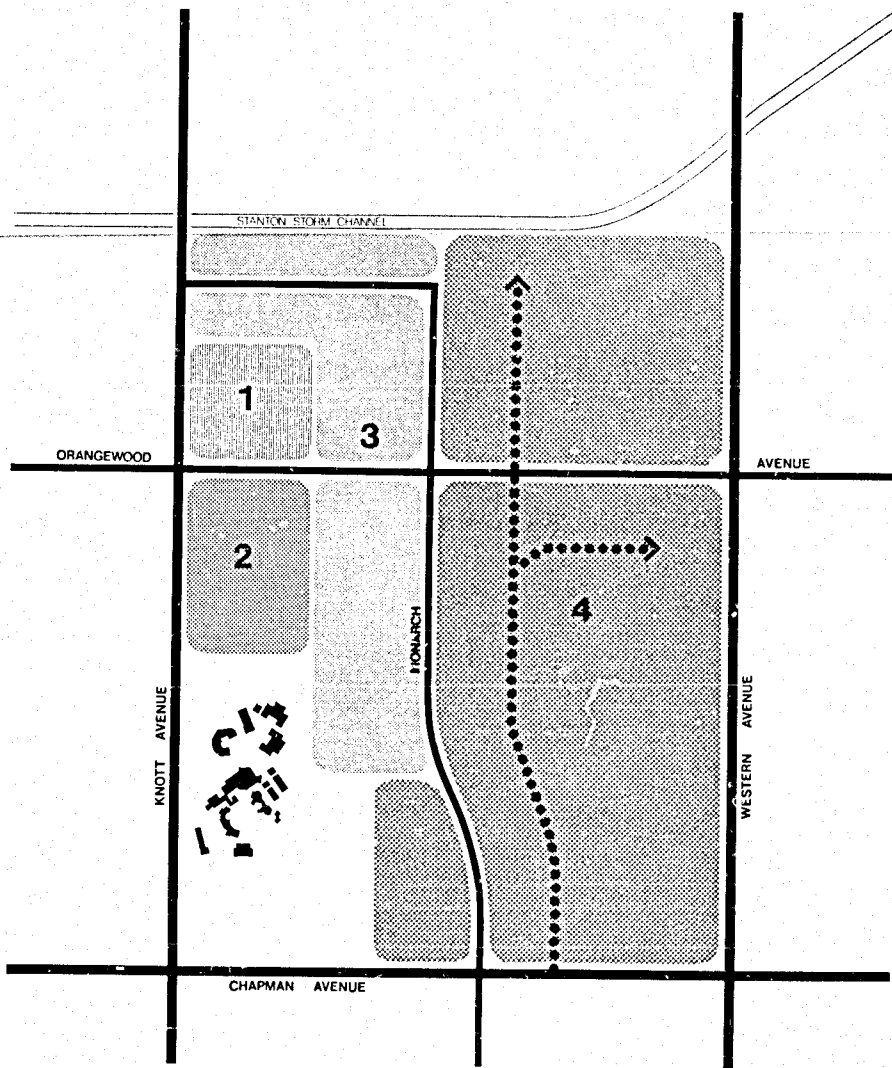
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PROTECTIVE COVENANTS

SECTION I. STATISTICAL ANALYSIS

The Irvine Industrial Complex Planned Unit Development - Garden Grove has been designed to accommodate the following land use program:

<u>Area</u>	<u>Use</u>	<u>Net Acres</u>
1	Industrial Commercial	10
2	Multi-Tenant Industry	14
3	Special Industry	45
4	Industry	<u>118</u>
	TOTAL	187



LEGEND
 [Stippled pattern] INDUSTRIAL COMMERCIAL
 [Cross-hatched pattern] MULTI-TENANT INDUSTRY
 [Dotted pattern] SPECIAL INDUSTRY
 [Dotted pattern] INDUSTRY
 [Dotted line with arrows] RAILROAD

Land Use Plan
IRVINE INDUSTRIAL COMPLEX garden grove

March 1978
 0 200' 400'



SECTION II. NOTES

1. Within the Planned Unit Development area, the continued use of the land for agricultural purposes with uses, structures and appurtenances accessory thereto shall be permitted.
2. Grading will be permitted within the Planned Unit Development area outside of immediate development upon the securing of a grading permit.
3. Water service and sewage disposal facilities within the Planned Unit Development area shall be furnished by the City of Garden Grove and the Garden Grove Sanitary District respectively.
4. Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Irvine Industrial Complex Planned Unit Development except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.
5. Any land use proposal not specifically covered by the Planned Unit Development plan and its supplemental text shall be subject to the regulations of the City of Garden Grove Zoning Code.
6. A plan for silt control for all storm runoff from the property during the construction and initial operation of the tract and maintaining the integrity of silt control facilities during normal operation shall be prepared and submitted to the California Water Quality Control Board Staff for their review prior to issuance of a grading permit.

SECTION III. DEFINITIONS

Advertising Surface

The total area of the face of the structure, excluding supports.

Area of Elevation

Total height and length of a building as projected to a vertical plane.

Building Site Area

The total land area of the land described in the use or other permit.

Multi-Tenant Industry

For the purpose of these supplemental regulations, multi-tenant industry shall mean industrial operations, uses or activities within a building or complex of buildings which involves three (3) or more separate tenants.

Setbacks from Street Corners

Setbacks from street corners shall be established as that point of intersection of the required setback lines from access streets, prolonged to point of intersection.

Special Industry

For the purpose of these supplemental regulations, special industry shall mean any industrial operation, use or activity which occurs on a designated building site or lot which has a total gross building site area of less than two (2) acres.

Side and Front of Corner Lots

For the purpose of these supplemental regulations, the narrowest frontage of a lot facing the street is the front, and the longest frontage facing the intersecting street is the side, irrespective of the direction in which structures face.

SECTION IV. APPLICABILITY

The provisions contained in this Planned Unit Development supplemental text shall apply as specified to all uses permitted. Except as otherwise stated in this text, the requirements of the development standards and the Zoning Code of the City of Garden Grove shall apply.

SECTION V. GENERAL DEVELOPMENT STANDARDS

A. Purpose and Intent

Unless otherwise specifically prohibited herein, any industrial operation, use and activity will be permitted in all four (4) land use areas of the Planned Unit Development provided it is so designed and constructed that the operations, uses and activities do not cause or produce a nuisance to adjacent sites such as vibration, noise, radio frequency interference sound, electromechanical disturbance and radiation, electromagnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or non-toxic matter. Further, lighting is to be shielded and direct rays confined within property lines.

¹ An exception shall be made during periods when breakdown in equipment occurs in such a manner as to make it evident that the effect was not reasonably preventable. The Zoning Administrator shall be notified immediately after such deficiency occurs. The deficiency shall be corrected within thirty (30) days except upon review and approval of the Community Development Director.

Any use proposed subject to the above-mentioned procedure will be submitted to the City of Garden Grove's Public Works and Development Department for review and recommendation to the Zoning Administrator. Upon receipt of the Planning Coordinating Committee recommendation, the Zoning Administrator will make a determination as to compliance with the standards set forth in the Planned Unit Development regulations. If the applicant is not in agreement with the determination of the Zoning Administrator, he may request a public hearing through application for an Unclassified Use Permit for establishment of the subject use. This hearing will be duly advertised and held before the Planning Commission on a date and time specified.

B. Permitted Uses

1. Uses primarily engaged in research activities including research laboratories, developmental laboratories, and compatible light manufacturing.
2. Manufacture, research assembly, testing and repair of components, devices, equipment and systems and parts and components.
3. Industries engaged in the distribution and/or storage or warehousing.
4. Construction industries
5. Service industries which provide a service as opposed to the manufacture of a specific product, such as; but not limited to the following:
 - a. The repair and maintenance of appliances or component parts
 - b. Tooling
 - c. Printers
 - d. Testing Shops
 - e. Small machine shops
 - f. Repair, maintenance and servicing of above listed items (excluding automobile repair)
6. Support uses, such as but not limited to the following:
 - a. Blueprinting, photostating, photo engraving, printing, publishing and book-binding.
 - b. Commercial Sales/Warehousing
7. Accessory uses and structures when related and incidental to a permitted use.
8. Agriculture as a continuation of the existing land use, and all necessary structures and appurtenances.

C. Permitted Uses Subject to Unclassified Use Permit Approval

The following additional uses shall be permitted in all the 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 Service Yards
2. Furniture Warehouse Sales
3. Rug and Carpet Sales and Distribution
4. Building products storage and/or sales, including plumbing, lumber, electrical and masonry supplies.
5. Extraction of natural resources.

The purpose of the Unclassified Use Permit will be to determine the compatibility of the requested use with surrounding uses and to insure that said use shall not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use.

D. Site Area Requirements

1. Minimum site size for industrial parcels shall be 27,500 square feet. The minimum site size for commercial uses shall be that which is necessary to accommodate required on-site parking and landscaping.
2. Structures may not cover more than 50 percent of the net lot area.

E. Setbacks

All setbacks will be measured from the property line. For the purpose of these supplemental regulations, a streetside property line is that line created by the ultimate right-of-way of the frontage street.

1. Setback from Streets

Front and/or exterior streetside setbacks shall be a minimum of twenty (20) feet except for Chapman and Knott Avenues, which shall be a minimum of thirty (30) feet and Western Avenue, which shall be a minimum of seventeen (17) feet.

2. Side Yard

None

3. Rear Yard

None

4. Architectural Projections

- a. Rooflines and eaves may project six (6) feet into setback areas subject to the specific approval by the Zoning Administrator.
- b. Steps and open and unenclosed staircases may project six (6) feet into setback areas.

F. Maximum Building Height

Sixty (60) feet

G. Landscaping

1. General Statement

- a. Landscaping will consist of an effective combination of street trees, trees, ground cover, and shrubbery provided with suitable irrigation. Dry landscape materials may be used in side and rear only. All unpaved, non-work areas (excluding vacant lots) will be landscaped.

2. Street Landscape Areas

The entire area between the curb and a point eighteen (18) feet in back of the curb shall be landscaped, except for any vehicular or pedestrian access way in said area. If a building is placed on the streetside setback line, the entire area between the building setbacks line and the curb must be landscaped.

3. Undeveloped Areas

- a. Landscaping plans will incorporate provisions for erosion control on all graded sites which will remain vacant prior to building construction.
- b. Undeveloped areas will be maintained in a weedfree condition as specified by the Garden Grove Municipal Code and reviewed by the Garden Grove Fire Department.

4. Boundary Areas

Boundary landscaping is required on all interior property lines unless a zero building setback is utilized. Said boundary landscape areas will be placed along the entire length of property lines. Trees, equal in number to one (1) tree per thirty (30) lineal feet of the interior property line, will be planted in the boundary area in addition to required ground cover and shrub material.

5. Parking Areas

- a. Parking areas shall be landscaped and/or fenced in a manner as to screen said areas from view of all adjacent access streets and other properties or at a minimum have view of said area visually interrupted. Plant materials used for screening will consist of lineal or grouped masses of shrubs and/or trees of a sufficient size and height to meet this requirement and combined with walls or berming as necessary.
- b. Trees, not less than fifteen (15) gallon size, equal in number to one (1) per each five (5) parking stalls and provided with adequate irrigation systems, will be installed in and around the parking area.

6. Landscaping Maintenance

- a. Periodic inspections will be made by the City of Garden Grove noting conditions which are in non-compliance with the requirements of this

section. Corrections to bring an area into compliance with the standards will be accomplished by the offender within thirty (30) days of receipt of written notification.

- b. Lawn and ground covers are to be kept trimmed and/or mowed regularly. All planting areas are to be kept free of weeds and debris.
- c. All plantings are to be kept in a healthy and growing condition.
- d. Irrigation systems will be kept in working condition. Adjustments and cleaning will be a part of regular maintenance.

H. Parking Requirements

1. Location of Parking

Required off-street parking will be provided on the site of the use served, or on a contiguous site. When parking is provided on a site of different ownership, a recorded document will be approved by the City Attorney and filed with the Public Works and Development Department and signed by the owners of the alternate site, stipulating to the permanent reservation of use of the site for said parking.

2. Parking Standards and Requirements

In addition to the following standards, parking requirements by land use, including size of spaces, aisle widths, etc. will conform to regulations of the City of Garden Grove.

a. Office

One (1) space for each 250 square feet of gross floor area.

b. Manufacture, Research and Assembly, Service Industry, Construction, Support Industry and Multi-Tenant Industry

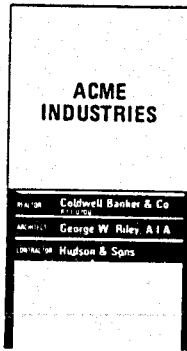
Two (2) parking spaces for each three (3) employees, but in no event less than two (2) spaces for each 1,000 square feet of gross floor area, plus one (1) space for each vehicle operated from and stored at the subject site.

c. Warehouse and Distribution Industry

Two (2) parking spaces for each three (3) employees, but in no event less than one (1) space for each 1,000 square feet of gross floor area for the first 20,000 square feet; one (1) space for each 2,000 square feet for the second 20,000 square feet; one (1) space for each 4,000 square feet of gross floor area for areas in excess of the initial 40,000 square feet of floor area of the building. If there is more than one (1) shift, the number of employees on the largest shift shall be used in determining parking requirements.

I. Sign and Graphic Standards

One (1) sign per street frontage shall be permitted for each industry or commercial use. The signs may be of the following type:



SIGN TYPE (A)

FUTURE TENANT SIGN: A sign which informs the viewer of the future tenant planned for a site.

POLICY: The sign shall identify tenants which are planned as part of a planned community. Names are designed to identify and not to advertise. May be double faced if required.

LOCATION: Always installed on the site of the facility and oriented to the nearest street. One sign to be utilized for each street fronting on the site.

LONGEVITY: From the time the site has been zoned for the facility until construction and/or leasing is completed.

SIGN SURFACE AREA: 96 square feet maximum (including 4 "rider" panels).

1. Wall Signs

- a. No wall sign will exceed an area equal to one and one-half (1-1/2) square feet of sign for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed 200 square feet in area nor comprise more than 10 percent of the area of the elevation upon which the sign is located.
- b. In multi-tenant industrial buildings, each individual industry may have a wall sign over the entrance to identify the tenant. Said sign will give only the name of the company and will be limited to six (6) inch high letters. Said signs will be oriented toward the parking or pedestrian area for that building and shall not exceed a maximum area of five (5) square feet.

2. Ground Signs

- a. Ground signs shall not exceed four (4) feet above grade in height nor more than one and one-half (1-1/2) square feet in area for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed 200 square feet in area.

3. Miscellaneous Signs

The following signs are permitted.

a. Temporary Identification Signs

1) Sales or Lease Sign

A sign not to exceed fifteen (15) square feet in area advertising the sale, lease or hire of the site will be allowed.

2) Construction Sign

A sign not to exceed twenty (20) square feet in area denoting the architects, engineers, contractor, and other related subjects will be allowed at the commencement of construction. Said sign will be removed at the time the building is fit for occupancy.

3) Future Tenant Sign

Signs allowing identification of the future tenants and other persons as shown on Sign Type A.

b. Special Purpose and Direction Signs

Special purpose signs as may be submitted as a part of the Planned Unit Development site plan shall be allowed.

4. Standards

- a. Only one (1) single or double face permanent sign will be allowed per street frontage per site or tenant.
- b. Signs will be restricted to advertising only the person, firm, company or

corporation operating the use conducted on the site or the products sold therein.

- c. The area of a wall sign will be measured by a rectangle around the outside of the lettering and/or the pictorial symbol.
- d. All signs attached to the building will be surface mounted.
- e. Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance will be devised or constructed so as to rotate, gyrate, blink or move in any fashion.

J. Fences and Walls

1. Height

- a. No fence or wall shall exceed eight (8) feet in height except that a twelve (12) foot fence may be permitted subject to the approval of the Zoning Administrator.
- b. No wall greater than three (3) feet shall be located within the setback area paralleling a street right-of-way.

2. Restrictions on Materials

- a. Walls or fences of sheet or corrugated iron, steel, aluminum, asbestos, or security chain-link fencing are specifically prohibited.
- b. Chain-link fencing is permitted when combined with redwood battens.

K. Telephone and Electrical Service

All "on-site" telephone and electrical lines will be placed underground. Transformer or terminal equipment will be screened from view of adjacent streets and properties.

L. Storage and Refuse Collection Areas

1. All outdoor storage areas and refuse collection areas shall be visually screened so that materials stored within these areas shall not be visible from access streets and adjacent property.
2. Storage or refuse collection will not be permitted between a frontage street and a building setback line.

M. Loading Areas

Streetside loading will be allowed providing the loading dock is setback a minimum of seventy (70) feet from face of curb. Said loading areas will be screened from view of adjacent streets, and access shall be provided without the necessity of vehicle maneuvers from frontage streets.

N. Maintenance

1. All structures will be maintained in a neat and orderly manner.
2. All permitted signs will be maintained in a neat and orderly manner.

O. Public Safety

No operation in the manufacture, compounding, assembling, processing or treatment of any product, and no material stored on property within the Planned Unit Development shall be injurious to the health, safety or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

SECTION VI. INDUSTRIAL COMMERCIAL

A. Purpose and Intent

It is the intent within this designated land use to allow a combination of general industry, business and professional offices, and commercial activities primarily supportive of the industrial park.

Minor ancillary activities associated with the above activities may be located outside a structure provided screening requirements as set forth in these supplemental regulations are met.

B. Permitted Uses

1. All uses listed in Section V, General Development Standards.
2. Commercial uses, such as but not limited to the following, subject to City Zoning Administrator determination:
 - a. Administrative, professional and business offices
 - b. Service Stations, subject to existing City of Garden Grove Municipal Code Requirements.
 - c. Barber Shop
 - d. Beauty Shop
 - e. Deli/Coffee Shop
 - f. Fast Food and Take-Out Restaurants
 - g. Dry Cleaner
 - h. Branch Bank
 - i. Health Club
 - j. Trade School
 - k. Restaurants

If other uses are proposed, the applicant will make a request for determination of that use.

Upon receipt of this information, the City of Garden Grove's Public Works and Development Department will make the recommendation to the Zoning Administrator for determination if the proposed project is in conformance with the intent of the General Plan and regulations governing development for the subject area. If the Zoning Administrator so determines the project to conform to these regulations, the application will be processed administratively by the City staff and no public hearing will be required.

However, if in the opinion of the Zoning Administrator a question relative to use or design conformance exists, he may determine it to be a use not classified and, at the request of the applicant establish a duly noticed public hearing to be held before the Planning Commission at a date and time specified for determination of compliance with the Municipal Code and regulations governing development within the subject Planned Unit Development.

SECTION VII. DEVELOPMENT PROCEDURES

The size and nature of the Irvine Industrial Complex Planned Unit Development precludes the development and submission at the zoning phase of specific development plans for individual sites within the project. The following procedure therefore, will be adhered to regarding future submission of precise site development plans to the City for approval.

Each applicant desiring to secure approval of building plans shall submit to the Office of Public Works and Development Department the following information.

1. A statement describing the intended use of the site, to include a full description of the activities contemplated to be conducted within the buildings(s) proposed.
2. A site plan showing all buildings and structures complete with setback dimensions and dimensions of said structures on the site in question.
3. A set of architectural plans indicating the building elevations and construction materials and provisions for landscaping and utility services.

Upon receipt of this information, the Zoning Administrator shall make a determination if the proposed project is in conformance with the purpose and intent of the General Plan and the regulations governing development for the subject area. If the Zoning Administrator so determines the project to conform to these regulations, the application will be processed administratively by the City Staff.

However, if in the opinion of the Zoning Administrator a question relative to use or design conformance exists, he shall establish a duly noticed public hearing to take testimony and render a decision regarding the proposed project. In such event, the findings of the Zoning Administrator shall be final unless appealed to the City Council.

protective covenants

IRVINE INDUSTRIAL COMPLEX - GARDEN GROVE

As recorded on _____, as document number _____
official records County of Orange, California.

DECLARATION OF RESTRICTIONS

Irvine Industrial Complex

THIS DECLARATION, made this _____, by IRVINE INDUSTRIAL COMPLEX, a California corporation (hereinafter "Declarant");

Article I

RECITALS

1.01 Declarant is the owner of certain real property in the County of Orange, State of California, described in Exhibit "A" which is attached hereto and by reference made a part hereof (hereinafter the "Property").

1.02 In order to establish a general plan for the improvement and development of the Property, Declarant desires to subject the Property to certain conditions, covenants and restrictions, upon and subject to which all of the Property shall be held, improved and conveyed.

Article II

GENERAL PROVISIONS

2.01 Establishment of Restrictions

Declarant, owner of the Property, hereby declares that the Property is now held, and shall hereafter be held, transferred, sold, leased, conveyed and occupied subject to the restrictions herein set forth, each and all of which is and are for, and shall inure to, the benefit of and pass with each and every parcel of the Property and shall apply to and bind the heirs, assignees and successors in interest of any owner thereof.

2.02 Purpose of Restrictions

The purpose of these restrictions is to insure proper development and use of the Property, to protect the owner of each parcel against such improper development and use of surrounding parcels as will depreciate the value of his parcel, to prevent the erection on the Property of structures built of improper design or materials, to encourage the erection of attractive improvements at appropriate locations, to prevent haphazard and inharmonious improvements, to secure and maintain proper setbacks from streets and adequate free spaces between structures, and in general to provide adequately for a high type and quality of improvement of the Property in accordance with a general plan.

2.03 Definitions

(a) *Site* "Site" shall mean all contiguous land under one ownership.

(b) *Improvements* "Improvements" shall mean and include buildings, outbuildings, parking areas, loading areas, trackage, fences, walls, hedges, mass plantings, poles, signs and any structures of any type or kind.

(c) ~~Declarant~~ "Declarant" shall mean the undersigned, its successors and assigns.

Article III

REGULATION OF IMPROVEMENTS

3.01 Minimum Setback Lines

(a) ~~General~~ No structure of any kind, and no part thereof, shall be placed on any site closer to a property line than herein provided. The following structures and improvements are specifically excluded from these setback provisions:

- (1) Roof overhang, subject to the specific approval of Declarant in writing.
- (2) Steps and walks.
- (3) Paving and associated curbing, except that vehicle parking areas shall not be permitted within five (5) feet of the street property line or lines.
- (4) Fences, except that no fence shall be placed within the street setback area unless specific approval is given by Declarant in writing.
- (5) Landscaping.
- (6) Planters, not to exceed three (3) feet in height.
- (7) Railroad spur tracks, switches and bumpers, provided that the location of such tracks, switches and bumpers is specifically approved by Declarant in writing.
- (8) Gas and service stations including all pertinent uses, subject to the specific approval of Declarant in writing.
- (9) Displays identifying the owner, lessee or occupant, subject to the specific approval of Declarant in writing.

(b) Setback from interior property lines. No setback is established from a rear or side interior property line. The interior lot lines for a corner lot shall be considered side property lines and a corner lot shall not be considered to have a rear property line.

(c) Setback from Street Property Lines. The setback line is established as thirty (30) feet from face of curb on Chapman and Knott Avenues and seventeen (17) feet on Western. All other streets shall maintain a twenty (20) foot setback.

3.02 Completion of Construction

After commencement of construction of any structure, the owner shall diligently prosecute the work thereon, to the end that the structure shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof.

3.03 Excavation

No excavation shall be made except in connection with construction of an

improvement, and upon completion thereof exposed openings shall be backfilled and disturbed ground shall be graded and leveled.

3.04 Landscaping

- (a) Every site on which a building shall have been placed shall be landscaped according to plans approved as specified herein and maintained thereafter in a sightly and well-kept condition.
- (b) The property owner, lessee or occupant shall landscape and maintain unpaved areas between the property lines and the setback lines. The first ten (10) feet of the setback from street property lines on Chapman, Knott and Western and the first thirteen (13) feet on all other streets shall be used exclusively for landscaping except for walks and driveways bisecting the required landscape area; provided, however, that gas and service stations are excepted from this requirement.
- (c) The property owner, lessee or occupant shall provide hose bibs and maintenance facilities in the vicinity of the landscaped areas.
- (d) Landscaping as approved by Declarant shall be installed within ninety (90) days of occupancy or completion of the building, whichever occurs first.

3.05 Signs

- (a) No billboard or advertising sign shall be permitted, other than the following:
 - (1) Those identifying the name, business and products of the person or firm occupying the premises; and
 - (2) Those offering the premises for sale or lease when specifically approved by Declarant in writing.
- (b) Signs shall conform to setback lines unless specific approval to the contrary is granted by Declarant in writing.
- (c) Signs and identifications on buildings or building sites shall only be of such size, design and color as is specifically approved by Declarant in writing.

3.06 Parking Areas

- (a) General. Adequate off-street parking shall be provided to accommodate all parking needs for employees, visitor and company vehicles on the site. The intent of this provision is to eliminate the need for any on-street parking. If parking requirements increase as a result of a change in use or number of employees, additional off-street parking shall be provided to satisfy the intent of this section.
- (b) Parking shall not be permitted:
 - (1) Between public street pavement and property line.
 - (2) Closer than ten (10) feet to a street property line on Chapman, Knott and Western.
 - (3) Closer than thirteen (13) feet to a street property line on all other streets.

(c) The parking requirements may be modified by Declarant as to any particular site.

3.07 Storage and Loading Areas

(a) No materials, supplies or equipment, including company-owned or operated trucks, shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas from the view of adjoining properties and/or a public street.

(b) Loading areas shall not encroach into setback areas unless specifically approved by Declarant in writing.

(c) Loading docks shall be set back and screened to minimize the effect from the street. Docks shall not be closer than seventy (70) feet to the street property line, unless specifically approved by Declarant in writing. Loading will be permitted to the rear of the setback line from that portion of a structure not fronting a street.

3.08 Building Regulations

Any building erected on a site shall conform to the following construction practices:

(a) Exterior walls of sheet or corrugated iron, steel, aluminum or asbestos will be permitted only upon specific approval in writing by Declarant.

(b) Exterior walls shall be painted or suitably treated in a manner acceptable to Declarant.

Article IV

APPROVAL OF PLANS

4.01 No improvement, as that term is hereinabove defined, shall be erected, placed, altered, maintained or permitted to remain on any land subject to these restrictions until plans and specifications showing plot layout and all exterior elevations, with materials and colors therefor and structural design, signs and landscaping, shall have been submitted to and approved in writing by Declarant. Such plans and specifications shall be submitted in writing over the signature of the owner or lessee of the site or his authorized agent.

4.02 Approval shall be based, among other things, on adequacy of site dimensions, adequacy of structural design, conformity and harmony of external design with neighboring structures, effect of location and use of improvements on neighboring sites, improvements of improvements on neighboring sites, improvements, operations and uses; relation of topography, grade and finished ground elevation of the site being improved to that of neighboring sites; proper facing of main elevation with respect to nearby streets; and conformity of the plans and specifications to the purpose and general plan and intent of these restrictions. Declarant shall not arbitrarily or unreasonably withhold its approval of such plans and specifications.

4.03 If Declarant fails either to approve or to disapprove such plans and specifications within thirty (30) days after the same have been submitted to it, it shall be conclusively presumed that Declarant has approved said plans and specifications, subject, however, to the restrictions contained in Article III hereof.

4.04 Neither Declarant nor its successors or assigns shall be liable in damages to

anyone submitting plans to them for approval, or to any owner or lessee of land affected by this Declaration, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans. Every person who submits plans to Declarant for approval agrees, by submission of such plans, and every owner or lessee of any of said property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Declarant to recover any such damages.

4.05 Notwithstanding anything to the contrary herein contained, after the expiration of one year from the date of issuance of a building permit by municipal or other governmental authority for any improvement, said improvement shall, in favor of purchasers and encumbrancers in good faith and for value, be deemed to be in compliance with all provisions of this Article IV, unless actual notice of such noncompliance or noncompletion, executed by Declarant, shall appear of record in the office of the County Recorder of Orange County, California, or unless legal proceedings shall have been instituted to enforce compliance or completion.

4.06 Fee

An architectural review fee shall be paid to Declarant at the time plans are submitted for approval based upon the following schedule:

- (a) When the plans submitted are prepared by an architect licensed to practice in the State of California, the architectural review fee shall be \$100.
- (b) In all other cases the architectural review fee shall be \$250.

Article V ENFORCEMENT

5.01 Abatement and Suit

Violation or breach of any restriction herein contained shall give to Declarant and every owner of property subject to these restrictions the right to enter upon the property upon or as to which said violation or breach exists and to summarily abate and remove, at the expense of the owner or lessee thereof, any structure, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof, or to prosecute a proceeding at law or in equity against the person or persons who have violated or are attempting to violate any of these restrictions to enjoin or prevent them from doing so, to cause said violation to be remedied or to recover damages for said violation.

5.02 Deemed to Constitute a Nuisance

The result of every action or omission whereby any restrictions herein contained is violated in whole or in part is hereby declared to be and to constitute a nuisance, and every remedy allowed by law or equity against an owner, either public or private, shall be applicable against every such result and may be exercised by Declarant or by any owner of property subject to these restrictions.

5.03 Attorney's Fees

In any legal or equitable proceeding for the enforcement or to restrain the violation of this Declaration or any provision hereof, the losing party or parties shall pay the

attorney's fees of the prevailing party or parties, in such amount as may be fixed by the Court in such proceedings. All remedies provided herein or at law or in equity shall be cumulative and not exclusive.

5.04 Inspection

Declarant may from time to time at any reasonable hour or hours, enter and inspect any property subject to these restrictions to ascertain compliance therewith.

5.05 Failure to Enforce Not a Waiver of Rights

With the exception of the time limit for action by Declarant contained in Section 4.05 of Article IV hereof, the failure of Declarant or any property owner to enforce any restriction herein contained shall in no event be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other restriction.

Article VI

REGULATION OF OPERATIONS AND USES

6.01 Permitted Operations and Uses

(a) Unless otherwise specifically prohibited herein, any industrial operation and use will be permitted if it is performed or carried out entirely within a building that is so designed and constructed that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites such as but not limited to vibration, sound, electro-mechanical disturbance and radiation, electro-magnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or non-toxic matter and all lighting is to be shielded and confined within property lines.

Any use proposed subject to the above-mentioned procedure will be submitted to the City of Garden Grove's Public Works and Development Department for review and recommendation to the Zoning Administrator. Upon receipt of the Planning Coordinating Committee recommendation, the Zoning Administrator will make a determination as to compliance with the standards set forth in the Planned Unit Development regulations. If the applicant is not in agreement with the determination of the Zoning Administrator, he may request a public hearing through application for an Unclassified Use Permit for establishment of the subject use. This hearing will be duly advertised and held before the Planning Commission on a date and time specified.

(b) An exception shall be made during periods when breakdown in equipment occurs in such a manner as to make it evident that the effect was not reasonably preventable.

6.02 Prohibited Operations and Uses

A. The operation and use of drilling for and/or removal of oil, gas or other hydrocarbon substances on any property subject to these restrictions shall not be permitted without the prior written consent of the Declarant.

B. The following operations and uses shall not be permitted on any property subject to these restrictions:

- (a) Residential
- (b) Traller Courts
- (c) Labor camps
- (d) Junk yards
- (e) Commercial excavation of building or construction materials
- (f) Distillation of bones
- (g) Dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals or refuse
- (h) Fat rendering
- (i) Stockyard or slaughter of animals
- (j) Refining of petroleum or of its products
- (k) Smelting of iron, tin, zinc or other ores
- (l) Hog raising

6.03 Other Operations and Uses

(a) Operations and uses which are neither specifically prohibited nor specifically authorized by these restrictions may be permitted in a specific case if operational plans and specifications are submitted to and approved in writing by Declarant. Approval or disapproval of such operational plans and specifications shall be based upon the effect of such operations or uses on other property subject to these restrictions or upon the occupants thereof. If Declarant fails either to approve or to disapprove such operational plans and specifications within thirty (30) days after the same have been submitted to it, it shall be conclusively presumed that Declarant has disapproved said plans and specifications.

(b) Neither Declarant, nor its successors or assigns, shall be liable in damages to anyone submitting operational plans and specifications to them for approval, or to any owner or lessee of land affected by this Declaration, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such operational plans and specifications. Every person who submits operational plans and specifications to Declarant for approval agrees, by submission of such plans and specifications, and every owner and lessee of any of said property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Declarant to recover any such damages.

Article VII

TERM, TERMINATION, MODIFICATION AND ASSIGNMENTS OF DECLARANT'S RIGHTS AND DUTIES

7.01 Term

This Declaration, every provision hereof and every covenant, condition and restriction contained herein shall continue in full force and effect for a period commencing on the date hereof and expiring on May 19, 2016.

7.02 Termination and Modification

This Declaration, or any provision hereof, or any covenant, condition or restriction contained herein, may be terminated, extended, modified or amended, as to the whole of said property or any portion thereof, with the written consent of the owners of 65 percent of the property subject to these restrictions, based on the number of square feet owned as

compared to the total number of square feet subject to these restrictions, provided, however, that so long as Declarant owns at least 20 percent of the property subject to these restrictions, no such termination, extension, modification or amendment shall be effective without the written approval of Declarant thereto. No such termination extension, modification or amendment shall be effective until a proper instrument in writing has been executed and acknowledged and recorded in the office of the Recorder of Orange County, California.

7.03 Assignments of Declarant's Rights and Duties.

Any and all of the rights, powers and reservations of Declarant herein contained may be assigned to any person, corporation or association which will assume the duties of Declarant pertaining to the particular rights, powers and reservations assigned, and upon any such person, corporation or association's evidencing its consent in writing to accept such assignment and assume such duties, he or it shall, to the extent of such assignment, have the same rights and powers and be subject to the same obligations and duties as are given to and assumed by Declarant herein. The term "Declarant" as used herein includes all such assignees and their heirs, successors and assigns. If at any time Declarant ceases to exist and has not made such an assignment, a successor Declarant may be appointed in the same manner as these restrictions may be terminated, extended, modified or amended under Section 7.02 of this Article VII.

Article VIII MISCELLANEOUS PROVISIONS

8.01 Constructive Notice and Acceptance

Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of said property is and shall be conclusively deemed to have consented and agreed to every covenant, condition and restriction contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person acquired an interest in said property.

8.02 Rights of Mortgages

All restrictions and other provisions herein contained shall be deemed subject and subordinate to all mortgages and deed of trust now or hereafter executed upon land subject to these restrictions, and none of said restrictions shall supersede or in any way reduce the security or affect the validity of any such mortgage or deed of trust; provided, however, that if any portion of said property is sold under a foreclosure of any mortgage or under the provisions of any deed of trust, any purchaser of such sale, and his successors and assigns, shall hold any and all property so purchased subject to all of the restrictions and other provisions of this Declaration.

8.03 Mutuality, Reciprocity; Runs with Land

All restrictions, conditions, covenants and agreements contained herein are made for the direct, mutual and reciprocal benefit of each and every part and parcel in favor of every other parcel; shall create reciprocal rights and obligations between the respective owners of all parcels and privity of contract and estate between all grantees of said parcels, their heirs, successors and assigns; and shall, as to the owner of each parcel, his heirs, successors and assigns, operate as covenants running with the land, for the benefit of all other parcels.

8.04 Paragraph Headings

Paragraph headings, where used herein, are inserted for convenience only and are not intended to be a part of this Declaration or in any way to define, limit or describe the scope and intent of the particular paragraphs to which they refer.

8.05 Effect of Invalidation

If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

IN WITNESS WHEREOF, the undersigned has executed this Declaration on the date first herein-above written.

IRVINE INDUSTRIAL COMPLEX

STATE OF CALIFORNIA
COUNTY OF ORANGE

SS.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me to be the President, and _____, known to me to be the Secretary of Irvine Industrial Complex, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

_____, Notary Public, State of California, Principal Office in Orange County.

(Signed)

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL will hold PUBLIC HEARING in the COUNCIL CHAMBER of the COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California, on the date indicated * below to receive and consider all evidence and reports relative to the application described below:

* May 4, 1976 7:00 p.m.

PLANNED UNIT DEVELOPMENT NO. PUD-103-76

APPLICANT: IRVINE INDUSTRIAL COMPLEX


REQUESTING: The rezoning of approximately 212+ acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) zone and approval of a General Development Plan for the establishment of the site into finished industrial lots. Said development will consist primarily of Industrial-Commercial, Multi-Tenant Industrial, and General Light Industrial uses on lots ranging from two-thirds of an acre to 5 acres. Included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works and Development Department.

LOCATION: East side of Knott, west side of Western, south of Katella and north of Chapman. (Pursuant to Resolution No. 2837, the Planning Commission approved PUD-103-76 on April 15, 1976.)

ALL INTERESTED PARTIES are invited to attend said HEARING and express opinions or submit evidence for or against the proposal as outlined above.

FURTHER INFORMATION on the above application may be obtained or viewed at the PUBLIC WORKS AND DEVELOPMENT DEPARTMENT or the City Clerk's Office or by telephone: 638-6731.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.
DATED: APRIL 19, 1976


JERI LOUISE WILSON
City Clerk

2/24/76 51W

NOTICE OF DETERMINATION

TO: Secretary for Resources
 1416 Ninth Street, Room 1311
 Sacramento, CA 95814

FROM: City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Clerk of the Board
 County of Orange, P.O. Box 587
 Santa Ana, CA 92702

SUBJECT: Filing of Notice of Determination in compliance with Section 21108
 or 21152 of the Public Resources Code

Project Title Planned Unit Development No. PUD-103-76	
State Clearinghouse Number (if submitted to State Clearinghouse)	
Contact Person Dave Robson	Telephone Number (714) 638-6749
Project Location City of Garden Grove, County of Orange	
Project Description The rezoning of 215 acres of land from M-P (Industrial Park) to PUD (Planned Unit Development). The purpose is to allow development of a commercial-industrial complex by the Irvine Industrial Complex.	

This is to advise that the City of Garden Grove
 has made the following determinations regarding the above described project:

1. The project has been approved disapproved by the Lead Agency.
2. The project will will not have a significant effect on the environment.
3. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.

E. John Graichen

 E. John Graichen, Chairman
 Planning Coordinating Committee

Date May 5, 1976

CITY COUNCIL MINUTES

5-11-76

RESOLUTION NO. 5026-76

Councilwoman Barr moved, seconded by Councilman Donovan, that Resolution No. 5026-76 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-103-76, be and hereby is adopted. There being no request to the contrary, reading in full of said Resolution was waived and upon the following vote:

AYES: COUNCILMEMBERS: (4) BARR, DONOVAN, ERICKSON,
WILLIAMS
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE
ABSTAIN: COUNCILMEMBERS: (1) KRIEGER

said Resolution No. 5026-76 was declared adopted.

CITY COUNCIL MINUTES

5-11-76

ORDINANCE NO. 1501 was introduced for first reading and the title read in full, being an ordinance consummating PUD-103-76, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE".

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilman Erickson moved, seconded by Councilwoman Barr, that Ordinance No. 1501 be and hereby is passed to second reading. Upon the following vote:

AYES:	COUNCILMEMBERS: (4)	BARR, DONOVAN, ERICKSON, WILLIAMS
NOES:	COUNCILMEMBERS: (0)	NONE
ABSENT:	COUNCILMEMBERS: (0)	NONE
ABSTAIN:	COUNCILMEMBERS: (1)	KRIEGER

said Ordinance No. 1501 was declared passed to second reading.

RECORDING REQUEST
BY AND MAIL TO

City of Garden Grove
11391 Acacia Parkway
Garden Grove, Ca. 92640

EXEMPT
C5

RESOLUTION NO. 5026-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-103-76

WHEREAS, the applicant, Irvine Industrial Complex, requests the rezoning of approximately 212± acres currently zoned MP (Industrial Park) and OS (Open Space) to the PUD (Planned Unit Development) zone and approval of a General Development Plan for the establishment of the site into finished industrial lots. Said development will consist primarily of industrial-commercial, multi-tenant industrial, and general light industrial uses on lots ranging from two-thirds of an acre to five acres, located on the east side of Knott Street, west side of Western Avenue, south of Katella Avenue, and north of Chapman Avenue; and

WHEREAS, included in the request is the consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970; and

WHEREAS, the City Planning Commission, pursuant to Resolution No. 2837, recommended approval of PUD-103-76 on April 15, 1976; and

WHEREAS, pursuant to legal notice, the City Council held public hearing on the subject case on May 4, 1976; 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 is hereby approved pursuant to Planning Commission Resolution No. 2837, copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.
2. The Environmental Impact Report is hereby certified as being complete.
3. The City staff is hereby directed to prepare the necessary ordinance to amend the Municipal Code as proposed by Planned Unit Development No. PUD-103-76.
4. The City Clerk is directed to forward copy of the resolution to the applicant.

ADOPTED this 11th day of May, 1976.

ATTEST:

/s/ J. TILMAN WILLIAMS
MAYOR

/s/ JERI LOUISE WILSON
CITY CLERK

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

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

30^{Min.}
Past 11 A.M. NOV 3 1976

J. WYLIE CARLYLE, County Recorder

I, JERI LOUISE WILSON, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 11th day of May, 1976, by the following vote:

AYES:	COUNCILMEMBERS: (4)	BARR, DONOVAN, ERICKSON, WILLIAMS
NOES:	COUNCILMEMBERS: (0)	NONE
ABSENT:	COUNCILMEMBERS: (0)	NONE
ABSTAIN:	COUNCILMEMBERS: (1)	KRIEGER

/s/ JERI LOUISE WILSON
CITY CLERK

The foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST: August 24, 1976
JERI LOUISE WILSON, City Clerk of the City of Garden Grove
BY Carolyn Morris
DEPUTY CITY CLERK

May 12, 1976

Irvine Industrial Complex
4770 Campus Drive
Irvine, CA 92713

Gentlemen:

During regular session May 11, 1976, the Garden Grove City Council adopted RESOLUTION NO. 5026-76 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-103-76.

We are enclosing a copy of this resolution for your records.

Sincerely,

JERI LOUISE WILSON
City Clerk

Enclosure

cc: Public Works and Development Department

May 12, 1976

Orange County Fair Housing Council
c/o Leon Peters, Executive Director
1220 A North Bristol
Santa Ana, CA 92703

Dear Mr. Peters:

Pursuant to our letter dated April 26, 1976, we are enclosing copy of RESOLUTION NO. 5026-76 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-103-76.

Sincerely,

JERI LOUISE WILSON
City Clerk

Enclosure

#117
NIKE
PUD
103-70



CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

May 17, 1976

Honorable Richard H. Ichord
Chairman, Military Installation & Facilities Sub-committee
Armed Services Committee
U. S. House of Representatives
Rayburn House Building
Washington, D. C. 20515

Dear Mr. Ichord:

Subject: Garden Grove Nike Site

This communication is being forwarded to you to indicate the City of Garden Grove's full support of the proposed land exchange between the U. S. Government and the Irvine Company. A portion of the land involved in this transfer includes the former Nike Site in Garden Grove.

The City of Garden Grove has recently approved several necessary actions to facilitate the Irvine Company's request to develop the 215-acre site into an industrial park complex. On May 4, 1976, the Garden Grove City Council approved a zone change and a general development plan for industrial development of the parcel. It is significant that at the public hearings before both the Planning Commission and the City Council, no one spoke in opposition to the project and both bodies unanimously approved the zoning action.

The development of the former Nike Base offers significant benefits to the City of Garden Grove as well as all other taxing agencies and local citizens. Garden Grove is basically a "bedroom community" lacking in industrial and commercial tax base. Of the 26 cities in Orange County, Garden Grove ranks 23rd in total revenues generated per capita, while ranking fourth in population. The full development of the project by the Irvine Industrial Complex will provide the following significant benefits to the citizens of Garden Grove and adjacent communities:

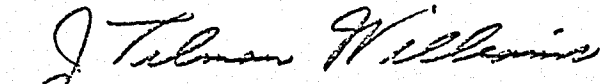
Annual taxes generated to City	\$ 607,247
Annual taxes generated to County	\$ 611,659
Annual taxes generated to Schools	\$1,113,090
Construction employment payroll	\$35,000,000
New permanent employment	7,200 jobs

Handwritten signature/initials

These expected economic benefits will greatly aid the City to provide necessary services to the citizens of Garden Grove. The projected City taxes alone will generate new taxes equivalent to a 17 percent increase in our local property tax. Moreover, the projected job opportunities will significantly benefit the residents of Garden Grove and adjacent communities which currently have high unemployment rates.

On behalf of the citizens of Garden Grove, I respectfully request your support and approval of the transfer of the former Nike Base to the Irvine Company.

Sincerely yours,


J. Tilman Williams
Mayor

ORDINANCE NO. 1501 was presented for second reading and adoption and the title read in full, being an Ordinance consummating PUD-103-76, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE".

At the request of Councilman Krieger, it was moved by Mayor Williams, seconded by Councilwoman Barr, and carried by unanimous vote of those present, that Councilman Krieger be and hereby is granted permission to abstain from voting on Ordinance No. 1501, since he was not present at the meeting at which the case was heard.

There being no request to the contrary, reading in full of said Ordinance was waived, after which Councilwoman Barr moved, seconded by Councilman Donovan, that Ordinance No. 1501 be and hereby is passed. Upon the following vote:

AYES:	COUNCILMEMBERS: (3)	BARR, DONOVAN, WILLIAMS
NOES:	COUNCILMEMBERS: (0)	NONE
ABSENT:	COUNCILMEMBERS: (1)	ERICKSON
ABSTAIN:	COUNCILMEMBERS: (1)	KRIEGER

said Ordinance No. 1501 was declared passed.

RECORDING REQUESTED
BY AND MAIL TO

City of Garden Grove
11391 Arcadia Parkway
Garden Grove, Ca. 92640

EXEMPT
C5

8:11948:0 721

ORDINANCE NO. 1501

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE" (13)

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

Section 9203.20.236 is added to Article IX of the Garden Grove Municipal Code to read as follows:

SECTION 9203.20.236

Planned Unit Development No. PUD-103-76 is hereby adopted and the property shown on the map attached hereto is re-zoned to the PUD. Zone Map Part B-6 is amended accordingly.

The amendment as provided by this Section shall be subject to all the conditions and provisions as set forth in Planning Commission Resolution No. 2837 approving Planned Unit Development No. PUD-103-76.

SECTION 2:

This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of the Councilmen voting for and against the same in the Orange County Evening 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 18th day of May, 1976.

/s/ J. Tilman Williams
MAYOR

ATTEST:

/s/ Jeri Louise Wilson
CITY CLERK

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

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA
30^{Min.}
Past 11 A.M. NOV 3 1976
J. WYLIE CARLYLE, County Recorder

I, JERI LOUISE WILSON, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on May 11, 1976, with vote as follows:

AYES: COUNCILMEMBERS: (4) BARR, DONOVAN, ERICKSON, WILLIAMS
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE
ABSTAIN: COUNCILMEMBERS: (1) KRIEGER

and was passed on May 18, 1976, by the following vote:

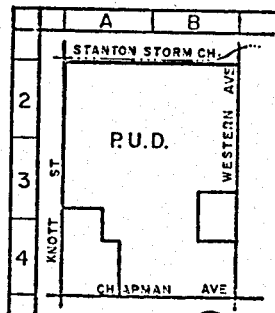
AYES: COUNCILMEMBERS: (3) BARR, DONOVAN, WILLIAMS
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (1) ERICKSON
ABSTAIN: COUNCILMEMBERS: (1) KRIEGER

The foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST, August 24, 1976
JERI LOUISE WILSON, City Clerk of the City of Garden Grove

BY Jeri Louise Wilson
DEPUTY CITY CLERK

/s/ Jeri Louise Wilson
CITY CLERK



VISUAL SCALE
IN FEET

0' 1000' 2000'

PUD-103-76
PARCEL MAP
PART B-6

11.
THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

MAY 20 11 01 AM '76

#117
Niles

✓ PUD 103-76

May 18, 1976

The Honorable J. Tilman Williams
Mayor of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Dear Mr. Williams:

This letter is being dictated as I'm leaving for the airport to attend the Armed Services Subcommittee meeting tomorrow in Washington, D.C. along with some other business back East.

Your fine letter in support of the military exchange was just received. It was right on mark, and I'm sure it will play a meaningful part in the Subcommittee's deliberations. Another link in the fine chain of cooperation which you and your City have extended us at the Irvine Industrial Complex.

Regrettably our paths have not crossed to date, but I'm hopeful that this will be remedied in the not too distant future. All who have worked together on this here at the Complex -- including Dick Cannon, Ray Kimmey and Jim Taylor -- join me in thanking you, Dick Powers and Owen Whithauer.

Yours sincerely,

Edward P. Lee

Edward P. Lee
Vice President - Administration
Land Development Operations

cc: Mr. Dick Powers
Mr. Owen Whithauer
Mr. Dick Cannon
Mr. Ray Kimmey
Mr. Jim Taylor

*Miscellaneous
J. Taylor
5/20/76*

E X C E R P T

PLANNING COMMISSION MINUTES
JULY 29, 1976

PROPOSED REGIONAL PARK'S CONSISTENCY WITH THE GENERAL PLAN

Request of the County of Orange for a report by the Planning Commission as to the Consistency with the City's General Plan of the proposed acquisition of land for a County regional park.

Mr. John Graichen, Community Development Manager, presented the staff report. Mr. Graichen related to the Commission that they had been furnished with copies of correspondence which has been transmitted between the county of Orange and the City relative to the County's proposal to acquire property on the former Nike Base, which has been approved for the Irvine Industrial Complex, for a County regional park. He then related background information of the process that has transpired on this matter. Mr. Graichen further related to the Commission that also, during this process of correspondence being transmitted between the two bodies, the City staff did prepare an analysis of alternative sites for the proposed regional park in west Orange County, copies of which staff then passed out to the Commissioners present. Mr. Graichen stated that this analysis was presented to the Board of Supervisors by the Mayor and members of the staff. He then reviewed some of the highlights of the report. Mr. Graichen related further that there was to be a public hearing held by the Board of Supervisors about a week and a half ago but as a result of the information furnished to them by the City of Garden Grove, that hearing was continued so that additional research could be done by the County's staff, specifically to determine if there were in fact alternative sites that would be cheaper and that would be better situated for use as a county regional park.

Mr. Graichen then summarized Government Code Section 65402 which is the section that the County is requesting the Planning Commission to respond to. This section states that a County shall not acquire real property for a park within the corporate limits of a city if such city has adopted a general plan, until the location, purpose and extent of such acquisition has been submitted to and reported upon by the Planning Agency having jurisdiction as to conformity with the adopted General Plan. Failure to report within 40 days shall be deemed a finding of conformity. Mr. Graichen advised the Commission that the City Attorney, as a result of the correspondence that has transpired between the County and the City and with the concurrence by the City Council, has ruled that Orange County, as we have indicated in the letters, has not complied with this section. In other words they have not provided the information in sufficient detail for the Planning Commission to render a report pursuant to that section. Consequently a resolution has been prepared to this effect. Mr. Graichen then reviewed Resolution No. 2866, "A Resolution of the Planning Commission of the City of Garden Grove Finding and Determining that the County of Orange has not Provided the Necessary Information Relative to a Proposed Regional Park in the City of Garden Grove to Constitute a Proper Submittal as Required by Government Code Section 65402 in Order for the Planning Commission to Render a Report as to Conformity with the City General Plan." In conclusion, Mr. Graichen stated that

based on the direction from the City Council and the advice of the City Attorney, staff would recommend that the resolution as drafted for Planning Commission consideration be adopted.

Commissioner Finch asked whether or not the law states that if we determine that this is not in conformance with the general plan, then the County cannot proceed? Staff replied the law only states that the Planning Commission is to render a report and the County cannot act unless the report is rendered, but once you render the report, no matter what the findings are, the County can go ahead, so the County does not have to abide by the City zoning or the Planning Commission's findings in that report.

Commissioner Whittaker questioned what recourse the City would have. Staff replied that the City could take the matter to court.

Commissioner Holland questioned whether or not a park could fit within the General Plan as designated in that area. If not, why can't we just say so? Staff replied that the question to be considered is whether the park is consistent with all the elements of the General Plan. In order to determine this we need to know the specific location, the intensity of development and exactly what is going to be on the site. Until we get all the information that has been asked for we can't address all the parts of the General Plan. All we can answer now is that the land use is not consistent with the land use element of the general plan which is designated for industrial development.

Commissioner Whittaker stated that he feels we should go along with the recommendations of the City Attorney and staff and approve the proposed resolution.

Commissioner Holland asked to abstain from voting on this item because he doesn't know whether the County has provided sufficient information to comply with Section 65402 and he doesn't know whether their 40 days is running out. The other Commissioners decided that Commissioner Holland may abstain from voting.

Commissioner Jennings moved, seconded by Commissioner Whittaker to recommend approval of Resolution No. 2866 as drafted for consideration by the Planning Commission. Said motion carried by the following vote:

AYES: COMMISSIONERS: BALLIET, FINCH, JENNINGS, WHITTAKER
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: HOLLAND
ABSENT: COMMISSIONERS: PETROSINE, SLIMMER

Staff will transmit the Planning Commission's action to the appropriate County agencies (Resolution No. 2866).

1966 1550
CITY
AUG 16 10 38 AM '76

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663

Thomas C. Wolff, Jr.
Executive Vice President

(7)
✓ # PUD
117.7

August 13, 1976

J. Tilman Williams, Mayor
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

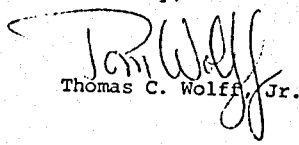
Dear Mayor Williams:

With the settlement of the park issue on the Nike site, we are moving ahead quickly to finalize our plans for the development of an industrial park in Garden Grove.

We are pleased with the results of the meeting with the Board of Supervisors. I think all parties had an opportunity to express themselves, and the issue was resolved fairly.

We intend to build a fine industrial park and look forward with interest to working with you, the other members of the City Council, and the committees and professional staffs of the City. Kindest personal regards.

Sincerely,


Thomas C. Wolff, Jr.

TCW:ck

PUD-103-76

(714) 638-6831

August 26, 1976

Irvine Industrial Complex
4770 Campus Drive
Irvine, CA 92713

Attention: Mr. Raymond W. Kimmy

Gentlemen:

Subject: Planned Unit Development No. PUD-103-76

Enclosed is the Covenant and Affidavit for PUD-103-76. Please have the document signed and notarized and return it to the Public Works and Development Department, Land Use Section, so that we can have it recorded.

Please forward to us, along with this document, one copy of the complete plot plan as approved by the City Council. Your PUD will become effective when this document and the plot plan are recorded.

Sincerely,

RICHARD O. RAFANOVIC, Director
Department of Public Works & Development

By:
Dave Robson, Manager
Development Services Division

DG:ns
Encs.

PUD-103-76 File
Reading File

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

RECEIVED

SEP 9 1976

Pub. Works & Devel. Dept.

September 8, 1976

Mr. Dave Robson
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

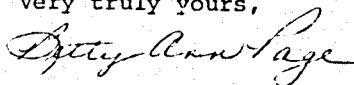
RE: COVENANT AND AFFIDAVIT FOR PLANNED
GARDEN GROVE DEVELOPMENT

Dear Mr. Robson:

We were unable to have the enclosed Covenant and Affidavit properly signed and notarized because it contains an incorrect description of the subject property. Enclosed you will find a description from the Quit Claim Deed (from the U. S. to The Irvine Company) for your use and convenience in drawing up another Covenant and Affidavit.

When we have received a corrected document, we shall proceed with obtaining the necessary signatures.

Very truly yours,



Betty Ann Page
Secretary to R. W. Kimmey

bap
Enclosures



**TITLE INSURANCE
AND TRUST**

Orange County Office
800 North Main Street Santa Ana, California 92702 714 547-3333

RECEIVED

SEP 29 1976

Pub. Works & Development

• IRVINE INDUSTRIAL COMPLEX
4770 CAMPUS DRIVE
IRVINE, CALIF., 92713
ATTN: MICHAEL T. BABBITT

IMPORTANT
When replying refer to
Our No. 568802

Your No. TRACT 8402

In response to the above referenced application for a policy of title insurance, Title Insurance and Trust Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of SEPTEMBER 10, 19 76, at 7:30 a.m. Leslie E. Davis
LESLIE E. DAVIS Title Officer

The estate or interest in the land hereinafter described or referred to covered by this Report is a fee.

Title to said estate or interest at the date hereof is vested in:

THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION.

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. TAXES NOT EXAMINED.

2. PROVISIONS OF AN AGREEMENT RECORDED NOVEMBER 23, 1942 IN BOOK 1164 PAGE 477, OFFICIAL RECORDS, BY AND BETWEEN EDWARD HELLMAN HELLER ET AL., WHICH AMONG OTHER THINGS RELATES TO EASEMENTS, COVENANTS, AND CONDITIONS AS TO THE UPKEEP OF PIPE LINES, MACHINERY AND OTHER EQUIPMENT INCIDENTAL TO A CERTAIN PUMPING PLANT AND WELL LOCATED ON OTHER LAND.

PRELIMINARY SUBDIVISION REPORT FOR TRACT NO. 9402

THIS REPORT IS ISSUED FOR THE BENEFIT OF THE SUBDIVIDER, AND THE SUBDIVIDER'S ENGINEER, THE COUNTY OF ORANGE, AND ANY CITY WITHIN WHICH THE SUBDIVISION IS LOCATED.

THE LIABILITY UNDER THIS REPORT SHALL NOT EXCEED THE SUM OF \$1,000.00

IN CONNECTION WITH THE PROPOSED RECORDATION OF THE SUBDIVISION MAP OF SAID TRACT NO. 9402 PRELIMINARY EXAMINATION OF THOSE PUBLIC RECORDS, WHICH, UNDER THE RECORDING LAWS, IMPART CONSTRUCTIVE NOTICE OF MATTERS RELATING TO THE LAND SHOWN ON SAID SUBDIVISION MAP, DISCLOSES THAT THE FOLLOWING ARE THE ONLY PARTIES WHO MAY BE REQUIRED TO SIGN THE MAP UNDER THE PROVISIONS OF THE GOVERNMENT CODE:

1. THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION, RECORD OWNER.
2. EDWARD HELLMAN HELLER, ET AL., HOLDER OF AN EASEMENT RECORDED IN BOOK 1164 PAGE 477, OFFICIAL RECORDS, UNLESS THE SIGNATURE OF SUCH PARTY IS NOT REQUIRED BY THE GOVERNING BODY AS PROVIDED IN SECTION 66436 GOVERNMENT CODE.
3. EDWARD HELLMAN HELLER, ET AL., OWNERS OF THE INTEREST IN OIL, GAS, HYDROCARBONS, ETC., AS RESERVED IN THE DEED RECORDED IN BOOK 1177 PAGE 540, OFFICIAL RECORDS UNLESS THE USE OF THE SURFACE OF THE LAND IN CONNECTION WITH SUCH MINERAL OWNERSHIP IS PROHIBITED BY ZONING OR OTHER GOVERNMENTAL REGULATION AND THE GOVERNING BODY WAIVES SUCH SIGNATURE AS PROVIDED IN SECTION 66436-B-3 OF THE GOVERNMENT CODE.

DESCRIPTION:

THAT PORTION OF 11 IN SECTION 26 OF J.W. BIXBY AND COMPANYS SUBDIVISION IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 7 PAGE 51 OF MISCELLANEOUS RECORD MAPS, LOS ANGELES COUNTY AND AS SHOWN ON A MAP FILED IN BOOK 2 PAGE 43 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, LYING WITHIN PROPOSED TRACT NO. 9402.

ALSO EXCEPT ANY RIGHTS TO OIL, GAS OR OTHER HYDROCARBON PRODUCTS IN THE LANDS TAKEN, PROVIDED, HOWEVER, THAT THE OWNERS MAY NOT PERFORM ANY OPERATIONS ON THE SURFACE OF SAID LANDS SUCH AS DRILLING, EXPLORATION, OR EXTRACTION OF SUCH MINERALS WITHOUT THE WRITTEN CONSENT OF THE UNITED STATES, AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 24, 1943 IN BOOK 1177 PAGE 540, OFFICIAL RECORDS.

CC: WILLIAMSON & SCHMID
CITY ENGINEER OF GARDEN GROVE
COUNTY SURVEYOR'S OFFICE


**TITLE INSURANCE
AND TRUST**

Orange County Office

800 North Main Street Santa Ana, California 92702 714 547-3333

RECEIVED
SEP 30 1976

Pub. Works & Devel. Dept.

**IRVINE INDUSTRIAL COMPLEX
4770 CAMPUS DRIVE
IRVINE, CALIF., 92713
ATTN: MICHAEL T. BABBITT**

IMPORTANT
When replying refer to
Our No. 567698

Your No. TRACT 9398

In response to the above referenced application for a policy of title insurance, Title Insurance and Trust Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of SEPTEMBER 10, 1976, at 7:30 a.m.

Leslie E. Davis
LESLIE E. DAVIS Title Officer

The estate or interest in the land hereinafter described or referred to covered by this Report is a fee.

Title to said estate or interest at the date hereof is vested in:

THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION.

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. TAXES NOT EXAMINED.

2. PROVISIONS OF AN AGREEMENT RECORDED NOVEMBER 23, 1942 IN BOOK 1164 PAGE 477, OFFICIAL RECORDS, BY AND BETWEEN EDWARD HELLMAN HELLER ET AL., WHICH AMONG OTHER THINGS RELATES TO EASEMENTS, COVENANTS, AND CONDITIONS AS TO THE UPKEEP OF PIPE LINES, MACHINERY AND OTHER EQUIPMENT INCIDENTAL TO A CERTAIN PUMPING PLANT AND WELL LOCATED ON OTHER LAND.

PRELIMINARY SUBDIVISION REPORT FOR TRACT NO. 9398

THIS REPORT IS ISSUED FOR THE BENEFIT OF THE SUBDIVIDER, AND THE SUBDIVIDER'S ENGINEER, THE COUNTY OF ORANGE, AND ANY CITY WITHIN WHICH THE SUBDIVISION IS LOCATED.

THE LIABILITY UNDER THIS REPORT SHALL NOT EXCEED THE SUM OF \$1,000.00

IN CONNECTION WITH THE PROPOSED RECORDATION OF THE SUBDIVISION MAP OF SAID TRACT NO. 9398, A PRELIMINARY EXAMINATION OF THOSE PUBLIC RECORDS, WHICH, UNDER THE RECORDING LAWS, IMPART CONSTRUCTIVE NOTICE OF MATTERS RELATING TO THE LAND SHOWN ON SAID SUBDIVISION MAP, DISCLOSES THAT THE FOLLOWING ARE THE ONLY PARTIES WHO MAY BE REQUIRED TO SIGN THE MAP UNDER THE PROVISIONS OF THE GOVERNMENT CODE:

1. THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION, RECORD OWNER.
2. EDWARD HELLMAN HELLER, ET AL., HOLDER OF AN EASEMENT RECORDED IN BOOK 1164 PAGE 477, OFFICIAL RECORDS, UNLESS THE SIGNATURE OF SUCH PARTY IS NOT REQUIRED BY THE GOVERNING BODY AS PROVIDED IN SECTION 66436 GOVERNMENT CODE.
3. EDWARD HELLMAN HELLER, ET AL., OWNERS OF THE INTEREST IN OIL, GAS, HYDROCARBONS, ETC., AS RESERVED IN THE DEED RECORDED IN BOOK 1177 PAGE 540, OFFICIAL RECORDS UNLESS THE USE OF THE SURFACE OF THE LAND IN CONNECTION WITH SUCH MINERAL OWNERSHIP IS PROHIBITED BY ZONING OR OTHER GOVERNMENTAL REGULATION AND THE GOVERNING BODY WAIVES SUCH SIGNATURE AS PROVIDED IN SECTION 66436-B-3 OF THE GOVERNMENT CODE.

THIS REPORT IS BASED UPON THE RECORD TITLE AT THE DATE HEREOF. IF THE SUBJECT PROPERTY IS FURTHER CONVEYED OR ENCUMBERED, THE SIGNATURES OF SUCH INTEREST HOLDERS WILL BE REQUIRED AS PARTIES NECESSARY TO EXECUTE THE RECORD MAP AND EFFECT PROPER DEDICATIONS.

WHEN THE RECORD MAP IS READY FOR CHECKING BY THE CITY ENGINEER AND/OR THE COUNTY SURVEYOR, PLEASE FORWARD AN ADDITIONAL COPY TO THIS OFFICE.

DURING THE PERIOD EXTENDING FROM NOVEMBER 1, 1976 THROUGH FEBRUARY 29, 1977, BOTH INSTALLMENTS OF TAXES FOR 1976-1977 MUST BE PAID BEFORE ANY SUBDIVISION MAP CAN BE RECORDED. IN ORDER TO EXPEDITE THE PROCESSING OF YOUR MAP, WE SUGGEST THAT YOU SUBMIT YOUR TAX BILL AND YOUR CHECK IN PAYMENT THEREOF (MADE PAYABLE TO THE ORANGE COUNTY TAX COLLECTOR) TO THIS OFFICE SO THAT WE MAY PAY THE TAXES FOR YOU, THUS ELIMINATING ANY UNNECESSARY DELAY IN THE PROCESSING OF YOUR MAP.

DESCRIPTION: SEE ATTACHED

DESCRIPTION:

THAT PORTION OF LOTS 11, 12, 13 AND 14 IN SECTION 26 OF J.W. BIXBY & COMPANY'S SUBDIVISION IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 7 PAGE 51 OF MISCELLANEOUS RECORD MAPS, LOS ANGELES COUNTY AND AS SHOWN ON A MAP FILED IN BOOK 2 PAGE 43 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, LYING WITHIN PROPOSED TRACT NO. 9398.

ALSO EXCEPT ANY RIGHTS, TO OIL OR OTHER HYDROCARBON PRODUCTS IN THE LANDS TAKEN, PROVIDED, HOWEVER, THAT THE OWNERS MAY NOT PERFORM ANY OPERATIONS ON THE SURFACE OF SAID LANDS SUCH AS DRILLING, EXPLORATION, OR EXTRACTION OF SUCH MINERALS WITHOUT THE WRITTEN CONSENT OF THE UNITED STATES, AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 24, 1943 IN BOOK 1177 PAGE 540, OFFICIAL RECORDS.

CC: WILLIAMSON & SCHMID
CITY ENGINEER OF GARDEN GROVE
COUNTY SURVEYOR'S OFFICE



**TITLE INSURANCE
AND TRUST**

Orange County Office

800 North Main Street Santa Ana, California 92702 714 547-3333

**IRVINE INDUSTRIAL COMPLEX
4770 CAMPUS DRIVE
IRVINE, CALIFORNIA 92713
ATTN: MICHAEL T. BABBITT**

IMPORTANT
When replying refer to
Our No. 567699

Your No. TRACT 9399

In response to the above referenced application for a policy of title insurance, Title Insurance and Trust Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of SEPTEMBER 10, 1976, at 7:30 a.m.

Leslie E. Davis
LESLIE E. DAVIS Title Officer

The estate or interest in the land hereinafter described or referred to covered by this Report is a fee.

Title to said estate or interest at the date hereof is vested in:

THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION.

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. TAXES NOT EXAMINED.

2. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN CONTAINED, AS SET FORTH IN AN INSTRUMENT RECORDED MARCH 24, 1921 IN BOOK 386 PAGE 326, DEEDS.

IN FAVOR OF: STANDARD OIL COMPANY, A CORPORATION.
FOR : A PIPE LINE FOR THE TRANSPORTION OF OIL, PETROLEUM, GAS OR WATER, AND TO ERECT, MAINTAIN AND OPERATE TELEPHONE AND TELEGRAPH LINES UPON A SINGLE LINE OF POLES.

AFFECTS : THE EASTERLY 16.5 FEET OF THE WESTERLY 46.5 FEET OF LOTS 5 AND 12.

3. PROVISIONS OF AN AGREEMENT RECORDED NOVEMBER 23, 1942 IN BOOK 1164 PAGE 477, OFFICIAL RECORDS, BY AND BETWEEN EDWARD HELLMAN HELLER ET AL., WHICH AMONG OTHER THINGS RELATES TO EASEMENTS, COVENANTS, AND CONDITIONS AS TO THE UPKEEP OF PIPE LINES, MACHINERY AND OTHER EQUIPMENT INCIDENTAL TO A CERTAIN PUMPING PLANT AND WELL LOCATED ON OTHER LAND.

PRELIMINARY SUBDIVISION REPORT FOR TRACT NO. 9399

THIS REPORT IS ISSUED FOR THE BENEFIT OF THE SUBDIVIDER, AND THE SUBDIVIDER'S ENGINEER, THE COUNTY OF ORANGE, AND ANY CITY WITHIN WHICH THE SUBDIVISION IS LOCATED.

THE LIABILITY UNDER THIS REPORT SHALL NOT EXCEED THE SUM OF \$1,000.00

IN CONNECTION WITH THE PROPOSED RECORDATION OF THE SUBDIVISION MAP OF SAID TRACT NO.9399 PRELIMINARY EXAMINATION OF THOSE PUBLIC RECORDS, WHICH, UNDER THE RECORDING LAWS, IMPART CONSTRUCTIVE NOTICE OF MATTERS RELATING TO THE LAND SHOWN ON SAID SUBDIVISION MAP, DISCLOSES THAT THE FOLLOWING ARE THE ONLY PARTIES WHO MAY BE REQUIRED TO SIGN THE MAP UNDER THE PROVISIONS OF THE GOVERNMENT CODE:

1. THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION, RECORD OWNER.
2. STANDARD OIL COMPANY, A CORPORATION, HOLDER OF AN EASEMENT RECORDED IN BOOK 386 PAGE 326 OF DEEDS, AND IN BOOK 1363 PAGE 372, OFFICIAL RECORDS, UNLESS THE SIGNATURE OF SUCH PARTY IS NOT REQUIRED BY THE GOVERNING BODY AS PROVIDED IN SECTION 66436 GOVERNMENT CODE.

3. EDWARD HELLMAN HELLER, ET AL., HOLDER OF AN EASEMENT RECORDED IN BOOK 1164 PAGE 477, OFFICIAL RECORDS, UNLESS THE SIGNATURE OF SUCH PARTY IS NOT REQUIRED BY THE GOVERNING BODY AS PROVIDED IN SECTION 66436 GOVERNMENT CODE.
4. EDWARD HELLMAN HELLER, ET AL., OWNERS OF THE INTEREST IN OIL, GAS, HYDROCARBONS, ETC., AS RESERVED IN THE DEED RECORDED IN BOOK 1177 PAGE 540, OFFICIAL RECORDS UNLESS THE USE OF THE SURFACE OF THE LAND IN CONNECTION WITH SUCH MINERAL OWNERSHIP IS PROHIBITED BY ZONING OR OTHER GOVERNMENTAL REGULATION AND THE GOVERNING BODY WAIVES SUCH SIGNATURE AS PROVIDED IN SECTION 66436-B-3 OF THE GOVERNMENT CODE.

THIS REPORT IS BASED UPON THE RECORD TITLE AT THE DATE HEREOF. IF THE SUBJECT PROPERTY IS FURTHER CONVEYED OR ENCUMBERED, THE SIGNATURES OF SUCH INTEREST HOLDERS WILL BE REQUIRED AS PARTIES NECESSARY TO EXECUTE THE RECORD MAP AND EFFECT PROPER DEDICATIONS.

WHEN THE RECORD MAP IS READY FOR CHECKING BY THE CITY ENGINEER AND/OR THE COUNTY SURVEYOR, PLEASE FORWARD AN ADDITIONAL COPY TO THIS OFFICE.

DURING THE PERIOD EXTENDING FROM NOVEMBER 1, 1976 THROUGH FEBRUARY 29, 1977, BOTH INSTALLMENTS OF TAXES FOR 1976-1977 MUST BE PAID BEFORE ANY SUBDIVISION MAP CAN BE RECORDED. IN ORDER TO EXPEDITE THE PROCESSING OF YOUR MAP, WE SUGGEST THAT YOU SUBMIT YOUR TAX BILL AND YOUR CHECK IN PAYMENT THEREOF (MADE PAYABLE TO THE ORANGE COUNTY TAX COLLECTOR) TO THIS OFFICE SO THAT WE MAY PAY THE TAXES FOR YOU, THUS ELIMINATING ANY UNNECESSARY DELAY IN THE PROCESSING OF YOUR MAP.

DESCRIPTION: SEE ATTACHED

DESCRIPTION:

THAT PORTION OF LOT 5, 6, 11 AND 12 IN SECTION 26 OF J.W. BIXBY & COMPANY SUBDIVISION IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 7 PAGE 51 OF MISCELLANEOUS RECORD MAPS, LOS ANGELES COUNTY AND AS SHOWN ON A MAP FILED IN BOOK 2 PAGE 43 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, LYING WITHIN PROPOSED TRACT NO. 9399.

ALSO EXCEPT ANY RIGHTS TO OIL, GAS OR OTHER HYDROCARBON PRODUCTS IN THE LANDS TAKEN, PROVIDED, HOWEVER, THAT THE OWNERS MAY NOT PERFORM ANY OPERATIONS ON THE SURFACE OF SAID LANDS SUCH AS DRILLING, EXPLORATION, OR EXTRACTION OF SUCH MINERALS WITHOUT THE WRITTEN CONSENT OF THE UNITED STATES, AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 24, 1943 IN BOOK 1177 PAGE 540, OFFICIAL RECORDS.

CC: WILLIAMSON & SCHMID
CITY ENGINEER OF GARDEN GROVE
COUNTY SURVEYOR'S OFFICE


**TITLE INSURANCE
AND TRUST**

Orange County Office
800 North Main Street Santa Ana, California 92702 714 547-3333

RECEIVED
SEP 20 1976

IMPORTANT
When replying refer to
Our No. 567700

***IRVINE INDUSTRIAL COMPLEX
4770 CAMPUS DRIVE
IRVINE, CALIF., 92713
ATTN: MICHAEL T. BABBITT**

Your No. TRACT 9400

In response to the above referenced application for a policy of title insurance, Title Insurance and Trust Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of SEPTEMBER 10, 1976, at 7:30 a.m. Leslie E. Davis
LESLIE E. DAVIS Title Officer

The estate or interest in the land hereinafter described or referred to covered by this Report is a fee.

Title to said estate or interest at the date hereof is vested in:

THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION.

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. TAXES NOT EXAMINED.

2. PROVISIONS OF AN AGREEMENT RECORDED NOVEMBER 23, 1942 IN BOOK 1164 PAGE 477, OFFICIAL RECORDS, BY AND BETWEEN EDWARD HELLMAN HELLER ET AL., WHICH AMONG OTHER THINGS RELATES TO EASEMENTS, COVENANTS, AND CONDITIONS AS TO THE UPKEEP OF PIPE LINES, MACHINERY AND OTHER EQUIPMENT INCIDENTAL TO A CERTAIN PUMPING PLANT AND WELL LOCATED ON OTHER LAND.

PRELIMINARY SUBDIVISION REPORT FOR TRACT NO. 9400

THIS REPORT IS ISSUED FOR THE BENEFIT OF THE SUBDIVIDER, AND THE SUBDIVIDER'S ENGINEER, THE COUNTY OF ORANGE, AND ANY CITY WITHIN WHICH THE SUBDIVISION IS LOCATED.

THE LIABILITY UNDER THIS REPORT SHALL NOT EXCEED THE SUM OF \$1,000.00

IN CONNECTION WITH THE PROPOSED RECORDATION OF THE SUBDIVISION MAP OF SAID TRACT NO. 9400 PRELIMINARY EXAMINATION OF THOSE PUBLIC RECORDS, WHICH, UNDER THE RECORDING LAWS, IMPART CONSTRUCTIVE NOTICE OF MATTERS RELATING TO THE LAND SHOWN ON SAID SUBDIVISION MAP, DISCLOSES THAT THE FOLLOWING ARE THE ONLY PARTIES WHO MAY BE REQUIRED TO SIGN THE MAP UNDER THE PROVISIONS OF THE GOVERNMENT CODE:

1. THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION, RECORD OWNER.
2. EDWARD HELLMAN HELLER, ET AL., HOLDER OF AN EASEMENT RECORDED IN BOOK 1164 PAGE 477, OFFICIAL RECORDS, UNLESS THE SIGNATURE OF SUCH PARTY IS NOT REQUIRED BY THE GOVERNING BODY AS PROVIDED IN SECTION 66436 GOVERNMENT CODE.
3. EDWARD HELLMAN HELLER, ET AL., OWNERS OF THE INTEREST IN OIL, GAS, HYDROCARBONS, ETC., AS RESERVED IN THE DEED RECORDED IN BOOK 1177 PAGE 540, OFFICIAL RECORDS, UNLESS THE USE OF THE SURFACE OF THE LAND IN CONNECTION WITH SUCH MINERAL OWNERSHIP IS PROHIBITED BY ZONING OR OTHER GOVERNMENTAL REGULATION AND THE GOVERNING BODY WAIVES SUCH SIGNATURE AS PROVIDED IN SECTION 66436-B-3 OF THE GOVERNMENT CODE.

THIS REPORT IS BASED UPON THE RECORD TITLE AT THE DATE HEREOF. IF THE SUBJECT PROPERTY IS FURTHER CONVEYED OR ENCUMBERED, THE SIGNATURES OF SUCH INTEREST HOLDERS WILL BE REQUIRED AS PARTIES NECESSARY TO EXECUTE THE RECORD MAP AND EFFECT PROPER DEDICATIONS.

WHEN THE RECORD MAP IS READY FOR CHECKING BY THE CITY ENGINEER AND/OR THE COUNTY SURVEYOR, PLEASE FORWARD AN ADDITIONAL COPY TO THIS OFFICE.

DURING THE PERIOD EXTENDING FROM NOVEMBER 1, 1976 THROUGH FEBRUARY 29, 1977, BOTH INSTALLMENTS OF TAXES FOR 1976-1977 MUST BE PAID BEFORE ANY SUBDIVISION MAP CAN BE RECORDED. IN ORDER TO EXPEDITE THE PROCESSING OF YOUR MAP, WE SUGGEST THAT YOU SUBMIT YOUR TAX BILL AND YOUR CHECK IN PAYMENT THEREOF (MADE PAYABLE TO THE ORANGE COUNTY TAX COLLECTOR) TO THIS OFFICE SO THAT WE MAY PAY THE TAXES FOR YOU, THUS ELIMINATING ANY UNNECESSARY DELAY IN THE PROCESSING OF YOUR MAP.

DESCRIPTION: SEE ATTACHED

DESCRIPTION:

THAT PORTION OF LOT 6 IN SECTION 26 OF J.W. BIXBY & COMPANY'S SUBDIVISION IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 7 PAGE 51 OF MISCELLANEOUS RECORD MAPS, LOS ANGELES COUNTY AND AS SHOWN ON A MAP FILED IN BOOK 2 PAGE 43 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, LYING WITHIN PROPOSED TRACT NO. 9400.

ALSO EXCEPT ANY RIGHTS TO OIL, GAS OR OTHER HYDROCARBON PRODUCTS IN THE LANDS TAKEN, PROVIDED, HOWEVER, THAT THE OWNERS MAY NOT PERFORM ANY OPERATIONS ON THE SURFACE OF SAID LANDS SUCH AS DRILLING, EXPLORATION, OR EXTRACTION OF SUCH MINERALS WITHOUT THE WRITTEN CONSENT OF THE UNITED STATES, AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 24, 1943 IN BOOK 1177 PAGE 540, OFFICIAL RECORDS.

CC: WILLIAMSON & SCHMID
CITY ENGINEER OF GARDEN GROVE
COUNTY SURVEYOR'S OFFICE


**TITLE INSURANCE
AND TRUST**

 Orange County Office
 800 North Main Street Santa Ana, California 92702 714 547-3333

RECEIVED

SEP 23 1976

Pub. Works & Loans Dept.

IMPORTANT
 When replying refer to
 Our No. 568801

**IRVINE INDUSTRIAL COMPLEX
 4770 CAMPUS DRIVE
 IRVINE, CALIF., 92713
 ATTN: MICHAEL T. BABBITT**

Your No. TRACT 9401

In response to the above referenced application for a policy of title insurance, Title Insurance and Trust Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

 Dated as of SEPTEMBER 10, 1976, at 7:30 a.m.

Leslie E. Davis
 LESLIE E. DAVIS Title Officer

The estate or interest in the land hereinafter described or referred to covered by this Report is a fee.

Title to said estate or interest at the date hereof is vested in:

THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION.

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. TAXES NOT EXAMINED.

2. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN CONTAINED, AS SET FORTH IN AN INSTRUMENT RECORDED MARCH 24, 1921 IN BOOK 386 PAGE 326, DEEDS.

IN FAVOR OF: STANDARD OIL COMPANY, A CORPORATION.
FOR : A PIPE LINE FOR THE TRANSPORTATION OF OIL, PETROLEUM, GAS OR WATER, AND TO ERECT, MAINTAIN AND OPERATE TELEPHONE AND TELEGRAPH LINES UPON A SINGLE LINE OF POLES.

AFFECTS : THE EASTERLY 16.5 FEET OF THE WESTERLY 46.5 FEET OF SAID LAND.

3. PROVISIONS OF AN AGREEMENT RECORDED NOVEMBER 23, 1942 IN BOOK 1164 PAGE 477, OFFICIAL RECORDS, BY AND BETWEEN EDWARD HELLMAN HELLER ET AL., WHICH AMONG OTHER THINGS RELATES TO EASEMENTS, COVENANTS, AND CONDITIONS AS TO THE UPKEEP OF PIPE LINES, MACHINERY AND OTHER EQUIPMENT INCIDENTAL TO A CERTAIN PUMPING PLANT AND WELL LOCATED ON OTHER LAND.

PRELIMINARY SUBDIVISION REPORT FOR TRACT NO. 9401

THIS REPORT IS ISSUED FOR THE BENEFIT OF THE SUBDIVIDER, AND THE SUBDIVIDER'S ENGINEER, THE COUNTY OF ORANGE, AND ANY CITY WITHIN WHICH THE SUBDIVISION IS LOCATED.

~~THE LIABILITY UNDER THIS REPORT SHALL NOT EXCEED THE SUM OF \$1,000.00~~

IN CONNECTION WITH THE PROPOSED RECORDATION OF THE SUBDIVISION MAP OF SAID TRACT NO. 9401 PRELIMINARY EXAMINATION OF THOSE PUBLIC RECORDS, WHICH, UNDER THE RECORDING LAWS, IMPART CONSTRUCTIVE NOTICE OF MATTERS RELATING TO THE LAND SHOWN ON SAID SUBDIVISION MAP, DISCLOSES THAT THE FOLLOWING ARE THE ONLY PARTIES WHO MAY BE REQUIRED TO SIGN THE MAP UNDER THE PROVISIONS OF THE GOVERNMENT CODE:

1. THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION, RECORD OWNER.

2. STANDARD OIL COMPANY, A CORPORATION, HOLDER OF AN EASEMENT RECORDED IN BOOK 386 PAGE 326 OF DEEDS, AND IN BOOK 1363 PAGE 372, OFFICIAL RECORDS, UNLESS THE SIGNATURE OF SUCH PARTY IS NOT REQUIRED BY THE GOVERNING BODY AS PROVIDED IN SECTION 66436 GOVERNMENT CODE.

DESCRIPTION:

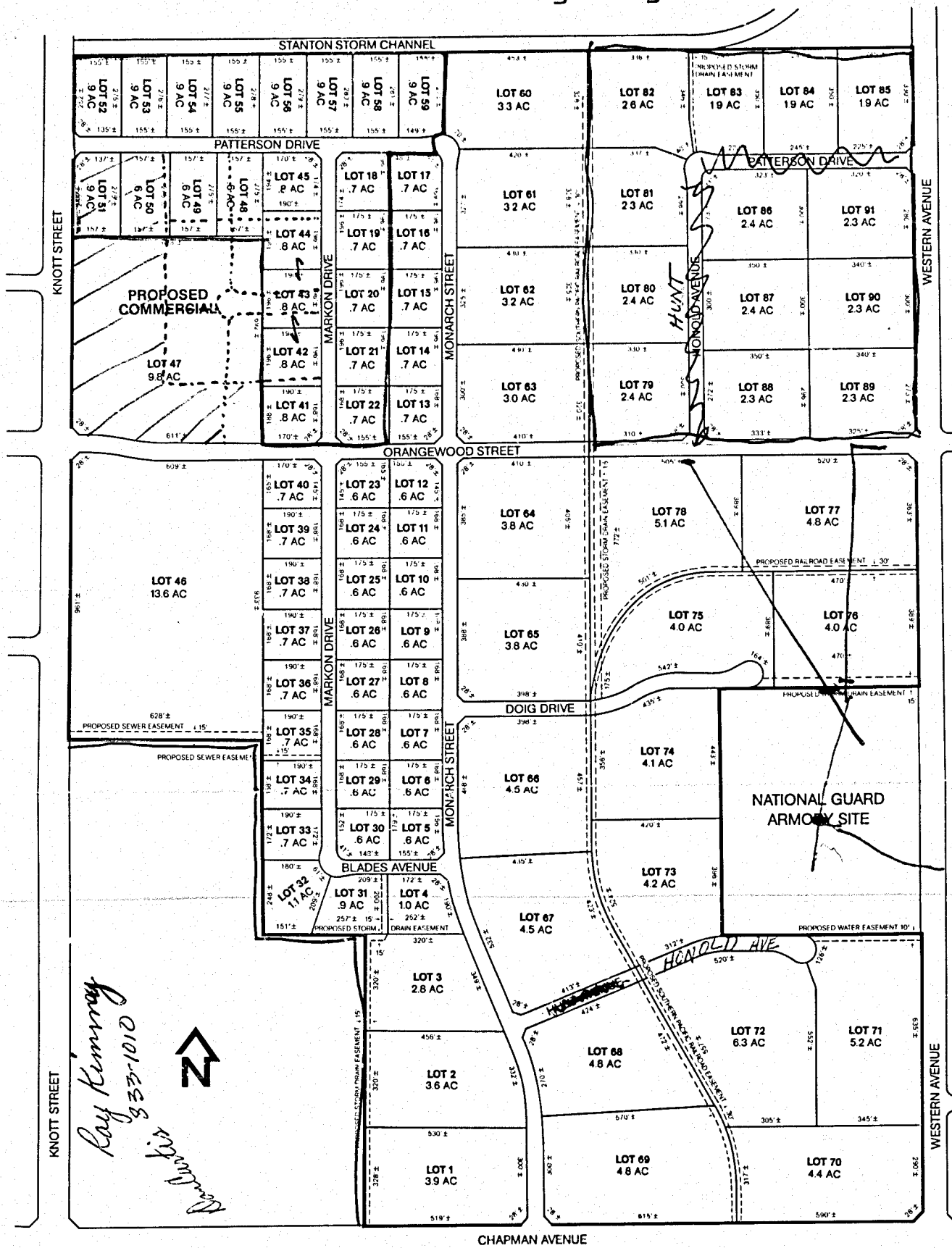
THAT PORTION OF LOT 5 IN SECTION 26 OF J.W. BIXBY & COMPANY SUBDIVISION IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 7 PAGE 51 OF MISCELLANEOUS RECORD MAPS, LOS ANGELES COUNTY AND AS SHOWN ON A MAP FILED IN BOOK 2 PAGE 43 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, LYING WITHIN PROPOSED TRACT NO. 9401.

ALSO EXCEPT ANY RIGHTS, TO OIL, GAS OR OTHER HYDROCARBON PRODUCTS IN THE LANDS TAKEN, PROVIDED, HOWEVER, THAT THE OWNERS MAY NOT PERFORM ANY OPERATIONS ON THE SURFACE OF SAID LANDS SUCH AS DRILLING, EXPLORATION, OR EXTRACTION OF SUCH MINERALS WITHOUT THE WRITTEN CONSENT OF THE UNITED STATES, AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 24, 1943 IN BOOK 1177 PAGE 540, OFFICIAL RECORDS.

CC: WILLIAMSON & SCHMID
CITY ENGINEER OF GARDEN GROVE
COUNTY SURVEYOR'S OFFICE

Industrial sites for sale or lease

IRVINE INDUSTRIAL COMPLEX garden grove



Tentative Tract 9397
City of Garden Grove

Improvements Debt-Free

Paved streets, concrete curbs and gutters,
street lighting

Permitted Uses and Zoning

See Garden Grove Planned Unit Development
Ordinance

Subject To

Recorded protective covenants

Tax Code Area and Rates (July 1, 1977)

Code area 18-936, Estimated combined rate 10.4627

Personal Property Tax Rate (July 1, 1977)

Code area 18-036, Estimated combined rate 9.9571

**Utilities Installed in Streets and
Easements to Properties**

Sanitary Sewer

Garden Grove Sanitary District . . (714) 534-3943

Water

City of Garden Grove
Water Services (714) 638-6691

Gas

Southern California
Gas Company (714) 634-0251

Electric

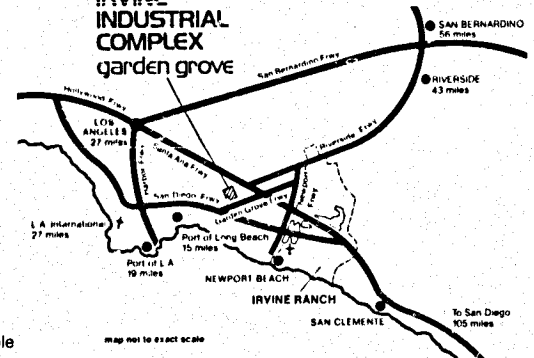
Southern California
Edison Company (714) 835-5200

Telephone

General Telephone Company . . (714) 842-3311

Note: Additional tentative tract map folders are available
from the IIC-Garden Grove office upon request.

**IRVINE
INDUSTRIAL
COMPLEX
garden grove**



Mail to: **RECORDING**
City Clerk **REQUESTED BY**
City of Garden Grove
11297 Acacia Parkway
Garden Grove, CA 92640

4820

S. 39

11948 675

**COVENANT AND AFFIDAVIT
REGARDING ACCEPTANCE OF CONDITIONS OF APPROVAL
FOR PLANNED UNIT DEVELOPMENT NO. PUD-103-76**

RECEIVED
OCT 6 1976
Devel. Serv. Mgr's Office

STATE OF CALIFORNIA)
) SS:
COUNTY OF ORANGE)

The undersigned represent that they are the sole owners of that parcel of real property situated in the City of Garden Grove, County of Orange, State of California, described 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 centerline 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, shown 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 centerline 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 centerline 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 situated on the east side of Knott Avenue, west side of Western Avenue, south of Katella Avenue, and north of Chapman Avenue.

The undersigned in consideration of being granted approval of Planned Unit Development No. PUD-103-76 on the above-described property do hereby promise, covenant, and agree to and with the City of Garden Grove that they are aware of, and accept all the conditions of said Planned Unit Development No. PUD-103-76 granted by the Planning Commission of the City of Garden Grove in Resolution No. 2837 and by the City Council of the City of Garden Grove in Resolution No. 5026-76 on May 11, 1976.

The conditions of approval that apply to the subject case are as follows:

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA
30 ^{Min.} _{Past} 11 A.M. NOV 3 1976
J. WYLYE CARLYLE, County Recorder

- A. The Supplemental Regulations and General Development Plan, as presented to the Planning Commission, and any additional conditions or modifications to those documents as dictated by the Planning Commission and/or City Council, shall be made a part of the approval of PUD-103-76 and recorded as a part of said PUD. All development standards and uses within the PUD shall be subject to the provisions of said Plan; Supplemental Regulations; and Covenants, Conditions and Restrictions.
- B. Minor modifications may be approved by the Zoning Administrator. Other than minor modifications shall require the filing of a new PUD application.

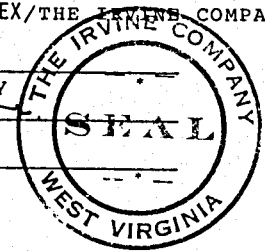
The undersigned further promise, covenant and agree that they will abide by all the conditions of said Planned Unit Development No. PUD-103-76 and will do so within the time specified.

This covenant and agreement shall run with the land and be binding upon all future owners, heirs, successors, and assigns to such property.

Dated this 29th day of September, 1976.

IRVINE INDUSTRIAL COMPLEX / THE IRVINE COMPANY

Cynthia P. Lardis
 Assistant Secretary
 Vice President

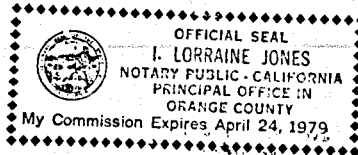


STATE OF CALIFORNIA)
) SS:
 COUNTY OF ORANGE)

On September 29, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared E.P. Lee, Jr. known to me to be the Vice President, and Cynthia P. Lardis known to me to be the Assistant Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

I. Lorraine Jones
 Notary Public in and for said State



APPROVED AS TO FORM

By: Eric Lauterer
 ERIC LAUTERER, City Attorney

Date: 10-27-76

PUD-103-76

Jeri Louise Wilson

City Clerk

RECORDATION OF PUD-103-76
IRVINE INDUSTRIAL COMPLEX

Dave Robson

Public Works and Development

October 27, 1976

Please take the necessary steps to record PUD-103-76 in the most expeditious time.

Should you have any questions, please contact Dave Gunderman at 831.

Dave Robson, Manager
Development Services

DG:vm

cc: Land Use Case File ✓
Reading File

November 1, 1976

County Recorder
P. O. Box 238
Santa Ana, CA 92702

Gentlemen:

We are enclosing for recordation, the following documents in connection with Planned Unit Development, PUD-103-76:

Covenant and Affidavit regarding Acceptance of Conditions of Approval for Planned Unit Development No. PUD-103-76 and Supplemental Regulations.

City Council Resolution No. 5026-76

City Council Ordinance No. 1501 (with map)

We would like to request the recordation of Planned Unit Development No. PUD-103-76 to be completed as soon as possible.

We are enclosing City of Garden Grove Warrant No. 0003983 in the amount of \$39.00 covering recordation fees as applicable to the aforementioned documents.

Upon completion of recordation, please return documents to the undersigned.

Sincerely,

JERI LOUISE WILSON
City Clerk

Enclosures

cc: Public Works & Development Department

Dear Mr. W.

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

January 18, 1977

R E C E I V E D

JAN 20 1977

Mr. Ronald W. Beardslee
Cabot, Cabot and Forbes
California Properties, Inc.
No. 1 Maritime Plaza, Suite 1300
San Francisco, California 94111

Pub. Works & Devel. Dept.

Re: Schematic Plan Review/Fiat Distributors, Inc./Lots 15 and 16,
Tract 9398

Dear Mr. Beardslee:

We have reviewed the schematic plans for the subject facility and will require the following items prior to approval:

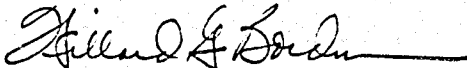
1. Include lot and tract numbers on all plans submitted for review.
2. Provide statistical information relating to a) building to site coverage, b) parking required and parking provided, and c) expansion.
3. Submit exterior elevations with samples of colors and textures for review.
4. Provide trash enclosure details; enclosure shall be of masonry construction.
5. All exterior storage and loading areas must be screened by an eight foot high opaque screen and landscaping.
6. Truck loading must be 70 feet back from property line and screened.
7. No portion of the roof shall project above the parapet.
8. All roof mounted equipment higher than 18 inches above the parapet must be screened.
9. Security lighting fixtures are not to project above the fascia or parapet of the building and are to be shielded.
10. Parking lot and other pole mounted light fixtures shall not exceed 16 feet in height.

January 18, 1977

11. Submit permanent signage for review.
12. Gutters and downspouts shall be painted to match the surface to which attached.
13. Vents, louvers, exposed flashing and overhead doors are to be painted consistent with the color scheme of the building.
14. Manufacturing in yard areas is not permitted.
15. Submit complete landscape and irrigation plans for review.
16. Provide continuous landscaping on Monarch to match proposed streetscape.
17. Please refer to the Garden Grove Supplemental Regulations for standard requirements.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. Dave Gundersman
The City of Garden Grove ✓

Mr. William Mader
The Irvine Company

Irvine Case File
12410-103-76

January 26, 1977

Williamson & Schmid
17762 Skypark Boulevard
Irvine, California 92707

Attention: Mr. Art Rico

Gentlemen:

Subject: METER RELOCATION AND PLUMBING ADJUSTMENT FOR THE NATIONAL
GUARD ARMORY SITE

This letter is to confirm our recent conversation regarding relocation of existing water meters for the National Guard site adjacent to the Irvine Industrial Complex.

As you mentioned, relocation of the meters is necessary prior to street improvements along Orangewood and Western. It is the responsibility of the Developer to relocate existing water utility lines when they conflict with proposed street improvements. The National Guard Armory presently has four 2-inch meters located at the northwest corner of Western Avenue and proposed Orangewood Street. Based on the preliminary field analysis and existing water demand, only one 2-inch meter will be required. In addition, 150 feet of on-site plumbing will be required to reconnect to the relocated meters.

In order for the City to initiate the abandonment of the four 2-inch meters and the installation of a single 2-inch meter located directly in front of the National Guard Armory site, we will require:

1. A \$1,200 deposit payable to the City of Garden Grove for the installation of the 2-inch meter in service.

January 26, 1977

2. A plumbing permit for the installation of on-site plumbing line at the Guard Site.

If you have any questions concerning this letter, please contact Bob Szolomayer at 638-6661.

Sincerely,

RICHARD O. RAFANOVIC, Director
Department of Public Works and Development

By:

Dave Robson
Manager
Development Services

DR:mk

cc: Bob Szolomayer
Dave Robson
Land Use Case File ✓
Reading File

January 31, 1977

The Irvine Industrial Complex
4770 Campus Drive, Box C-19512
Irvine, CA 92713

Attention: Mr. Michael J. Babbitt
Manager, Engineering Design and Construction

Gentlemen:

Subject: CASE FILE NO. PUD 103-76, FINAL TRACT MAP 9398

We appreciate your efforts in assisting in the processing of the various plans that are required for the successful completion of the subject development.

In a previous letter dated December 20, 1976, we informed you of some of the requirements relating to the preparation of engineering studies and evaluation of drainage conditions for this development. We have had some indication that sophisticated engineering efforts are being used by your consultants, Williamson & Schmidt, to address the drainage requirements. I am taking the liberty hereby to emphasize that the final proposal must include written concurrence by the County Environmental Management Agency, and I request that we receive, in addition to the customary maps and computations, a written narrative by your consultant addressing the principal concerns of drainage to Garden Grove.

Included in this narrative should be a description of how water is routed through the development; how the private property within the development is protected from flooding; how much of the flow created as a result of the development will be flowing downstream onto other properties; whether this excess flow can adequately be handled within existing storm drains; and specifically what provisions can be made to handle this excess flow.

It is my understanding that part of your proposal is to retain a substantial part of water within the drain and street systems of the subdivision; however, I am concerned as to what will happen if rains of magnitude equal to present Garden Grove standards would be experienced over a longer period of time.

January 31, 1977

In other words, when the drainage fixtures within the subdivision are filled to capacity, and when excess flows occur, I feel that Garden Grove should understand in common lay terms whether such waters will result in inundating downstream street systems; and whether the community in west Garden Grove will experience only nuisance waters in the streets, or whether we can expect that some of that water will enter lawns or possibly even dwellings.

This type of information is needed, and must be included in your consultant's submittal under his name and with certain explanations as to what the proposed drainage system can do, as well as how it will affect the downstream properties.

This kind of a discussion may be necessary in the Council arena when the acceptance and compliance of the drainage proposal will be considered for final approval. Certainly you are sensitive to the Subdivision Agreement which specifies that escrow on any parcel cannot be closed until the drainage conditions have been satisfactorily resolved. It is my opinion that the requested information and testimony within the public arena would expedite the final approval of the proposed drainage plans, and consequently would expedite the satisfying of the requirements listed under the Subdivision Agreement.

I trust the above will be helpful in addressing common needs, and in short-cutting processing and thereby reaching a mutually satisfactory solution. If I can be of any assistance, please do not hesitate to contact me personally.

Respectfully,

RICHARD O. RAFANOVIC, Director
Department of Public Works and Development

ROR:MK:vm

TO THE HONORABLE

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE

The undersigned, SOUTHERN PACIFIC TRANSPORTATION COMPANY, a corporation, hereby makes application to your Honorable Body for a permit to construct, reconstruct, maintain and operate an industrial drill track across CHAPMAN AVENUE, in the City of Garden Grove, County of Orange, State of California, along the center line described in the attached sheet marked Exhibit "A", which is incorporated herein by this reference.

The location of said center line is shown in red on the attached print, Drawing No. B-6390, Sheet No. 1, dated February 15, 1977, a copy of which is attached hereto, marked Exhibit "B" and incorporated herein by this reference.

Applicant alleges that there can be no bona fide competition in bidding for said permit and that pursuant to the authority of the Supreme Court of the State of California in the case of People v. Craycroft, 111 Cal. 544, this is a proper case for your Honorable Body to grant this permit without the necessity of advertising therefor.

WHEREFORE your petitioner prays that your Honorable Body grant the permit requested.

DATED: March 2, 1977

SOUTHERN PACIFIC TRANSPORTATION COMPANY,
A CORPORATION

By

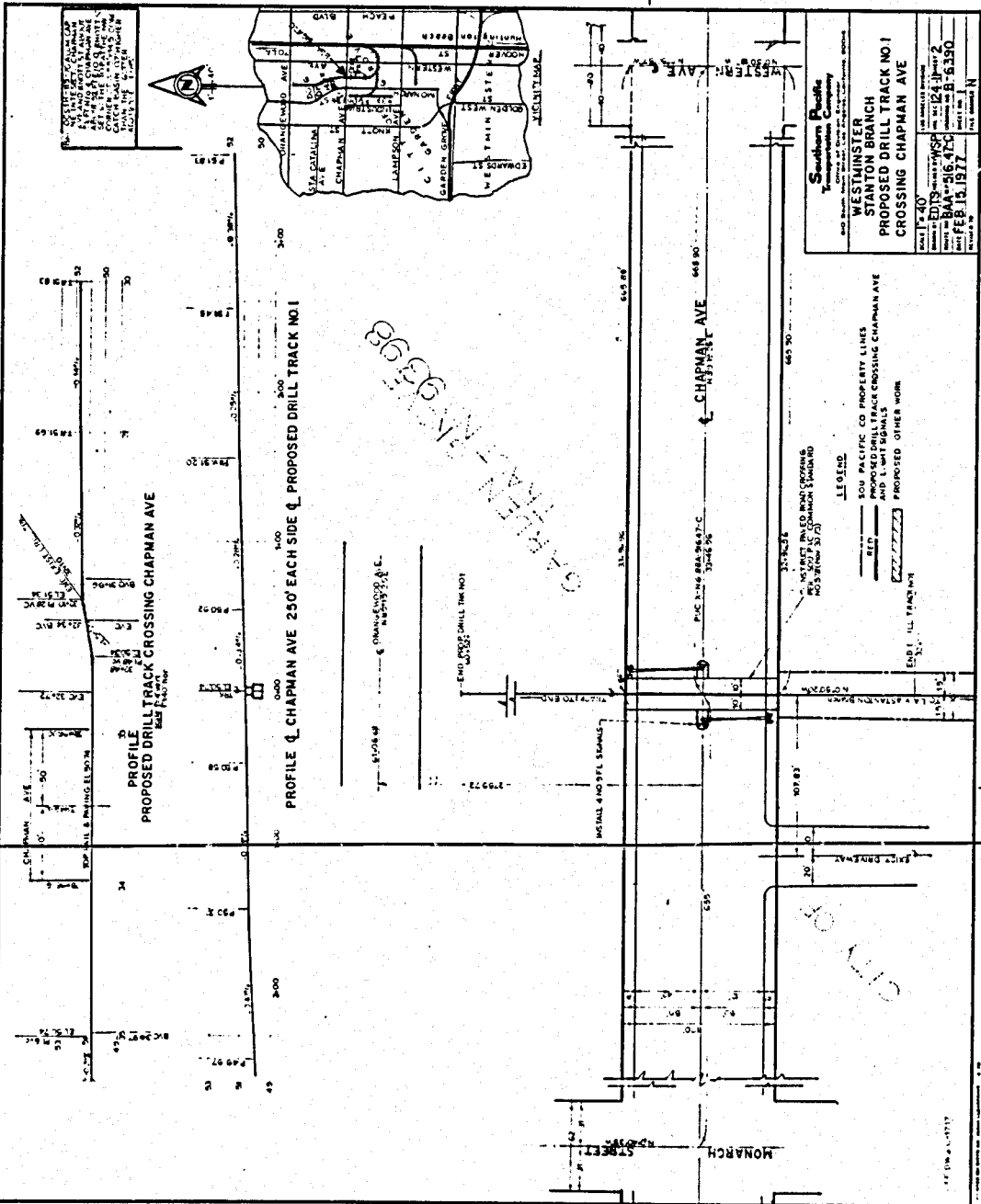
R. G. Thruston
R. G. Thruston, Superintendent

William E. Still
William E. Still
Attorney for Petitioner
610 South Main Street Suite 670

Ref. Dwg. No. B-6590. Center line description of proposed
drill track crossing CHAPMAN AVENUE in the City of GARDEN GROVE,
COUNTY OF ORANGE, STATE OF CALIFORNIA.

Beginning at a point in the northerly line of CHAPMAN
AVENUE as said point is shown on that certain Map of Track 9598
filed in Book 394, page 21 of Miscellaneous Maps in the Office
of the County Recorder of said County; said point being distant
South $89^{\circ}19'25''$ West along said northerly line 665.89 feet from
intersection with the center line WESTERN AVENUE as said center
line is shown on said map, thence South $0^{\circ}50'20''$ East, 100 feet
to a point in the southerly line of CHAPMAN AVENUE.

B-5380



THIS DRAWING IS A PART OF THE RECORD DRAWINGS FOR THE PROPOSED DRILL TRACKS CROSSING CHAPMAN AVE. AND SHOULD BE KEPT WITH THE RECORD DRAWINGS FOR THE PROJECT. ANY CHANGES TO THIS DRAWING SHOULD BE MADE BY THE ENGINEER AND APPROVED BY THE DISTRICT ENGINEER.

PROFILE OF CHAPMAN AVE 250' EACH SIDE OF PROPOSED DRILL TRACK NO 1

PROPOSED DRILL TRACK CROSSING CHAPMAN AVE

PROFILE OF CHAPMAN AVE 250' EACH SIDE OF PROPOSED DRILL TRACK NO 1

Southern Pacific Transportation Company
 WESTMINSTER STANTON BRANCH
 PROPOSED DRILL TRACK NO 1
 CROSSING CHAPMAN AVE

DATE: FEB. 15, 1977
 DRAWN BY: BAA/416/400
 CHECKED BY: BAA/416/400
 PROJECT NO: B-5380
 SHEET NO: 1

LEGEND
 ———— SOU PACIFIC CO PROPERTY LINE
 ———— PROPOSED DRILL TRACK CROSSING CHAPMAN AVE
 ———— AND LIGHT SIGNALS
 [Symbol] PROPOSED OTHER WORK

OFFICIAL - B-5380

17 FEB 1977

March 15, 1977

Mr. Ken Scattergood
Orange County LAFCO
515 No. Sycamore, Room 101
Santa Ana, CA 92701

Dear Mr. Scattergood:

Enclosed are the documents (staff report, Planning Commission and City Council resolutions, and notices of completion and determination) relating to the adoption of the Environmental Impact Report on the Irvine Company Industrial Park in Garden Grove. I am sending these to you at the request of Dave Robson who originally talked to you on this matter.

Should you need any other information on this, feel free to call me at (714) 638-6851.

Sincerely,

Hal Bergsma
Senior Administrative Analyst

HB:mc
Enclosures

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

April 13, 1977

RECEIVED

APR 14 1977

Pub. Works & Devt. Dept.

Mr. Howard F. Thompson
Howard F. Thompson AIA & Associates
2030 East 4th Street, Suite 202
Santa Ana, California 92705

Re: Preliminary Plan Review/Proposed Building for Shaw-Talbot
Lots 9 and 10, Tract 9398

Dear Mr. Thompson:

The above preliminary drawings have been reviewed and the elevations only have been approved. Additional information will be required pertaining to the site development plans as outlined on the drawings to be submitted for review before preliminary approval can be granted.

Please refer to the development standards for all information required on preliminary plan submittals.

Should you have any questions, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. David Gunderman ✓
The City of Garden Grove

Mr. William Mader
The Irvine Company

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

April 13, 1977

RECEIVED
APR 14 1977
Pub. Works & Dev't. Dept.

Mr. Robert Ware
Millwood Diversified Products, Inc.
17572 Santa Maria Street
Fountain Valley, California 92708

Re: Schematic Review/Industrial Building at Lot 33, Tract 9398

Dear Mr. Ware:

The schematic plan has been reviewed and approved as submitted.
Please submit preliminary plans to include the following:

1. Site and elevation plans.
2. Grading plan.
3. Areas to be landscaped.
4. Provide statistical information relating to building to site coverage, parking required and parking provided, and expansion.
5. Provide trash enclosure details.
6. Please refer to the Garden Grove Supplemental Regulations for standard requirements and the Irvine Industrial Complex Garden Grove standards.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. David Gunderman ✓
The City of Garden Grove

Mr. William Mader
The Irvine Company

Misc.

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

April 25, 1977

R E C E I V E D

APR 27 1977

Pub. Works & Devel. Dept.

Mr. David Taubman
David Taubman and Associates
2940 Westwood Boulevard
Los Angeles, California 90064

Re: Preliminary Architectural and Site Plan Review/Butts
Manufacturing/Lot 3, Tract 9398

Dear Mr. Taubman:

The elevations for the above-referenced project have been reviewed and are approved. The site plan will require additional revisions as noted and should be resubmitted for review. The items noted are as follows:

1. Loading areas must be a minimum of 70'-0" from front property line and must be screened from view.
2. Develop entry walk to parking area, not to street.
3. Remove secondary parking and include this area with main parking area.
4. Consider developing outside lunch area as suggested within the landscaped area.

If there are any questions regarding this review, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. David Gunderman ✓
The City of Garden Grove

Mr. William Mader
The Irvine Company

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

April 27, 1977

R E C E I V E D

APR 29 1977

Pub. Works & Devel. Dept.

Mr. Howard F. Thompson
Howard F. Thompson and Associates
2030 East 4th Street, Suite 202
Santa Ana, California 92705

Re: Preliminary Site Plan Review/Shaw-Talbot/Parcels 9, 10,
26, 27, 34 and 35, Tract 9398

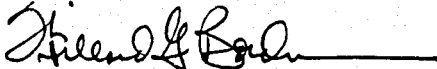
Dear Mr. Thompson:

The above preliminary site development plans have been reviewed and are approved. (The preliminary architectural elevation studies for the above have previously been approved)

Please refer to the Planned Unit Development Protective Covenants and Architectural Guidelines for all other information required for the submittal of the final drawings for review.

Should you have any questions, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. David Gunderman ✓
The City of Garden Grove

Mr. William Mader
The Irvine Company

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

May 4, 1977

RECEIVED

MAY 9 - 1977

Pub. Works & Devel. Dept.

Mr. Dean D. Davison
Sanvista Development Company
3190 C Airport Loop Drive
Costa Mesa, California 92626

Re: Final Architectural and Landscape Plans/Ditch Witch
Lot 11, Tract 9398

Dear Mr. Davison:

The above final architectural and landscape plans have been reviewed and are approved. The exterior colors as shown on the perspective drawing are approved as well.

Should you have any questions, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. David Gunderman ✓
The City of Garden Grove

Mr. William Mader
The Irvine Company

RECEIVED

MAY 9 1977

Revel. Serv. Mgr's Office

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

May 12, 1977

RECEIVED

MAY 16 1977

Pub. Works & Devel. Dept.

Mr. David Taubman
David Taubman and Associates
2940 Westwood Boulevard
Los Angeles, California 90064

Re: Revised Site Plan/Butts Manufacturing/Lot 3, Tract 9398

Dear Mr. Taubman:

The above revised site plan has been reviewed and approved. The preliminary landscape plan will require considerable more attention and design input, especially along the street frontage. It would be advisable to retain the services of a landscape architect.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. David Gunderman ✓
The City of Garden Grove

Mr. William Mader
The Irvine Company

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

May 12, 1977

Mr. David Taubman
David Taubman and Associates
2940 Westwood Boulevard
Los Angeles, California 90064

Re: Revised Site Plan/Butts Manufacturing/Lot 3, Tract 9398

Dear Mr. Taubman:

The above revised site plan has been reviewed and approved. The preliminary landscape plan will require considerable more attention and design input, especially along the street frontage. It would be advisable to retain the services of a landscape architect.

Should you have any questions or require additional information, please call

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. David Gunderman
The City of Garden Grove

Mr. William Mader
The Irvine Company

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

May 12, 1977

RECEIVED

MAY 16 1977

Pub. Works & Levee Dept.

Mr. Lawrence Mahoney
Ken Himes, Architect and Associates
119 East Alton, Suite D
Santa Ana, California 92705

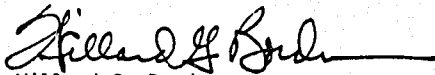
Re: Preliminary Site Plan and Architectural and Landscape Drawings
Straub Warehouse/Lot 22, Tract 9398

Dear Mr. Mahoney:

The above preliminary drawings for the proposed warehouse have been reviewed and are approved. Please refer to the Planned Unit Development Protective Covenants and Architectural Guidelines for all other information required for the submittal of the final drawings for review.

Should you have any questions, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. David Gunderman ✓
The City of Garden Grove

Mr. William Mader
The Irvine Company

Allan J. Gardner
10534 West Pico Boulevard
Los Angeles, California 90064

RECEIVED

MAY 17 1977

MAY 16, 1977

MR. KEN GUNDERMAN
LAND USE ANALYST
DEPT OF PUBLIC WORKS AND DEVELOPMENT
11391 ACOAIA PARKWAY
GARDEN GROVE, CALIFORNIA 92640

DEAR MR. GUNDERMAN:

I AM ONE OF THE OWNERS OF LOTS 39 AND 40, TRACT 9398, IN THE
NEW IRVINE INDUSTRIAL PARK, GARDEN GROVE.

A PLOT PLAN AND ELEVATION WAS SENT TO YOU LAST WEEK BY JOHN
FLICK OF THE JOHN A. ALEXANDER COMPANY, OUR BUILDERS.

WHEN YOU REVIEW THE PLAN YOU WILL NOTE TWO DRIVEWAYS ON THE
MONARCH STREET SIDE. THE SOUTHERLY ONE STARTS ABOUT 40' NORTH
OF THE ORANGEWOOD AVENUE CURBLINE AS EXTENDED.

THIS MAY BE CLOSER TO THE CORNER THAN YOU NORMALLY LIKE TO SEE
DRIVEWAYS...HOWEVER, THERE WILL MOST LIKELY BE FAIRLY LIGHT
TRAFFIC ON MONARCH SINCE IT ONLY EXTENDS 3 LOTS NORTH OF OURS
AND IS NOT A THROUGH STREET. WE CAN'T RELOCATE THE DRIVEWAY
AND IT WOULD BE A HARDSHIP TO HAVE TO ELIMINATE IT.

I HOPE YOU CAN REVIEW WITH ALL OF THE ABOVE IN MIND. PLEASE
CALL ME IF YOU HAVE ANY QUESTIONS OR SUGGESTIONS.

MANY THANKS, S. JOERELY,

Allan Gardner
ALLAN GARDNER (213) 870-1188

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

May 19, 1977

R E C E I V E D

MAY 20 1977

Mr. John Israel Pub. Works & Devel. Dept.
B & B Enterprises
14508 Carmentita Road
Norwalk, California 90650

Re: Preliminary Architectural and Landscape Review/B & B Enterprises
 Lot 42, Tract 9398

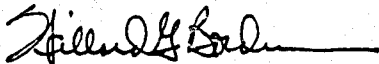
Dear Mr. Israel:

The above preliminary plans have been reviewed and are approved.
The following items will be required to be included on the final
drawing submittal for review:

1. Exterior colors
2. Irrigation plans
3. Trash location
4. Fencing (if included)
5. Exterior signing
6. Specify ground cover

If there are any questions regarding this review, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. David Gunderman ✓
 The City of Garden Grove

Mr. William Mader
The Irvine Company

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

May 25, 1977

RECEIVED

MAY 27 1977

Mr. David L. Quisling
J. A. Stewart Construction
7150 Fenwick Lane, Suite 200
Westminster, California 92683

Re: Site Plan Review/Proposed Industrial Buildings for J. A.
Stewart Construction/Lots 5 and 6, Tract 9398

Dear Mr. Quisling:

The above site plans for the proposed industrial buildings have been reviewed and are approved. Please refer to the Planned Unit Development, Protective Covenants and Architectural Guidelines for all other information required for the submittal of the complete preliminary drawings for review.

Should you have any questions, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. David Gunderman ✓
The City of Garden Grove

Mr. William Mader
The Irvine Company

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

May 25, 1977

RECEIVED

MAY 27 1977

Pub. Works & Devel. Dept.

Mr. Dean Davison
Sanvista Development Company
3190 C Airport Loop Drive
Costa Mesa, California 92626


Re: Final Architectural Review/Ditch Witch Building/Lot 11,
Tract 9398

Dear Mr. Davison:

The above-referenced architectural plans have been reviewed and
are approved as submitted.

Should you have any questions, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jau

cc: Mr. David Gunderman ✓
The City of Garden Grove

Mr. William Mader
The Irvine Company

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

June 7, 1977

Mr. Allan J. Gardner
10534 West Pico Boulevard
Los Angeles, California 90064

Re: Preliminary Architectural Review/Child & Gardner/
Lots 39 and 40, Tract 9398

Dear Mr. Gardner:

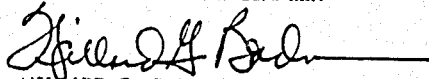
The above-mentioned preliminary plans have been reviewed and are approved, except for the following conditions:

1. The at grade overhead door facing Orangewood is not approved because there is not an acceptable way to provide adequate screening.
2. Please provide a detail for the 30" parapet wall with submittal of final drawings; also show a section through the building, as no portion of the roof shall exceed the top of parapet.
3. Please submit two sets of final drawings to include all drawing phases, such as (but not limited to) electrical, mechanical, exterior colors, landscaping, etc.
4. Please consult the architectural standards for specifics to be included in the final submittal.

If there are any questions regarding this review, please call.

Very truly yours,

IRVINE INDUSTRIAL COMPLEX



WILLARD G. BORDEN
Manager, Industrial Properties

WGB:bp
Attachment

cc: Bill Mader, City of Garden Grove
Dave Gunderman, City of Garden Grove

Dave G.

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

June 21, 1977

RECEIVED

RECEIVED JUN 22 1977

JUN 23 1977

Pub. Works & Devt. Dept.

Devel. Serv. Mgr's Office

Mr. Steve Cox
The Koll Company
1901 Dove Street
Newport Beach, California 92660

Re: Preliminary Site Plan Review/Knott and Orangewood Complex/Lot 2,
Tract 9398

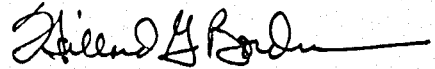
Dear Mr. Cox:

We have reviewed the proposed site and have the following comments:

1. The alley ways along Knott and Orangewood will require screening, modulation or other methods to prevent loading and storage areas from being viewed from adjacent streets.
2. The parking areas adjacent to the alley ways on Knott and Orangewood appear to have a conflict with incoming traffic and will require modification.
3. ~~Fencing and landscaping will be required along the property line adjacent to the school property.~~
4. No allocation has been made for trash enclosures, please verify locations and type on subsequent submittals.
5. Provide statistical site information to include parking required versus parking provided.
6. A variance of architecture and/or colors along the Knott and Orangewood Street frontages will be required.
7. Please submit preliminaries including elevations as soon as possible.

Should you have any questions, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Dave Gunderman ✓
The City of Garden Grove



TITLE INSURANCE
AND TRUST

RECEIVED

JUN 23 1977

Level. Serv. Mar's Office

CITY ENGINEER OF GARDEN GROVE
11391 ACACIA STREET
GARDEN GROVE, CA

Our No. 567700

Your No.

Date JUNE 21, 1977

We are sending you the items checked below:

- Receipted tax bill which has served our purpose.
- Copy of covenants, conditions and restrictions ordered by you.
- Escrow Instructions dated
AMENDED REPORT
- XX Preliminary Title Report dated as of JUNE 21, 1977
- Recorded instrument which you sent to us for examination.
- Plat to be used with the order number shown above.
- Policy of Title Insurance per your instructions.
-

CHARLES C. METTE
Escrow or Title Officer
ORANGE
County

WESTON PRINGLE AND ASSOCIATES

TRAFFIC AND TRANSPORTATION ENGINEERING

*Let M
INFO
FOR FUTURE
CLIENT USE*

June 22, 1977

TO FILE	<u>E.G.</u>
PROJECT NO.	<u>PHASE I</u>
ACT. NO.	
SUB. FILE	<u>TRAFFIC ENGR.</u>

Mr. Michael J. Babbitt
Manager of Engineering Design and Construction
Irvine Industrial Complex
Box C 19512
Irvine, California 92713

Dear Mr. Babbitt:

In response to your request, we have reviewed the potential location for a driveway on the north side of Chapman Avenue westerly of Monarch Street in the City of Garden Grove. From a traffic operations and safety viewpoint, the driveway should be located to eliminate any conflicts with the left turn pocket for Monarch Street.

Our traffic analysis for the IIC-Garden Grove Development dated September 17, 1976, indicated a PM peak hour volume of 40 vehicles for this left turn and an AM volume of 140 vehicles. The 140 vehicle volume would be utilized to determine the storage length for the pocket. ~~If it is assumed that the traffic signal at this intersection will operate on an 80 second cycle, there will be 45 cycles per hour. The average left turn volume per cycle will then be 3.1 vehicles. Normal design procedure consists of doubling this value and multiplying by 20 feet to obtain the required storage area of 120 feet. In addition to the storage length, 90 feet are required for the transition for a total of 210 feet. This is the minimum distance for a driveway in this location.~~

Another factor to be considered is storage space in the median for vehicles making left turns from the driveway. A minimum of 30 feet should be allowed for this movement.

In summary, our analysis has indicated that the center line of the driveway should be located a minimum of 240 feet from the easterly property line.

We trust that this analysis will be of assistance to you. If you have any questions or need additional information, please contact me.

Respectfully submitted,

WESTON PRINGLE AND ASSOCIATES

Weston Pringle
Weston S. Pringle, P.E.

RECEIVED

JUN 27 1977

WSP:ww
#6752

Irvine Indu: Complex
M. S. A.

SANVISTA development company

planning • architecture • financing • construction

RECEIVED

JUL 5 - 1977

Pub. Works & Devel. Dept.

July 1, 1977

Mr. David Gunderman
Land Use Analyst
Department of Public Works
11391 Acacia Parkway
Garden Grove, CA 92640

RECEIVED

JUL 6 1977

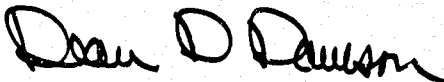
Devel. Serv. Mgr's Office

Re: Ditch Witch Fencing Approval

Dear Mr. Gunderman,

I understand from Don Butterfield that the board acted favorably upon my request to delete the redwood slats requirement in the cyclone fence between Lots 11 & 12. If you would please, give me conformation of this decision for Ditch Witch and my files and to possibly alleviate any inspection delay in the field.

Thank you,



Dean D. Davison

cc: Al Warf
Ditch Witch

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

RECEIVED

JUL 15 1977

Pub. Works & Devel. Dept.

July 11, 1977

Mr. Dean Davison
Sanvista Development Company
3190 C Airport Loop Drive
Costa Mesa, California 92626

Re: Exterior Colors/Fitch Industrial Duplex/Lot 11, Tract 9398

Dear Mr. Davison:

The above exterior colors for the Fitch Industrial Duplex have been reviewed and approved.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Mr. William Mader
The Irvine Company

Mr. Dave Gunaermen ✓
The City of Garden Grove

RECEIVED

JUL 15 1977

Devel. Serv. Mgr's Office

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

July 20, 1977

Mr. Ralph Camu
IMF Inc., Metal Fabricators
2685 Via Linares
Mission Viejo, California

Re: IMF Inc., Metal Fabricators/Lot 24, Tract 9398/Preliminary Site Plan and
Architectural


Dear Mr. Camu:

The above preliminary plans have been reviewed and approved.

Please consult the IIC Guidelines for all information required to be included
on the final submittal for review.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Mr. William Mader
The Irvine Company

Mr. Dave Gunderman
The City of Garden Grove

Gunderman

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DRIVE/BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

July 22, 1977

RECEIVED

JUL 26 1977

Pub. Works & Devel. Dept.

Mr. Ross Andrews
George Bissell FAIA, Frank August and Associates
190 Newport Center Drive
Newport Beach, California 92660

Devel. Serv. Mgr's Office

JUL 26 1977

RECEIVED

Re: New Hermes Engravograph Co., Preliminary Site Plan and Architectural Review, Lots 28 and 29, Tract 9398

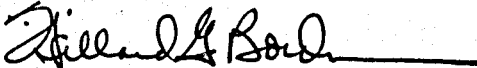
Dear Mr. Andrews:

The above preliminary drawings (site plan and architectural) have been reviewed and approved.

Please consult the IIC Guidelines for all information required to be included in the final drawings for review.

Should you have any questions or require additional information, please call

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Mr. William Mader
The Irvine Company

Dave Gunderman
The City of Garden Grove

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

August 8, 1977

RECEIVED
AUG 9 1977

Mr. Dell H. DeRevere
Dell H. DeRevere and Associates
2081 Business Center Drive, Suite 120
Irvine, California 92715

DELL H. DE REVERE
& ASSOC., ARCHITECTS

Re: Schematic Plot Plan and Elevations/The Koll Company/Lot 2, Tract 9398

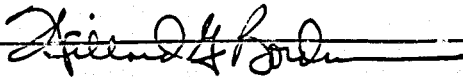
Dear Mr. DeRevere:

The above schematic elevations and plot plan have been reviewed and approved.

Please consult the IIC Architectural Guidelines for Garden Grove for all required information to be included in the next review process.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Mr. William Mader
The Irvine Company

Mr. Dave Gunderman
The City of Garden Grove

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

August 8, 1977

RECEIVED

AUG 10 1977

Devel. Serv. Mgr's Office

RECEIVED

AUG 10 1977

Pub. Works & Devel. Dept.

Mr. Dell H. DeRevere
Dell H. DeRevere and Associates
2081 Business Center Drive, Suite 120
Irvine, California 92715

Re: Schematic Plot Plan and Elevations/The Koll Company/Lot 2, Tract 9398

Dear Mr. DeRevere:

The above schematic elevations and plot plan have been reviewed and approved.

Please consult the IIC Architectural Guidelines for Garden Grove for all required information to be included in the next review process.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Mr. William Mader
The Irvine Company

Mr. Dave Gunderman
The City of Garden Grove ✓

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

August 8, 1977

RECEIVED
AUG 10 1977
Devel. Actv. Mgr's Office
Pub. Works & Devel. Dept.

Mr. David Taubman
David Taubman and Associates
2904 Westwood Boulevard
Los Angeles, California 90064

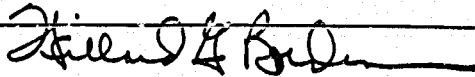
Re: Butts Manufacturing/Final Submittal/Exterior colors, Landscaping, Irrigation,
and Final Architectural Drawings/Lot 3, Tract 9398

Dear Mr. Taubman:

The above final drawings (Architectural, Landscape, Irrigation and Colors) have
been reviewed and approved.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Mr. William Mader
The Irvine Company

Mr. Dave Gunderman
The City of Garden Grove ✓

D. Gunderman

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

August 17, 1977

RECEIVED

AUG 18 1977

Fac. Works & Devel. Dept.

Mr. Dean Davison
San Vista Development Company
3190 C Airport Loop Drive
Costa Mesa, California 92626

Re: Ditch Witch Project/Lot 11, Tract 9398

Dear Mr. Davison:

The project has been reviewed in field and there appears to be some omissions, such as, the chain link fencing, as provided, should contain red wood battens to provide the appropriate screening required. Also, the electrical panel and large conduits exceed the height of the screen wall and will require screening.

The screening shown for the electrical transformer will require field review for determination of adequacy. Please make arrangements for the appropriate review.

Very truly yours

Willard G. Borden
Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Mr. Dave Gunderman
The City of Garden Grove

RECEIVED

AUG 19 1977

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

August 30, 1977

RECEIVED

SEP 1 - 1977

Pub. Works & Devel. Dept.

Mr. Ken Himes
Ken Gimes, Architect and Associates, Inc.
119 East Alton Avenue
Suite D
Santa Ana, California 92707

Re: Preliminary Site Plan and Elevation Review/Lot 7 & 8, Tract 9398/
Industrial Buildings for Leo Miller

Dear Mr. Himes:

The above preliminary site plan and elevation drawings have been reviewed and approved. Please consult the Planned Unit Development Protective Covenants for all required information to be included in the final submittal for the project.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Mr. William Mader
The Irvine Company

Mr. Dave Gunderman ✓
The City of Garden Grove

Southern Pacific Transportation Company

Southern Pacific Building • One Market Plaza • San Francisco, California 94105

R. L. KING
VICE PRESIDENT-OPERATIONS

932230W/349-1
September 8, 1977

GARDEN GROVE
SEP 12 10:21 AM '77
#38.4
x
pub-105-76

Public Utilities Commission
State of California
California State Building
San Francisco, California

Gentlemen: _____

Attached are original and 12 copies of this company's application for an order authorizing the construction of an industrial drill track, in, upon and across Chapman Avenue in the City of Garden Grove.

Straub Distributing Company is quite anxious to commence receiving service as soon as possible and, therefore, we respectfully request the Commission to issue an order authorizing the project waiving the usual 20-day waiting period.

In addition, as discussed between Miss Mizukami, we are submitting only two copies of the Environmental Impact Report in this instance.

Yours very truly,

(Signed) R. L. KING
E. R. B.

ATTN.

cc: Public Utilities Commission
State of California
107 South Broadway
Los Angeles, CA

City Clerk
City of Garden Grove
11591 Acacia Street
Garden Grove, CA

W. J. ...
9/15/77

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

September 13, 1977

RECEIVED

SEP 14 1977

Pub. Works & Devel. Dept.

Mr. Jack Kudjer
John A. Alexander Co.
12040 East Florence Avenue
Santa Fe Springs, California 90607

Re: Childs and Gardner/Electrical, Fire Sprinklers and Air Conditioning Plan
Review/Lots 39 & 40, Tract 9398

Dear Mr. Kudjer:

We have reviewed the electrical, fire sprinkler, and air conditioning plans for the proposed project. The plans, as submitted, are approved subject to visual inspection after the installation of the air conditioning units.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Mr. Dave Gunderman
The City of Garden Grove

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR / BOX C19512, IRVINE, CA 92713 (213) 627-4204 (714) 833-1010

September 13, 1977

RECEIVED

SEP 1 1977

Pub. Works & Devel. Dept.

Mr. Allan J. Gardner
10534 West Pico Blvd.
Los Angeles, California 90064

Re: Childs and Gardner/Final Review/Lots 39 & 40, Tract 9398

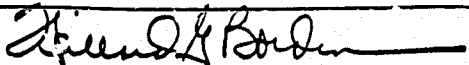
Dear Mr. Gardner:

The above final drawings, colors and landscape plans have been reviewed and approved.

It was requested on the preliminary review that the overhead door on Orangewood Avenue be incorporated with the loading dock access area. This correction is not reflected on the final drawings.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Mr. William Mader
The Irvine Company

Mr. Dave Gunderman ✓
The City of Garden Grove

OCT 17 10 52 AM '77

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application of) SOUTHERN CALIFORNIA EDISON COMPANY) for authority to increase rates) charged by it for electric service.)	NOI No. 1 Application No. 57602
---	--

38.4
127.4

NOTICE OF FILING APPLICATION FOR RATE INCREASE
AND FOR HEARING THEREON

NOTICE IS HEREBY GIVEN pursuant to Rule 24 of the Commission's Rules of Practice and Procedure that Southern California Edison Company has this day filed an application with the California Public Utilities Commission for general increases in rates charged by it for electric service. Said increased rates, as compared with present rates, are estimated to result in a total increase in revenue of approximately \$276 million or 13.5% based on 1978 level of sales and \$316 million or 14.5% based on 1979 level of sales under average-year conditions. As shown in the Application, the spread of the revenue increases among the several classes of service for which increased rates are sought is:

Customer Group	Average Percentage Increase*	
	1978	1979
Domestic Service	19.9%	19.9%
Lighting and Small Power	7.1%	8.6%
Large Power	15.4%	17.5%
Very Large Power	7.0%	8.0%
Agricultural and Pumping	11.9%	12.6%
Street Lighting	14.0%	14.5%
	13.5%	14.5%

*Calculated for each classification by dividing the estimated increase in revenues by the total estimated revenues under presently authorized rates, including the effect of the application of the energy cost and conservation adjustment procedures, and stating the result as a percentage.

A copy of said Application and related exhibits will be furnished by Applicant upon written request to the undersigned directed to the Applicant at 2244 Walnut Grove Avenue, Rosemead, California.

FURTHER NOTICE IS HEREBY GIVEN that the Public Utilities Commission of the State of California has set the hearings in the above entitled matter for public witness testimony before Administrative Law Judge Levander as follows:

Los Angeles - Tuesday, December 6, 1977 at 9:30 a.m. in the Commission Courtroom, State Office Building, 107 South Broadway

Public Witness
10/26/77

- Visalia Thursday, December 8, 1977 at 10:00 a.m. in the Sequoia Room Convention Center, 303 E. Acequia St.
- Santa Barbara - Monday, December 12, 1977 at 11:00 a.m. in the Planning Commission Hearing Room, 123 E. Anapamu
- Long Beach - Tuesday, December 13, 1977 at 10:00 a.m. in the Veterans Memorial Auditorium, 245 West Broadway
- Santa Ana - Wednesday, December 14, 1977 at 10:00 a.m. in the Council Chambers, 22 Civic Center Plaza
- Palm Springs - Monday, December 19, 1977 at 10:30 a.m. in the Pavillion, Sunrise Plaza off Ramon Road East of South Sunrise Way
- San Bernardino - Tuesday, December 20, 1977 at 10:00 a.m. in the San Bernardino Convention Center, 303 No. E Street

and has directed that we notify our consumers of the time and place of hearings so that they may appear and be heard should they so desire.

Further hearing dates will be scheduled. Information concerning the time and place of such further hearings can be obtained from the Commission at the Commission offices in San Francisco and Los Angeles or from the Company upon written request to the undersigned directed to the Applicant at 2244 Walnut Grove Avenue, Rosemead, California 91770.

Dated at Rosemead, California, this 7th day of October, 1977.

SOUTHERN CALIFORNIA EDISON COMPANY

By EDWARD A. MYERS, JR.
Vice President

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

September 21, 1977

R E C E I V E D

SEP 23 1977

Devel. Serv. Mgr's Office

R E C E I V E D

SEP 23 1977

Pub. Works & Dev't. Dept.

Mr. Howard Thompson
Howard Thompson and Associates
2030 East 4th Street, Suite 202
Santa Ana, California 92705

Re: Preliminary Plan Review/Shaw and Talbot/Lot 19, Tract 9398

Dear Mr. Thompson:

The preliminary plans for the subject project have been reviewed and are approved subject to the following:

1. Please submit two sets of final drawings to include all phases including, but not limited to Architectural, Civil, Structural, Electrical mechanical, etc.
2. Should an electrical transformer be required show location and method of screening
3. Trash enclosures shall be of masonry construction; verify design on final drawings.
4. Provide property line trees at one tree per 30 linear feet.
5. Provide exterior colors for review.
6. Provide permanent signage for review.
7. Provide complete landscape and irrigation drawings for review.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

WGB:jhd

cc: Mr. Dave Gunderman
The City of Garden Grove

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

October 10, 1977

RECEIVED

OCT 13 1977

Pub. Works & Devel. Dept.

Mr. Bernard Eichenberger
Fong & La Rocca Associates
877 Production Place
Newport Beach, California 92663

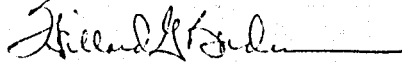
Re: Preliminary Landscape Plans for New Hermes Engravograph
Building/Lots 28 & 29, Tract 9398

Dear Mr. Eichenberger:

The above preliminary plans have been revised and approved subject to the notes on the plans. The berm heights shall be 36" high as shown in the guidelines for Monarch Street.

Please call if you require additional information or have any questions.

Very truly yours,



Willard G. Borden
Manager, Industrial Properties

cc: Dave Gunderman, City of Garden Grove
William Mader, The Irvine Company

RECEIVED

OCT 13 1977

Devel. Serv. Mgt's Office

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

October 27, 1977

RECEIVED

NOV 4 1977

Pub. Works & Devel. Dept.

Mr. Gary Rierson
PROFESSIONAL DESIGN CONCEPTS, INC.
14662 Franklin Avenue
Suite "H"
Tustin, California

Re: PRELIMINARY PLAN REVIEW/J. A. STEWART DEVELOPMENT/
LOTS 5 & 6, TRACT 9398

Dear Mr. Rierson:

The preliminary plans have been reviewed and are approved
subject to the following:

1. No portion of roof shall project above top of parapet, verify roof and parapet heights.
2. All roof mounted mechanical equipment exceed 18" in height must be screened, please verify.
3. All flashing, gutters, lawnsports, etc. shall be painted to match exterior elevations.
4. Relocate trash enclosures from street view.
5. Submit two sets of final drawings for review and include all drawing phases including exterior colors, landscape and irrigation, exterior signage, etc.
6. If an electrical transformers is to be used, show location and method of screening.

RECEIVED

NOV 4 1977

Devel. Serv. Mgr's Office

Should you have any questions, please call.

Very truly yours,



Willard G. Borden
Manager Industrial Leasing

WGB:jm

SANVISTA development company

planning • architecture • financing • construction

October 31, 1977

Mr. Robert Stillwagon
Irvine Industrial Complex
4770 Campus Drive
Irvine CA, 92713

Re: Laminating Company Of America New Facility

Dear Mr. Stillwagon,

The new facility to be constructed on Lot 21, Irvine Industrial Complex, Garden Grove, is to be constructed for occupancy by the Laminating Company Of America. Laminating Company of America is the manufacturer of a product laminating a fibre press board material with a thin metal. The end product is primarily used in the electronics field. However, application of the process/product is far reaching as the product is resistant to temperature change and moisture.

Mr. James P. Block, the companies founder and president, developed the process and holds the patents on it. Marketing has grown international into Europe and the Orient.

L.C.O.A. is presently housed in a 13,000 sq.ft. facility in Cerritos, which it has outgrown. Marketing projections reflect that they will also outgrow the new Garden Grove facility within five years and possibly within three years.

The new facility will provide work for 42 people in a clean manufacturing environment producing no pollutants. The city of Garden Grove is indeed fortunate to have attracted L.C.O.A. to the Irvine Industrial Park as it is financially sound and growing rapidly.

Yours truly,

Dean D. Davison
General Partner

3190-D airport loop drive
costa mesa • california • 92626

[714] 549-4187

architects llc 7544
contractors llc 289463

RECEIVED

NOV 11 1977

Pub. Works & Devel. Dept.

IRVINE INDUSTRIAL COMPLEX

2122 CAMPUS DRIVE, IRVINE, CA 92664 (213) 628-4204 (714) 833-1010

November 7, 1977

Mr. Dean D. Davison
SAN VISTA DEVELOPMENT COMPANY
3190 "D" Airport Loop Drive
Costa Mesa, California 92626

Re: SITE PLAN REVIEW/LOT 21, TRACT 9398

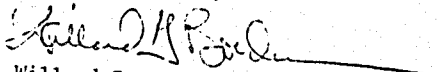
Dear Mr. Davison:

We have reviewed the proposed site plan and have the following comments:

1. It appears that loading takes place too close to Doig Drive. Please verify and fully dimension.
2. Submit preliminary elevations for review.
3. Fully, dimension all plans submitted for review.
4. Show type and method of screening required for parking, loading and storage areas.
5. The proposed railroad easements will be coordinated by Mike Babbitt of our office.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager Industrial Properties

WGB:jm

cc: Dave Gunderman
City of Garden Grove
Mike Babbitt
Bob Stillwagon

RECEIVED

NOV 14 1977

Devel. Serv. Div. Office

R E C E I V E D

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

NOV 11 1977

Pub. Works & Devel. Dept.

November 8, 1977

Mr. Dean D. Davison
SAN VISTA DEVELOPMENT COMPANY
3190 "C" Airport Loop Drive
Costa Mesa, California 92626

Re: PRELIMINARY SITE PLAN REVIEW/ISOTROL SYSTEMS
LOT 13, TRACT 9398

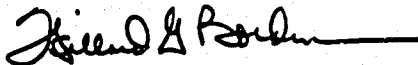
Dear Mr. Davison:

We have reviewed the preliminary site plan and have the following comments:

1. Provide legal description on all plans submitted for review.
2. Submit exterior elevations for review.
3. Verify proposed driveway access prints with the City of Garden Grove.
4. Relocate trash enclosure visible from Monarch Avenue out of view.
5. Define and detail truck loading screening requirements.
6. Submit two sets of preliminaries incorporating the above comments.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager Industrial Properties

WGB:jm

cc: Dave Gunderman
City of Garden Grove

Lan 1/2/77

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

November 9, 1977

RECEIVED

NOV 11 1977

Pub. Works & Devel. Dept.

Mr. Bill Skinner
WILLIAM E. SKINNER & ASSOCIATES
3185 "F" Airway Avenue
Costa Mesa, California 92626

Re: PRELIMINARY PLAN REVIEW/LOTS 31 & 32, TRACT 9398/
EWING DEVELOPMENT COMPANY

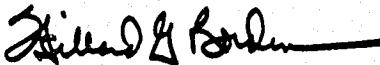
Dear Mr. Skinner:

The preliminary plans have been reviewed and approved subject to the following:

1. Please submit two (2) sets of final drawings for review to include all drawing phases, such as electrical, mechanical, structural, exterior colors, permanent signage, landscaping and irrigation, etc.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager Industrial Properties

WGB:jm

cc: Dave Gunderman ✓

RECEIVED

NOV 14 1977

Level. Serv. Mgr's Office

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

November 9, 1977

RECEIVED
NOV 14 1977
Level. Serv. Mgr's Office

Mr. Dave Quisling
J. A. STEWART DEVELOPMENT
2600 Walnut Avenue
Suite "A"
Tustin, California

Re: FINAL ARCHITECTURAL AND LANDSCAPE PLAN REVIEW/
LOTS 5 & 6, TRACT 9398

Dear Mr. Quisling:

The final architectural and landscape plans for the subject area have been reviewed and approved.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager Industrial Properties

WGB:jm

cc: Dave Gunderman
Garden Grove



Irvine

RECEIVED
NOV 15 1977
Pub. Works & Devel. Dept.

November 14, 1977

RECEIVED
NOV 16 1977
Devel. Serv. Mgt. Office

The Planning Department
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California

Gentlemen:

We are working with a national client considering acquiring an industrial site in the Garden Grove-Irvine Industrial Complex and they have requested an indication from the City of Garden Grove with respect to their operation meeting the present zoning codes.

Their initial plans are to construct a facility of approximately 25,000 square feet in which to remelt aluminium. They will be using only clean scrap (no painted, etc. scrap) and they will be initially employing approximately 10 people at this location. Later the facility would be expanded to include an extrusion and warehousing operation employing approximately 50 people.

we are aware that we must not only meet the zoning requirements, but also the applicable noise, pollution and other environmental codes.

While the above is sketchy, we would like an indication if we should continue to pursue a site in the City of Garden Grove.

Very truly yours,

COLDWELL BANKER

Anthony D'Arcy

Anthony D'Arcy

AD:lb

not used info

SAN VISTA development company

planning • architecture • financing • construction

RECEIVED

NOV 20 1977

Pub. Works & Devel. Div.

November 16, 1977

Mr. David Gunderman
Land Use Analyst
Department of Public Works
11391 Acacia Parkway
Garden Grove, CA 92640

RECEIVED
NOV 29 1977
Devel. Serv. Mgr's Office

Re: Lot 21, Track 9398, Irvine Industrial Complex

Dear Mr. Gunderman,

Please review the proposed site layout for Lot 21. Your approval is requested.

The enclosed letter to Bob Stillwagon outlines the function of the primary tenant.

The truck loading area closest to the street was placed in this particular location to provide the best screening behind a 38 x 27 foot high wall. We found that locating the loading area farther from the street only further exposed the truck doors.

Sincerely yours,



Dean D. Davison

Gunderman

IRVINE INDUSTRIAL COMPLEX

4770 CAMPUS DR./BOX C19512, IRVINE, CA 92713 (213) 628-4204 (714) 833-1010

RECEIVED

November 16, 1977

NOV 30 1977

Pub. Works & Devel. Dept.

Mr. Ross Andrews
BISSELL-AUGUST ARCHITECTS
Gateway Plaza
190 Newport Center Drive
Newport Beach, California 92660

RECEIVED

NOV 30 1977

Devel. Serv. Mgr's Office

Re: FINAL PLAN REVIEW/LOTS 28 & 29, TRACT 9398/
GARDEN GROVE

Dear Mr. Andrews:

The final plans have been reviewed and approved subject to the following:

1. Please screen the electrical transformer from public view.
2. Indicate the height of berms along Monarch Street.
3. Submit exterior colors and permanent signage for review.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager Industrial Properties

WGB:jm

cc: Dave Gunderman
Garden Grove

RECEIVED

NOV 29 1977

Pub. Works & Devel. Dept.

Gunderman
THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

November 23, 1977 RECEIVED
NOV 29 1977

Devel. Serv. Mgr's Office

Mr. Herb Prosser
Sheet Metal Worker #420
8520 Central Avenue
Stanton, California

Re: FINAL ARCHITECTURAL REVIEW/SHEET METAL APPRENTISHIP
SCHOOL & OFFICES/LOT 30, TRACT 9598

Dear Mr. Prosser:

The final plans have been reviewed and approved subject to the following:

1. Please submit exterior colors for review.
2. Please submit permanent signage for review.
3. The streetscape on Monarch and Blades does not conform to requirements. Please refer to the architectural standards for the required plant palette and resubmit for review.

Should you have any questions or require any additional information, please call.

Very truly yours,



Willard G. Borden
Manager Industrial Properties

WGB:jm

cc: Dave Gunderman
Garden Grove

Gund. man

RECEIVED

DEC 2 1977

Pub. Works & Devel. Dept.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

November 30, 1977

Mr. Frank Bushell
Landscape Architect
14351 Clarrissa Lane
Tustin, California 92680

Re: LANDSCAPE PLAN REVIEW/SILVERI & RUIZ/LOT 25,
TRACT 9398

Dear Mr. Bushell:

The final landscape drawings have been reviewed and approved subject to the following:

1. The required shrub element on Monarch consists of Photinia Frazeri 1-5 gallon @ 3'-6" O.C. Please provide where applicable.

Should you have any questions or require any additional information, please call.

Very truly yours,



Willard G. Borden
Manager Industrial Properties

WGB:jm

cc: Dave Gunderman
Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

December 7, 1977

Ganderman

RECEIVED

DEC 9 1977

Pub. Works & Devel. Dept.

Mr. Mike Daily
ASHWELL BURKE
17910 Sky Park Boulevard
Suite 101
Irvine, California 92715

Re: PREPARED ANTENNA INSTALLATION/LOTS 9 & 10
TRACT 9398

Dear Mr. Daily:

We have reviewed the proposed antenna installation and have approved it subject to the following:

1. The proposed antennas shall be located on the hidden side of the facility.
2. When not in use, the antenna should be lowered to provide the lowest possible silhouette.
3. The City of Garden Grove shall require review of the proposed installation.

Should you have any questions or require any additional information, please call.

Very truly yours,

Willard G. Borden

Willard G. Borden
Manager Industrial Properties

WGB:jm

cc: Dave Ganderman
City of Garden Grove

RECEIVED

DEC 28 1977

Pub. Works & Devel. Dept.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

December 27, 1977

Mr. Pat Boland
MODERN MANUFACTURERS
7260 Acacia Avenue
Garden Grove, California 92641

Re: PRELIMINARY REVIEW/MODERN MANUFACTURING/LOT 36,
TRACT 9398

Dear Mr. Boland:

The preliminary plans have been reviewed. Please incorporate the following comments with your final submittal:

1. Modify site plan as indicated on the attached drawings to allow for required plantings.
2. Please submit two sets of final drawings for review to include all drawing phases such as electrical, mechanical, structural, landscape and irrigation, etc.
3. The architecture and exterior colors are approved.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager Industrial Properties

WGB:ec

cc: Dave Gunderman
Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

DEC 28 1977

Pub. Works & Devel. Dept.

December 27, 1977

Mr. Frank Bushell
Landscape Architect
14351 Clarrissa Lane
Tustin, California 92680


Re: FINAL LANDSCAPE PLAN REVIEW/SILVERI AND RUIZ/
LOT 25, TRACT 9398

Dear Mr. Bushell:

The final revised landscape plans have been reviewed and are approved.

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager Industrial Properties

WGB:ec

cc: Dave Gunderman
Garden Grove

RECEIVED

DEC 28 1977

Pub. Works & Devel. Dept.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

December 27, 1977

Mr. Ross Andrews
BISSELL-AUGUST-ASSOCIATES, ARCHITECTS
Gateway Plaza
190 Newport Center Drive
Newport Beach, California 92660

Re: FINAL PLAN REVIEW/NEW HERMES, INC./LOTS 28 & 29,
TRACT 9398

Dear Mr. Andrews:

The corrected final architectural and landscape plans have
been reviewed and approved.

Should you have any questions or require additional information,
please call.

Very truly yours,



Willard G. Borden
Manager Industrial Properties

WGB:ec

cc: Dave Gunderman
Garden Grove

RECEIVED

DEC 28 1977

Pub. Works & Devel. Dept.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

December 27, 1977

Mr. Herbert W. Prosser
ORANGE COUNTY - LONG BEACH JOINT APPRENTICESHIP COMMITTEE
8520 Central Avenue
Stanton, California 90680

Re: FINAL REVISED ARCHITECTURAL REVIEW/SHEET METAL WORKERS
UNION/LOT 30/TRACT 9398

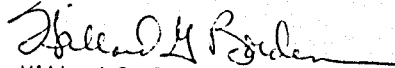
Dear Mr. Prosser:

The final revised drawings have been reviewed and approved as submitted.

We do, however, have a concern regarding the sheet metal panel widths on the roof system. As shown, these panels are approximately 5' in width and fastening of panels of this width will normally wrinkle, thereby destroying the esthetic quality of that element. Please investigate the possibility of reducing the width to 24".

Should you have any questions or require additional information, please call.

Very truly yours,



Willard G. Borden
Manager Industrial Properties

WGB:ec

cc: Dave Gunderman
Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED
JAN 27 1978
Pub. Works & Devel. Dept.

January 25, 1978

Mr. Lon Bike
Ken Himes Architect & Associates, Inc.
119 E. Alton
Suite D
Santa Ana, CA

RE: HOY DEVELOPMENT, PARCEL 7, PM 107-32

Dear Mr. Bike:

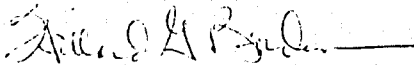
The preliminary drawings have been reviewed and approved as submitted.

Please submit two sets of the final drawings for review. Please
include all drawing phases.

Should you have any questions, please call.

Very truly yours,

THE IRVINE COMPANY



Willard G. Borden
Manager Industrial Properties

WGB:sp

cc: Dave Gunderman ✓
City of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED
JAN 27 1978
Pub. Works & Devel. Dept.

January 25, 1978

Mr. Lon Bike
Ken Himes Architect & Associates, Inc.
119 E. Alton
Suite D
Santa Ana, CA

RE: MARTIN GAREY, PARCEL 6, PM 107-11

Dear Mr. Bike:

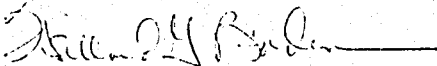
The preliminary drawings have been reviewed and approved as submitted.

Please submit two sets of the final drawings for review. Please include all drawing phases.

Should you have any questions, please call.

Very truly yours,

THE IRVINE COMPANY



Willard G. Borden
Manager Industrial Properties

WGB:sp

cc: Dave Gunderman ✓
City of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED
JAN 27 1978

Revel. Sect. Ind. & Office

JAN 27 1978

Pub. Works & Devel. Dept.

January 25, 1978

Mr. Lon Bike
Ken Himes Architect & Associates Inc.
119 E. Alton, Suite D
Santa Ana, CA

RE: TURNER PROJECT, PARCELS 9 and 10, PM 107-30

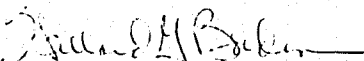
Dear Mr. Bike:

The preliminary drawings have been reviewed and approved. Please submit two complete sets of the final drawings for review and the final drawings should include all drawing phases such as electrical, mechanical, structural, exterior colors, landscaping and irrigation, exterior signage, etc.

Should you have any questions or require additional information, please call.

Very truly yours,

THE IRVINE COMPANY



Willard G. Borden
Manager Industrial Properties

WGB:sp

cc: Dave Gunderman ✓
City of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

FEB 1 1978

Pub. Works & Devel. Dept.

January 30, 1978

Mr. Lucien E. Escalle, Engineer
17221 East 17th Street
Suite H
Santa Ana, CA 92701

RE: WESTERN INDUSTRIES INVESTORS

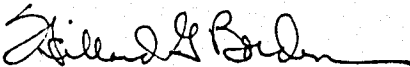
Dear Mr. Escalle:

The Preliminary Site Plan, the above captioned project, has been reviewed and approved. Please submit two complete sets of final drawings for review.

Should you have any questions, please call.

Very truly yours,

THE IRVINE COMPANY



Willard G. Borden
Manager Industrial Properties

WGB:sp

Attachment

cc: Dave Gunderman
The City of Garden Grove

RECEIVED

FEB 8 1978

Pub. Works & Devel. Dept.

OSC
2/15- pub 103-76
23011 Moulton Parkway
Suite E-9, Laguna Hills
California 92653
(714) 830-2910

Morris & Searles
Real Estate Developments

February 6, 1978

David Gunderman
Department of Public Works & Dev.
11391 Acacia Parkway
Garden Grove, Calif. 92640

RECEIVED

FEB 9 1978

Devel. Serv. Mgr's O.

Dear David,

This letter will serve to formalize our conversation of February 3rd, as to our project scheme and development plans. We are in escrow, as I mentioned to you, on a 1.46 Acre site in the Irvine Industrial Complex Garden Grove. It is Lot #17 in Tract #9399, located at the corner of Markon & Knapp Circle.

We are asking your approval for a parcel split on the above mentioned lot, to an approximate size of not less than .7 Acres each. I have enclosed a rough sketch of the development plan we anticipate. The Garden Grove department of public works and development was a tremendous help in giving us consultation, and advice for our Garden Grove Industrial Park, located on Trask Avenue. Our new development will maintain our tradition of building quality developments meeting the needs of the Garden Grove industrial market.

We believe that two buildings of 11,000 & 12,500 square feet each will best meet the demands of the Garden Grove industrial community and provide the needed space for growing businesses in the city.

Your prompt attention to this matter will be greatly appreciated. Should you have any questions, David, please call us.

MORRIS AND SEARLES

ROBERT SEARLES

Robert J. Searles
Partner

RJS:dlf
Enclosure

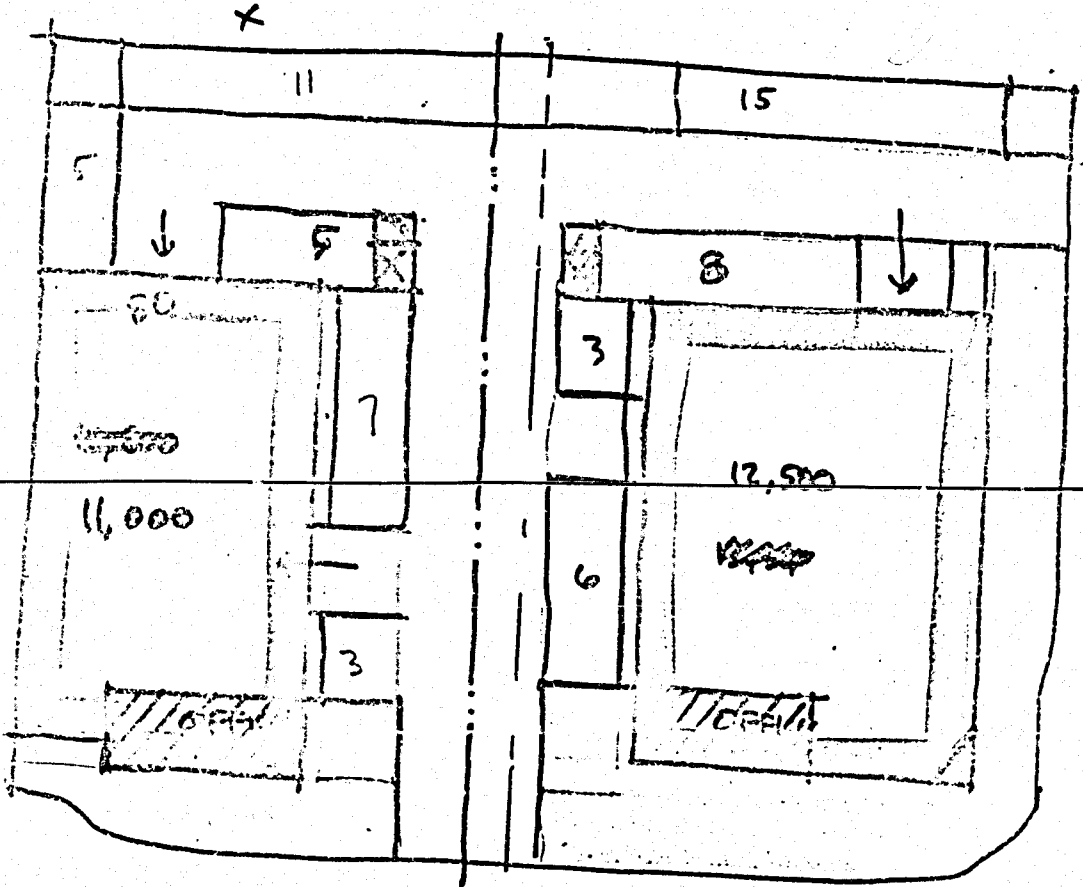
Morris & Searles
28011 Moulton Parkway
Laguna Hills, Ca. 92653

RECEIVED

FEB 8 1978

Proposed Development Garden Grove Corner Marko & Knapp Circle

Pub. Works & Devel. Dept.



RECEIVED
FEB 21 1978

Pub. Works & Devel. Dept.

Mr. Stenderman
THE IRVINE COMPANY
610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

February 20, 1978

RECEIVED
FEB 21 1978

Mr. Art Schwab
8 Gold Bluff
Irvine, California 92714

Dear Mr. Schwab:

LOT 13, TRACT 9398 GARDEN GROVE

We have completed the preliminary review of the above referenced project. Our comments include the following:

Area Tabulation

1. Breakdown the first floor area into (1) office; (2) manufacturing/assembly areas and; (3) warehousing uses.
2. List the second floor area uses separately.
3. Show parking requirement calculations based on area uses defined in the architectural standards:

Office Area: 1 space/250 s.f.
Manufacture Research &
Assembly: 1 space/500 s.f.
Warehouse &
Distribution: 1 space/1000 s.f.

Architectural Drawings

1. Show existing and finish grades
2. Show utility connections to existing services
3. Submit roof plan showing location of roof mounted equipment and skylights.
4. Show location of all exterior lighting
5. Show all door locations on site plan.
6. Loading areas as shown are not screened.
7. Align and dimension score lines on concrete panels.

continued

SUBJECT: LOT 13 - TRACT 9398 GARDEN GROVE

PAGE 2
2-17-78

8. Detail score lines, panel connections, scupper and downspout.
9. Submit the exterior color scheme for review
10. Submit all exterior signs for review

Landscape Drawings


1. Provide a 3'0" wide planter along the property line in the parking area.
2. Detail the planters in the parking area.
3. Provide detailed irrigation system drawings

This set of drawings will be considered as the preliminary plan as outlined in the architectural standards of the planned unit development. Working drawings incorporating all above comments must be submitted for our approval.

Also, pursuant to Article IV of the protective covenants, an architectural review fee shall be paid to the declarant at the time that the plans are submitted for approval. A one hundred dollar fee was paid during the escrow. However, since the plans were not prepared by a licensed architect, the fee is two hundred fifty dollars. Therefore a check payable to the Irvine Company in the amount of one hundred fifty dollars must accompany the next submission of plans.

If you have any question, please give me a call at 644-3108.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
encls.

cc: Mr. Dave Gunderman ✓
City of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

February 21, 1978

RECEIVED

FEB 24 1978

Pub. Works & Devel. Dept.

Mr. Michael A. Levin
Robert Clements & Associates
1201 Huntley Drive
Los Angeles, Calif. 90026

Dear Mr. Levin:

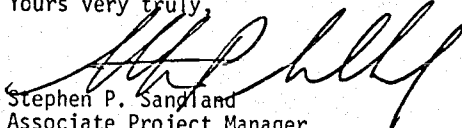
WANGCO DEVELOPMENT - GARDEN GROVE

The master site plan and landscape plan have been reviewed and approved.

We would like to review your Phase I development at a preliminary level when you are a little further along on the documents. This will make the review of the final working drawings much faster.

If you have any questions, please give me a call at (714) 644-3108.

Yours very truly,


Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw

cc: Dave Gunderman ✓
City of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

March 2, 1978

MAR 6 1978

Pub. Works & Devel. Dept.

RECEIVED

MAR 7 1978

Devel. Serv. Mgr's Office

Mr. William Greschner
William D. Greschner Co.
1420 E. Pomona
Santa Ana, Ca. 92705

Dear Mr. Greschner:

PATTERSON LIMITED 3, LOT 3 - TRACT 9299 - GARDEN GROVE

The preliminary plans have been reviewed and approved with the following comments:

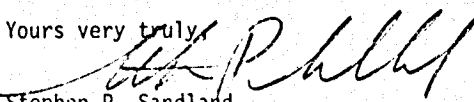
1. Provide screening for the trash area, per architectural guidelines.
2. Show details of the wall at the west side of the building.
3. Provide planting along the west property line.
4. Provide tabulation of building area and parking requirements.
5. Submit exterior color scheme and exterior signing.
6. Paint downspouts to match wall color.
7. Revise landscape plans as shown on the drawings. See the I.I.C. Architectural Guidelines.

Consult the I.I.C. Architectural Guidelines for all information to be included for our final approval.

Also, pursuant to Article IV of the protective covenants, an architectural review fee shall be paid to the declarant at the time that the plans are submitted for approval. A one hundred dollar fee was paid during the escrow. However, since the plans were not prepared by a licensed architect, the fee is two hundred fifty dollars. Therefore a check payable to the Irvine Company in the amount of one hundred fifty dollars must accompany the next submission of plans.

If you have any questions, please give me a call at 644-3108

Yours very truly,


Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

cc: Mr. Dave Gunderman - City of Garden Grove ✓

RECEIVED

MAK 6 1978

Pub. Works & Devel. Dept.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

March 2, 1978

Dean D. Davison
San Vista Development Co.
3190-D Airport Loop Drive
Costa Mesa, Ca 92626

Dear Dean:


L.C.O.A. FACILITY, LOT 21 - TRACT 9398, GARDEN GROVE

The preliminary plans dated December 1977 have been reviewed with the following comments:

1. Move the transformer out of the setback area.
2. Show area calculations for parking requirements.
3. The stairs at the southeast corner of the building shall not encroach in the set back area.
4. The location of the 2 southern most loading docks must be revised. Minimum set back for loading docks is 70 feet from the street property line. Provide adequate screening.
5. Provide a copy of approval from the Southern Pacific Railway for the rail spur and the location of switch.
6. Provide a copy of the agreement for an easement from the property owner on the south side of Doig Drive for the rail spur right-of-way.

Please revise and resubmit these plans. If you have any questions, feel free to call me at 644-3108.

Yours very truly,


Stephen P. Sandland
Associate Project Manager

SPS:dw
encl.

cc: Dave Gunderman - Cty of Garden Grove

Urban Dev.

Pud 102-16

RESOLUTION NO. 5532-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AUTHORIZING EXECUTION OF A QUITCLAIM DEED

WHEREAS, due to the heavy volume of traffic on Knott Street between Chapman Avenue and Orangewood Avenue and in order to control the driveway location on any future development of the adjoining land, the City of Garden Grove acquired all rights of vehicular access to Knott Street by dedication on Map of Tract No. 9398 recorded in Book 394 Pages 20 to 27 inclusive of Miscellaneous Maps in the office of the Recorder of the County of Orange; and

WHEREAS, vehicular access is now requested by the owners for proposed driveway locations over the following described real property:

THE NORTHERLY 25 FEET OF THE SOUTHERLY 48.5 FEET OF LOT 2,
TRACT NO. 9398, AS SHOWN ON MAP RECORDED IN BOOK 394 PAGE 20 TO
27 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER
OF THE COUNTY OF ORANGE AND THE NORTHERLY 40 FEET OF THE SOUTHERLY
330 FEET OF SAID LOT.

WHEREAS, it has been determined that the Quitclaim of said access rights to the adjoining owner at driveway location above described would not interfere with public safety.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk of the City of Garden Grove are hereby authorized to execute a Quitclaim Deed to owners, vehicular access rights at said locations described above.

ADOPTED this 6th day of March, 1978

/s/ MILTON KRIEGER

VICE-MAYOR

ATTEST:

/s/JERI LOUISE STATELY
CITY CLERK

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

I, JERI LOUISE STATELY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Garden Grove at a regular meeting thereof held on the 6th day of March, 1978, by the following vote:

AYES: COUNCILMEMBERS: (3) BARR, ERICKSON, KRIEGER.
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (2) DONOVAN, WILLIAMS.

/s/JERI LOUISE STATELY
CITY CLERK

Quitclaim Deed

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

CITY OF GARDEN GROVE

do es hereby remise, release and forever quitclaim to

IRVINE INDUSTRIAL COMPLEX, a corporation

the following described real property in the state of California:

county of Orange

ALL THOSE CERTAIN VEHICULAR ACCESS RIGHTS AS DEDICATED TO THE CITY OF GARDEN GROVE ON MAP OF TRACT NO. 9398 RECORDED IN BOOK 394 PAGES 20 TO 27 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ORANGE. INsofar AND ONLY INsofar AS SAID ACCESS RIGHTS AFFECT THE FOLLOWING DESCRIBED REAL PROPERTY:

THE NORTHERLY 25 FEET OF THE SOUTHERLY 48.5 FEET OF LOT 2, TRACT NO. 9398 AS SHOWN ON MAP RECORDED IN BOOK 394 PAGES 20 TO 27 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF SAID RECORDER, AND THE NORTHERLY 40 FEET OF THE SOUTHERLY 330 FEET OF SAID LOT.

Dated: March 6, , 19 78

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

CITY OF GARDEN GROVE

Milton Kreiger
Mayor Pro Tempore

On this 9th day of March in the year 1978 before me personally appeared MILTON KREIGER known to me to be Mayor Pro Tempore and JERI LOUISE STATELY known to me to be the City Clerk of the City of Garden Grove, and known to me to be the persons who executed the within instrument on behalf of said public corporation, and acknowledged to me that such public corporation executed the same.

OFFICIAL SEAL
MARGARET E. SCHILLING
Notary Public - California
PRINCIPAL OFFICE IN
ORANGE COUNTY
MY COMMISSION EXPIRES FEB. 25, 1979

Agent: *Jeri Louise Stately*
City Clerk

FOR _____
No. _____ Parcel _____
Atlas Map _____

Witness my hand and official seal.

Margaret E. Schilling
MARGARET E. SCHILLING
My Commission Expires Feb. 25, 1979

NOTE: Corporation acknowledgment form on reverse side.

RECORDING REQUESTED BY, AND
WHEN RECORDED, MAIL TO:

DE MARCO, BERAL, GREENBERG,
THRALL & SLUSHER (HB)
550 Newport Center Drive
Suite 900
Newport Beach, Ca. 92660

9463

BK 1258SPG 1337

RECORDED BY OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-X 50 AMMAR 8 1978

J. WYLIE CARLYLE, County Recorder

\$5.00
C12

(Space Above Line For Recorder's Use)

FIRST AMENDMENT TO DECLARATION OF
COVENANTS AND CONDITIONS

WHEREAS, Shaw and Talbot, a general partnership ("Owner") is the owner of all that certain real property located in the City of Garden Grove, County of Orange, State of California (the "Property"), more particularly described in Exhibit "A" to that certain Declaration of Covenants and Restrictions (the "Declaration") recorded on December 12, 1977, in Book M12489, at Page 37, Instrument No. 14908, Official Records of Orange County, California; and

WHEREAS, the Declaration may only be amended by the written consent of the owners of not less than sixty percent (60%) of the land area of the Property in the City of Garden Grove; and

WHEREAS, Owner owns one hundred percent (100%) of the land area of the Property and the City of Garden Grove is willing to consent to this Amendment;

NOW, THEREFORE, the Declaration is amended as follows:

1. Anything contained in Article 1(c) of the Declaration to the contrary notwithstanding, each of the lots comprising the Property will receive one-fourth (1/4th) of the bill of the City of Garden Grove with respect to service charges for the public portion of fire service lines. The public portion of fire service lines is the portion thereof located from the water main in Markon Drive to the fire service

valve just inside the public right of way of Lot 35 commonly known as 11622 Markon Drive. The remainder of the fire service lines (all pipes and appurtenances from the building side of the fire service valve to each of the four (4) buildings) shall be the responsibility of the owners of the Property as elsewhere indicated herein.

2. Except as herein expressly amended, the Declaration as hereby amended is hereby ratified, reaffirmed and approved.

IN WITNESS WHEREOF, this First Amendment to Declaration has been executed this 6th day of March, 1978.

SHAW AND TALBOT,
a general partnership

By Thomas Talbot
General Partner

THE UNDERSIGNED hereby consents to the amendment of the Declaration as required pursuant to Article 3 hereof.

CITY OF GARDEN GROVE,
a municipal corporation

Approved as to form:

[Signature]
City Attorney

By [Signature]
Vice-Mayor

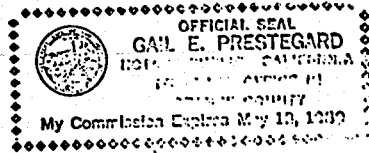
ATTEST: [Signature]
City Clerk

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On MARCH 6, 1978, before me, the under-
signed, a Notary Public in and for said County and State,
personally appeared J. THOMAS TALBOT, known to me to
be one of the General Partners of Shaw and Talbot, the
general partnership which executed the within instrument,
and acknowledged to me that such partnership executed the
same.

WITNESS my hand and official seal.

Gail E. Prestegard
Notary Public in and for
said County and State



I HEREBY CERTIFY THAT IF AFFIXED WITH
THE SEAL OF ORANGE COUNTY RECORDER,
THIS IS A TRUE COPY OF THE PERMANENT
RECORD FILED OR RECORDED IN THIS OFFICE

DATE 3/8/78 FEE \$3.00



COUNTY RECORDER

J. Kyle Carlyle

ORANGE COUNTY, STATE OF CALIFORNIA

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

MAR 24 1978

Pub. Works & Devel. Dept.

March 21, 1978

Mr. Dean Davison
San Vista Development Co.
3190 - C Airport Loop Drive
Costa Mesa, Ca 92626

Dear Dean:

HEUER BUILDING, LOT 16 TRACT 9398 - GARDEN GROVE

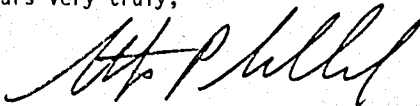
The preliminary plans dated January, 1978 have been approved subject to the following comments:

1. All roof mounted equipment to be screened
2. Submit landscape plans
3. Submit finish grades
4. Submit exterior color scheme
5. Submit all exterior signs

Consult the IIC-Garden Grove Architectural Guidelines for all information required to be included for final approval.

If you have any questions, please give me a call at 644-3108.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman, Cty of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

March 21, 1978

RECEIVED
MAR 24 1978
Pub. Works & Devel. Dept.

Mr. Warren C. Pitt
Warren C. Pitt & Associates
3601 W. MacArthur, Suite 901
Santa Ana, Ca 92704

Dear Mr. Pitt:

MUELLER & WHITE BUILDING, PARCEL 2 - PARCEL MAP BOOK 111, PG 1

The preliminary plans have, for the above referenced project, been reviewed by us with the following comments:

1. Provide landscaping along east property line, and along north and east sides of the building as required in the IIC-Garden Grove Architectural Standards.
2. Provide screening for loading areas.
3. Revise southern-most loading door location.
4. Screen trash enclosure.
5. Show setback for parking on Doig Drive which is 13 feet minimum from property line.
6. Rotary vents are not permitted.
7. All roof mounted equipment to be screened.
8. Show finish grades.
9. Show utility connections to existing lines.
10. Submit exterior color scheme.
11. Submit all exterior signs for review.
12. Submit complete landscape plans per IIC-Garden Grove Architectural Guidelines.
13. Submit a copy of recorded drive easement with adjacent property owner.

continued

SUBJECT: MUELLER & WHITE BUILDING, PARCE 2
PARCEL MAP BOOK 111, PG 1

Page 2

Please revise and resubmit two sets of plans. If you have any questions,
feel free to call me at 644-3108.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw

cc: Dave Gunderman - Cty of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

March 24, 1978

Mr. Tom Peters
Ken Himes Architect & Associates, Inc.
119 E. Alton - Suite D
Santa Ana, Ca.

Dear Tom:

GAREY BUILDING - LOT 6 - TR. 9399 GARDEN GROVE

The final architectural drawings and color scheme dated February 1, 1978 have been reviewed and approved with the following comments:

1. Submit landscape and irrigation plans for review. The area between the curb and the property line must be landscaped. See IIC-Garden Grove Architectural Guidelines.
2. The downspout shall be painted to match building color.
3. Submit all exterior signs for review.

Please notify me when you start construction. If you have any questions give me a call.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw

cc: Dave Gunderman - City of Garden Grove

Don
De
Ron

RECEIVED

MAR 27 1978

Pub. Works & Devel. Dept.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

March 24, 1978

Mr. Tom Peters
Ken Himes Architect & Associates, Inc.
119 E. Alton - Suite D
Santa Ana, Ca.

Dear Tom:

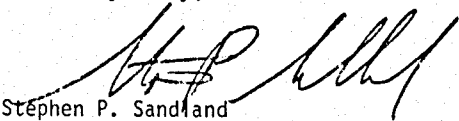
TURNER BUILDINGS - LOTS 9 & 10 - TR. 9399 GARDEN GROVE

The final architectural drawings and color scheme dated February 1, 1978 have been reviewed and approved with the following comments:

1. Submit landscape and irrigation plans for review. The area between the curb and the property line must be landscaped. See IIC-Garden Grove Architectural Guidelines.
2. The downspout shall be painted to match building color.
3. Submit all exterior signs for review.

Please notify me when you start construction. If you have any questions give me a call.

Yours very truly,


Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw

cc: Dave Gunderman - City of Garden Grove ✓

RECEIVED

MAR 30 1978

Pub. Works & Devel. Div.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

March 28, 1978 .

Art Schwab
8 Goldbluff
Irvine, Ca.

Dear Mr. Schwab:

ISOTROL SYSTEMS BUILDING, LOT 13, TRACT 9398 - GARDEN GROVE

The revised final architectural plans dated February 28, 1978 have been reviewed and approved with the following comments:

1. Planters adjacent to building should be extended out to a length of 20'-0".
2. North elevation should be revised to create a band of color on the last five panels as shown on Sheet A-5.
3. Provide finish grading information
4. Provide detailed irrigation system drawings

Please submit the above requested items. If you have any questions, feel free to give me a call.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove ✓

RECEIVED

APR 3 1978

THE IRVINE COMPANY

Pub. Works & Devel. Dept.

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

March 30, 1978

Mr. William D. Greschner
Gresco Corporation
1420 E. Pomona Ave.
Santa Ana, Ca 92705

Dear Mr. Greschner:

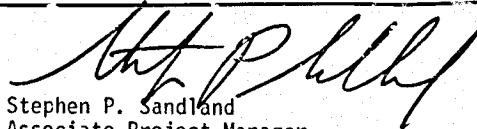
LOT 2 and LOT 3 - TRACT 9399 - GARDEN GROVE

The final drawings and colors have been reviewed and approved with the following comments:

1. Revise the landscaping plans such that the tree specie is "Platanus Occidentallis", and all the shrub element is "Pohtina Fraseri".

Please notify me when you will be commencing construction.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove /

RECEIVED

APR 3 1978

Pub. Works & Devel. Dept.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

March 30, 1978

Mr. Dean Davison
San Vista Development Co.
3190-D Airport Loop Drive
Costa Mesa, Ca 92626

Dear Dean:

L.C.O.A. FACILITY, LOT 21 TRACT 9398 - GARDEN GROVE

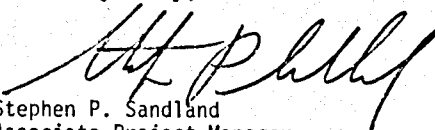
Per our meeting of March 28, 1978, it is our opinion that tilt-up wall adjoining the building does provide adequate screening to allow the two loading docks to be placed as shown on the preliminary plans.

Please make all other corrections to the drawings as requested in my letter of March 2, 1978.

Consult the IIC Architectural Guidelines for all information to be included for submittal for our final approval.

If you have any questions, please give me a call.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw

cc: Dave Gunderman - City of Garden Grove

R E C E I V E D

APR 3 1978

Pub. Works & Devel. Dept.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

March 31, 1978

Mr. Tom Peters
Ken Himes Architect & Assoc., Inc.
119 E Alton - Suite D
Santa Ana, Ca

Dear Tom:

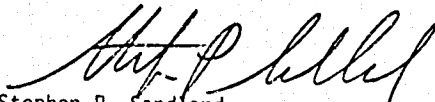
HOY BUILDING - LOT 8 - TRACT 9399 - GARDEN GROVE

The final architectural drawings and color scheme have been reviewed and approved with the following comments:

1. Submit landscape and irrigation plans for review. The area between the curb and the property line must be landscaped. See IIC-Garden Grove Architectural Guidelines.
2. The transformer pad shall be screened.
3. Submit all exterior signs for review.

Please notify me when you start construction. If you have any questions give me a call.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove ✓

Case 1

POD-103-76

March 31, 1978

Mr. Stephen P. Sandland
The Irvine Company
Suite 800
610 Newport Center Drive
Newport Beach, CA 92660

Dear Mr. Sandland:

SUBJECT: Zoning on Parcel 22, City of Garden Grove as Recorded
in Book 107, Pages 30 to 32, Inclusive, of Parcel Maps,
County of Orange, California

This is to verify that the subject parcel is part of the Irvine Industrial
~~Complex Planned Unit Development~~. This zoning permits commercial uses on
the subject parcel as described in the Irvine Industrial Complex Garden
Grove Unit Development Regulations, effective November 1976.

I hope this information meets your needs. If you have any questions or
I may be of any further assistance, please don't hesitate to contact me.

Yours very truly,

Dave Gunderman
Land Use Supervisor

DG:aj

bcc: D. Gunderman
Case File
Reading File

Gunderman

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

April 4, 1978

RECEIVED RECEIVED

APR 5 1978

APR 5 1978

Devel. Serv. Mgr's Office

Pub. Works & Devel. Dept.

Mr. Philip A. Homme
Philip A. Homme Co.
5545 E. Telegraph Road
Los Angeles, Ca 90040

Dear Mr. Homme:

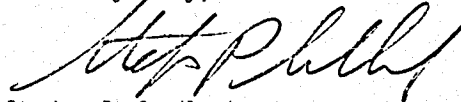
INDUSTRIAL BUILDING, PARCEL 11 PARCEL MAP BOOK 107 PAGE 32
GARDEN GROVE

The above referenced preliminary plans have been reviewed
and approved as noted.

Please submit two complete sets of final drawings for re-
view. Consult the I.I.C. Architectural Guidelines for all
required information.

If you have any questions, feel free to give me a call at
644-3108.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl

cc: Dave Gunderman - City of Garden Grove ✓

Gunderman

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED
APR 5 1978
Devel. Serv. Mgr's Office

April 4, 1978

Colbert Construction
PO Box 17131
Irvine, California

RECEIVED
APR 5 1978
Pub. Works & Devel. Dept.

Gentlemen:

INDUSTRIAL BUILDING, LOT 41 TRACT 9398 - GARDEN GROVE

The preliminary plans dated January 2, 1978 have been reviewed and approved with the following comments:

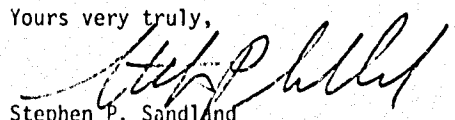
1. Identify on the drawings the person responsible for the drawings.
2. Fully dimension the site plan, including all setback information.
3. Downspouts and ladder to be painted to match the building color.
4. Show the location and screening of all roof mounted equipment. Rotary Ventilators are not permitted.
5. Submit all exterior signs for approval.
6. The colors selected have been rejected. The stripe should be an accent color such as orange or gold. The areas above and below the stripe should be of contrasting value such as brown and tan or brown and gold. Resubmit color scheme.

Consult the IIC-Garden Grove Architectural Guidelines for all information required to be submitted for our final approval.

Also, pursuant to Article IV of the protective covenants, an architectural review fee shall be paid to the declarant at the time that the plans are submitted for approval. A one hundred dollar fee was paid during escrow. However, since the plans were not prepared by a licensed architect, the fee is two hundred fifty dollars. Therefore a check payable to the Irvine Company in the amount of one hundred fifty dollars must accompany the next submission of plans.

If you have any questions, please give me a call at 644-3108.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

Encl.

cc: Dave Gunderman - City of Garden Grove

RECEIVED

APR 5 1978

Pub. Works & Devel. Dept.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

April 5, 1978

Mr. David Homme
Philip A. Homme Company
5545 E. Telegraph Road
Los Angeles, Ca 90040

RECEIVED
APR 6 1978

Devel. Serv. Mgr's office

Dear Mr. Homme:

INDUSTRIAL BUILDINGS, LOT 18 - TRACT 9398 - GARDEN GROVE

The preliminary site plan has been reviewed and approved with the following comments:

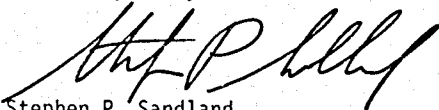
1. Provide parking lot trees as indicated on the drawing in accordance with architectural guidelines.
2. Provide property line trees as indicated on the drawing in accordance with architectural guidelines.

Please submit two complete sets of final drawings for review.

Consult the IIC-Garden Grove Architectural Guidelines for all required information.

If you have any question, feel free to give me a call at 644-3108.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove ✓

RECEIVED

APR 17 1978

Pub. Works & Devel. Dept.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

April 13, 1978

Mr. Mike Levin
Robert Clements & Assoc.
1201 Huntley Drive
Los Angeles, Ca. 90026

RECEIVED

APR 17 1978

Devel. Serv. Div. & Office

Dear Mike:

WANGO, PHASE I, PARCEL 1, PARCEL MAP BOOK 101, PAGES 24 & 25
GARDEN GROVE

The preliminary plans dated February 23, 1978 have been approved subject to the following comments:

1. Submit Landscape plans
2. Submit exterior color scheme
3. Submit all exterior signs

Consult the IIC-Garden Grove Architectural Guidelines for all information required to be included in the submittal for final approval.

If you have any questions, please give me a call at 644-3108.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw

cc: Dave Gunderman, City of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

APR 19 1978

Pub. Works & Devel. Dept.

RECEIVED

APR 19 1978

Devel. Serv. Mgr's Office

April 17, 1978

Mr. Howard F. Thompson, A.I.A.
Howard F. Thompson, A.I.A. & Associates
Suite 202
2030 E. 4th Street
Santa Ana, California

Dear Howard:

EAST-WEST TRUCK TERMINAL, LOT 18, TRACT 9398 - GARDEN GROVE

The revised preliminary site plan dated March 9, 1978 has been reviewed and approved with the following comments:

1. Trash enclosures shall be screened
2. Provide perimeter landscaping per IIC-Garden Grove Architectural Guidelines.

Consult the IIC-Garden Grove Architectural Guidelines for all information required to be included in the submittal for final approval.

If you have any questions, please give me a call.

Yours very truly,


Stephen P. Sandvand
Associate Project Manager
Commercial/Industrial Division

SPS:dw

cc: Dave Gunderman - City of Garden Grove ✓

Irving

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

April 28, 1978

Sonny Umali
Kawalski, Harding & Associates
Suite 310
20715 S. Avalon, Suite 310
Carson, Ca 90745

Dear Sonny:

BUILDING FOR DAVID HOMME, LOT 11, TRACT 9397 - GARDEN GROVE

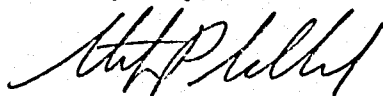
The final drawings and color scheme have been reviewed and approved with the following comments:

1. Submit all exterior signs for review
2. Paint downspouts to match adjacent building color
3. Submit mechanical plans for review. All roof mounted equipment shall be screened. Rotary ventilators are not permitted

Please notify me when you plan to commence construction.

If you have any questions, please give me a call.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw

cc: Dave Gunderman - City of Garden Grove.

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

May 1, 1978

Thomas K. Ito A.I.L.A.
3736 Edgehill Drive
Los Angeles, Ca. 90018

Dear Mr. Ito:

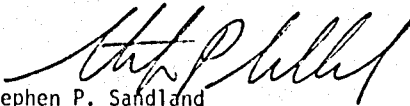
INDUSTRIAL BUILDING FOR PHILIP HOMME, LOT 11, TRACT 9397-
GARDEN GROVE

We have reviewed the landscape drawings dated March 28, 1978,
with the following comments:

1. Submit irrigation plans
2. Show screening for transformer
3. Provide berming per IIC Garden Grove Architectural
Guidelines
4. Provide hedge row screening on both sides of drive-
way entrance.
5. Between the property line and the curb must be
landscaped.

Please revise and resubmit this drawing. Feel free to call
me at (714) 644-3108 if you have any questions.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl

cc: Dave Gunderman - City of Garden Grove

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

May 2, 1978

Mr. Herb Prosser
Sheet Metal Workers #420
8520 Central Avenue
Stanton, California

RE: Final Review/Sheet Metal Apprenticeship School and Offices/
Lot 30, Tract 9398

Dear Mr. Prosser:

The final plans have been re-reviewed and the following items have been approved:

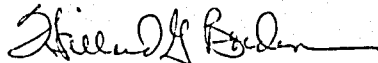
1. The exterior colors are approved.
2. Permanent signage is approved.
3. The final landscape plans are approved.

All other items were previously approved pursuant to our review of November 23, 1977.

Should you have any questions, please call.

Very truly yours,

THE IRVINE COMPANY



Willard G. Borden
Manager, Industrial Properties

WGB:c1

cc: Dave Gunderman,
Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

May 3, 1978

Mr. Gary Rierson
PROFESSIONAL DESIGN CONCEPTS, INC.
14662 Franklin Avenue
Suite "H"
Tustin, California 92680

Dear Gary:

MARKON BUILDING, PARCEL 17, BOOK 107, PG. 32, GARDEN GROVE

The preliminary site plan, elevations, landscape plans, and exterior colors have been reviewed and approved subject to the submission of revised plans incorporating the following comments:

1. The wing wall at the southeast corner of the building must adhere to the 20 foot setback requirement.
2. Provide a screen wall on the north side of the building.
3. Provide screening for the transformer.
4. Submit irrigation plans.
5. Submit all exterior signs.

Consult the IIC-Garden Grove Architectural Guidelines for all information to be included in the submittal for final approval.

Also, pursuant to Article IV of the protective covenants, an architectural review fee shall be paid to the declarant at the time that the plans are submitted for approval. A one hundred dollar fee was paid during the escrow. However, since the plans were not prepared by a licensed architect, the fee is two hundred fifty dollars. Therefore a check payable to The Irvine Company in the amount of one hundred fifty dollars must accompany the next submission of plans.

If you have any questions, please give me a call at 714/644-3108.

Very truly yours,


Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:jm

cc: Mr. Dave Gunderman - City of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

May 3, 1978

Mr. Gary Rierson
PROFESSIONAL DESIGN CONCEPTS, INC.
14662 Franklin Avenue
Suite "H"
Tustin, California 92680

Dear Gary:

COORDINATED DELIVERY & INSTALLATIONS, INC. BUILDING, PARCEL 21,
BOOK 107, PG. 31, GARDEN GROVE

The preliminary site plan and elevations have been reviewed and approved with the following comments:

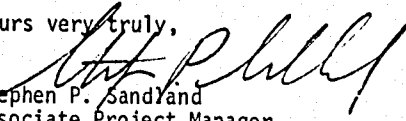
1. Screen transformer from view.
2. Submit landscaping & irrigation plans.
3. Submit exterior colors.
4. Submit exterior signs.

Consult the IIC-Garden Grove Architectural Guidelines for all information to be included in the submittal for final approval

Also, pursuant to Article IV of the protective covenants, an architectural review fee shall be paid to the declarant at the time that the plans are submitted for approval. A one hundred dollar fee was paid during the escrow. However, since the plans were not prepared by a licensed architect, the fee is two hundred fifty dollars. Therefore a check payable to The Irvine Company in the amount of one hundred fifty dollars must accompany the next submission of plans.

If you have any questions, please give me a call at 714/644-3108.

Yours very truly,


Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:jm

Enclosure

cc: Mr. Dave Gunderman - City of Garden Grove

*Irvine Industrial
Complex
PUD 103-76*

RESOLUTION NO. 3037

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING A MINOR LOT ADJUSTMENT ON PROPERTY LOCATED ON THE WEST SIDE OF WESTERN AVENUE, SOUTH OF ORANGEWOOD AVENUE, PARCEL NO. 98-023-60,61.

WHEREAS, the subject matter initiated by Irvine Industrial Complex, requests a minor lot line adjustment for property located on the west side of Western Avenue, south of Orangewood Avenue; and

WHEREAS, pursuant to Section 66412 of the State Subdivision Map Act, minor lot adjustment can be accomplished without benefit of a parcel map, subject to a resolution of the local agency; and

WHEREAS, the Planning Commission gave due and careful consideration to the matter;

NOW, THERE, be it resolved:

1. The Planning Commission does hereby approve the subject minor lot adjustment pursuant to Section 66412 of the State Subdivision Map Act.
2. The clerk of the Commission is directed to forward a copy of this resolution to the applicant.

ADOPTED this 11th day of May, 1978.

/s/ KENNETH SLIMMER
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 held on May 11, 1978, and carried by the following vote, to wit:

AYES: COMMISSIONERS: BALLIET, BOOTH, JENNINGS, MODAFFARI, SLIMMER,
WHITTAKER
 NOES: COMMISSIONERS: NONE
 ABSENT: COMMISSIONER : FINCH

/s/ PATTIE CUMMING
Secretary

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

MAY 16 1978

Pub. Works & Devel. Dept.

May 12, 1978

Lucian Escalle
Suite H
17221 E. 17th Street
Santa Ana, Ca 92701

Dear Lou:

W.I.I. BUILDING, LOT 20 TRACT 9398 - GARDEN GROVE

The preliminary plans have been reviewed and approved with the following comments:

1. Provide additional screening for loading area on Doig Drive side of building.
2. Submit exterior color scheme for review
3. Submit all exterior signing for review
4. Submit landscaping and irrigation plans for review
5. Trash areas shall be enclosed with opaque doors

Consult the IIC - Garden Grove Architectural Guidelines for all information to be included in the submittal for final approval.

Also, pursuant to Article IV of the protective covenants, an architectural review fee shall be paid to the declarant at the time that the plans are submitted for approval. A one hundred dollar fee was paid during the escrow. However, since the plans were not prepared by a licensed architect, the fee is two hundred fifty dollars. Therefore a check payable to the Irvine Company in the amount of one hundred fifty dollars must accompany the next submission of plans.

If you have any questions, please give me a call at 644-3108.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

Encl.

cc: Dave Gunderman - City of Garden Grove

Tract 9398
Reading

POD-103-76 c'

May 17, 1978

Safeco Insurance Company
17570 Brookhurst Street
Fountain Valley, CA 92708

Gentlemen:

Subject: Bond Exoneration

The City of Garden Grove has exonerated the following bonds posted by the Irvine Industrial Complex:

- Surety Bond No. 2620935 in the amount of \$375,000 for Storm Drain Improvements in Tract 9398
- Surety Bond No. 2620934 in the amount of \$100,000 for Water Improvements in Tract 9398
- Surety Bond No. 2620937 in the amount of \$25,000 for Plan Completion (Hydrology) in Tract 9398.

Sincerely,

Douglas V. Spickard, Acting Director
Department of Public Works & Development

By:
Robert J. Szolomayer
Permit Section Supervisor

DM:ns

Responed 5/30/78

PHD 103-1

(213) 685-9090

PHILIP A. HOMME COMPANY

INDUSTRIAL & COMMERCIAL PROPERTIES • 5545 E. TELEGRAPH ROAD, LOS ANGELES, CALIFORNIA 90040

May 17, 1978

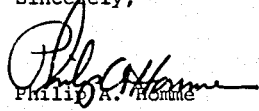
Mr. David Gunderman
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

Dear Mr. Gunderman:

The finance company, California Federal Savings and Loan, has asked us for an environmental impact report on a building that we are building at 11366 Markon Drive, in the city of Garden Grove. As you know, this is located in Irvine-Garden Grove Industrial Park. It is my understanding that an environmental impact report is done for the whole area, so I'd appreciate it if you could write me a letter so that I could forward it on to California Federal Savings and Loan, saying that this time there is no environmental impact report required, and any other information that you could supply me with so I could be relieved of this obligation.

Thank you.

Sincerely,


Philip A. Homme

PAH:dl
cc: Barbara Schultz

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

May 19, 1978

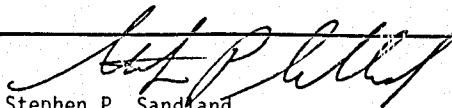
Martin Garey
221 S. Eastwood #C
Santa Ana, Ca.

Dear Martin:

GAREY BUILDING, PARCEL 6, BOOK 107, PG 32

The landscaping and irrigation plans dated March 28,
1978, have been reviewed and approved.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl

cc: Dave Gunderman - City of Garden Grove ✓

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

May 19, 1978

Warren C. Pitt
Warren C. Pitt & Assoc.
3601 W. MacArthur Blvd
Suite 901
Santa Ana, Ca 92704

*Ron
Don
Joe*

Dear Mr. Pitt:

MUELLER & WHITE BUILDING, PARCEL 2 BOOK 111, PAGE 1

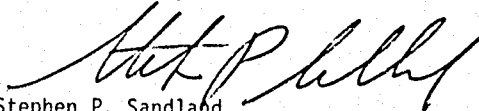
The final drawings and exterior colors have been reviewed and approved with the following comments:

1. Submit landscape and irrigation plans as required in the architectural guidelines.
2. Submit copy of driveway easement letter after it has been recorded.

Please notify me when you plan to start construction.

If you have any questions, please give me a call.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove ✓

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

May 22, 1978

Mr. Earl Eddy
R.C. Boatman Construction Corp.
3901 W. Segerstrom Ave.
Santa Ana, Ca 92704

Dear Earl:

CATALINA CARPET BUILDING, PARCEL 1, BOOK 110, PAGE 40

The preliminary plans have been reviewed and approved with the following comments:

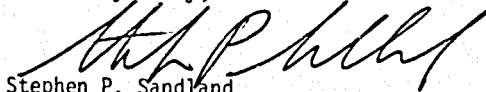
1. Screen loading area on east side of building.
2. Submit exterior colors for review
3. Submit exterior signs for review
4. Submit landscaping and irrigation plans for review.

Consult IIC Garden Grove Architectural Guidelines for all information required to be included in the submittal for final approval.

Also, pursuant to Article IV of the protective covenants, an architectural review fee shall be paid to the declarant at the time that the plans are submitted for approval. A one hundred dollar fee will be paid during the escrow. However, since the plans were not prepared by a licensed architect, the fee is two hundred fifty dollars. Therefore a check payable to the Irvine Company in the amount of one hundred fifty dollars must accompany the next submission of plans.

If you have any questions, please give me a call at 644-3108.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman, City of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

May 22, 1978

Mr. Earl Eddy
R.C. Boatman Construction Corp.
3901 W. Segerstrom Ave.
Santa Ana, Ca 92704

Dear Earl:

CATALINA CARPET BUILDING, PARCEL 1, BOOK 110, PAGE 40

The preliminary plans have been reviewed and approved with the following comments:

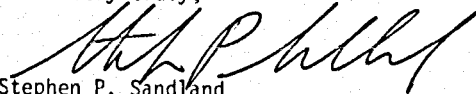
1. Screen loading area on east side of building.
2. Submit exterior colors for review
3. Submit exterior signs for review
4. Submit landscaping and irrigation plans for review.

Consult IIC Garden Grove Architectural Guidelines for all information required to be included in the submittal for final approval.

Also, pursuant to Article IV of the protective covenants, an architectural review fee shall be paid to the declarant at the time that the plans are submitted for approval. A one hundred dollar fee will be paid during the escrow. However, since the plans were not prepared by a licensed architect, the fee is two hundred fifty dollars. Therefore a check payable to the Irvine Company in the amount of one hundred fifty dollars must accompany the next submission of plans.

If you have any questions, please give me a call at 644-3108.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman, City of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

May 23, 1978

Bob Harding
Kowalski - Harding & Associates
Suite 310
20715 S. Avalon Blvd.
Carson, Ca. 90746

Dear Bob:

DELMONICO FACILITY, LOT 17, TRACT 9398 - Garden Grove


The preliminary plans for Phase I of the development dated April 4, 1978 have been reviewed and approved with the following comments:

1. Provide property line trees per the architectural guidelines.
2. Submit landscaping & irrigation plans
3. Submit exterior colors
4. Submit exterior signs

Refer to the IIC-Garden Grove Architectural Guidelines for all information required to be included in the submittal for final approval.

If you have any questions, feel free to give me a call.

Yours very truly,


Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
encl

cc: Dave Gunderman - City of Garden Grove

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

May 31, 1978

Mr. Paul C. Waldhorn
164 N. Arnaz Drive
Beverly Hills, Ca 90211

Dear Paul:


BRONSTEIN INDUSTRIAL, PARCELS 5 & 7, BOOK 107, PAGE 32

The preliminary architectural, landscape, and site plans and exterior colors have been reviewed and approved.

Consult the IIC Garden Grove Architectural Guidelines for all information to be included in the submittal for final approval.

If you have any questions, feel free to give me a call at my new number (714) 644-3506 (beginning 6-5-78).

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw

Encl.

cc: Dave Gunderman - City of Garden Grove

P 440 100

June 1, 1978

Mr. Phillip A. Homme
5545 E. Telegraph Road
Los Angeles, CA 90040

Dear Sir:

In response to your letter of May 17, please be advised that the Environmental Impact Report for the entire Irvine Industrial Complex was approved by the City Council on May 11, 1976.

Since the entire project was addressed in the above Environmental Impact Report, individual buildings do not need to be evaluated as to their environmental impact provided they are consistent with the adopted Covenants, Conditions and Restrictions for the Complex.

I hope this letter is of assistance to you. I am sending this to you because your letter did not indicate an address for California Federal Savings and Loan.

Sincerely

Dave Gunderman
Land Use Supervisor

DG:aj

THE IRVINE COMPANY

610 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

June 1, 1978

Mr. Charles Wooley
Professional Design Concepts
14662 Franklin Ave. Suite H
Tustin, Ca 92680

Dear Mr. Wooley:

WILDING BUILDING, LOT 24, TRACT 9398, GARDEN GROVE

The preliminary plans have been reviewed and approved with the following comments:

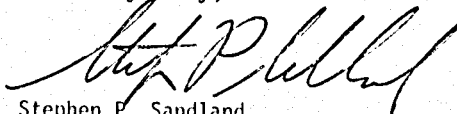
1. Submit landscape and irrigation plans.
2. Submit exterior colors
3. Submit all exterior signs

Consult the IIC-Garden Grove Architectural Guidelines for all information to be included in the submittal for final approval.

Also, pursuant to Article IV of the protective covenants, an architectural review fee shall be paid to the declarant at the time that the plans are submitted for approval. A one hundred dollar fee will be paid during the escrow. However, since the plans were not prepared by a licensed architect, the fee is two hundred fifty dollars. Therefore a check payable to the Irvine Company in the amount of one hundred fifty dollars must accompany the next submission of plans.

If you have any questions, please give me a call at my new phone number, 644-3506 (beginning June 5, 1978).

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
encl.

cc: Dave Gunderman, City of Garden Grove

DEL MONICO INVESTMENTS, LTD.
620 Wilson Avenue, Suite 201
Downsview, Ontario M3K 1Z3

June 9, 1978

Mr. Dave Gunderman
Land Use Supervisor
Department of Public Works and
Development
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

Gentlemen:

We agree to proceed with the construction of Buildings A, B and C as soon as practically possible after the issuance of building permits. Our construction will not only include the buildings, but landscaping and all on-site work necessary to complete the project and buildings.

~~It is our intent to retain the three buildings as an investment.~~

We would like to obtain the building permit for Buildings A and B at the time we submit Building C for plan check, which will be June 12, 1978.

Thank you.

Very truly yours,

DEL MONICO INVESTMENTS, LTD.

Mervyn E. Kirshner

Mervyn E. Kirshner, Agent for
Del Monico Investments, Ltd.

MEK/11h

xc: Bob Harding, Kowalski & Harding

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

JUN 29 1978

Dept. of Community Development

June 28, 1978

Mr. Warren C. Pitt
Warren C. Pitt & Associates
Suite 901
3601 W. MacArthur
Santa Ana, Ca 92704

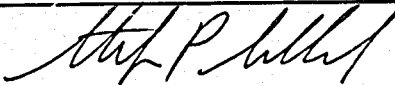
Dear Mr. Pitt:

MUELLER & WHITE BUILDING, PARCEL 2, BOOK 111, PAGE 1 -
GARDEN GROVE

The final landscaping and irrigation plans have been reviewed and approved.

Please notify me at (714) 644-3506 when you plan to begin construction.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove ✓

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

JUN 29 1978

Dept. of Community Development

June 28, 1978

Mr. Warren C. Pitt
Warren C. Pitt & Associates
Suite 901
3601 W. MacArthur
Santa Ana, Ca 92704

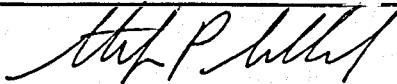
Dear Mr. Pitt:

MUELLER & WHITE BUILDING, PARCEL 2, BOOK 111, PAGE 1 -
GARDEN GROVE

The final landscaping and irrigation plans have been reviewed and approved.

Please notify me at (714) 644-3506 when you plan to begin construction.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove ✓

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

JUL 13 1978

Dept. of Community Development

July 12, 1978

Mr. Arthur Hoffpauir
413 S. Glassell
Orange, Ca 92666

Dear Art:

YARDLEY & GIBSON BLDG. - PARCEL 1, BOOK 107, PG 31
GARDEN GROVE

The final drawings have been reviewed and approved with the following comment:

- Submit exterior signs for review

The City of Garden Grove has expressed some concern over the location of the drive and the screening of the loading door on Patterson Drive. I suggest that you contact Mr. Dave Robson at the City of Garden Grove to resolve this issue.

If you have any questions, give me a call.

Yours very truly,



Stepehn P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl

cc: Dave Gunderman - the City of Garden Grove
Dave Robson - the City of Garden Grove

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

JUL 13 1978

Dept. of Community Development

July 12, 1978

Mr. Arthur Hoffpauir
413 S. Glassell
Orange, Ca 92666

Dear Art:

YARDLEY & GIBSON BLDG. - PARCEL 1, BOOK 107, PG 31
GARDEN GROVE

The final drawings have been reviewed and approved with the following comment:

Submit exterior signs for review

The City of Garden Grove has expressed some concern over the location of the drive and the screening of the loading door on Patterson Drive. I suggest that you contact Mr. Dave Robson at the City of Garden Grove to resolve this issue.

If you have any questions, give me a call.

Yours very truly,



Stepehn P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl

cc: Dave Gunderman - the City of Garden Grove ✓
Dave Robson - the City of Garden Grove ✓

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

JUL 14 1978

Dept. of Community Development

July 13, 1978

Mr. Chuck Wooley
Professional Design Concepts
Suite H
14662 Franklin Avenue
Tustin, Ca

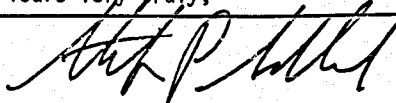
Dear Chuck:

WILDING BUILDING, LOT 24 - TRACT 9398 - GARDEN GROVE

The final working drawings have been reviewed and approved.

Please notify me when you start construction.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove ✓

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

JUL 14 1978

Dept. of Community Development

July 13, 1978

Mr. Chuck Wooley
Professional Design Concepts
Suite H
14662 Franklin Avenue
Tustin, Ca

Dear Chuck:

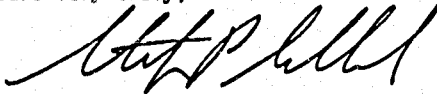
MARKON PROPERTIES, PARCEL 17, BOOK 107 PAGE 32 - GARDEN GROVE

The final working drawings have been reviewed and approved with the following comments:

1. Due to a tree blight that specifically affects the *Pyrus Kawakami*, we are in the process of selecting another street tree for Markon Avenue and Honold Circle. We will notify you when an alternate has been selected.
2. Provide berming as noted on Sheet LS-1.

Please notify me when you start construction.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

JUL 14 1978

Dept. of Community Development

July 13, 1978

Mr. Chuck Wooley
Professional Design Concepts
Suite H
14662 Franklin Avenue
Tustin, Ca

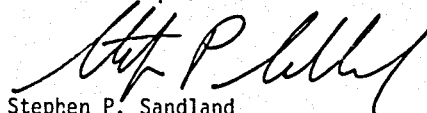
Dear Chuck:

COORDINATED DELIVERY, PARCEL 21, BOOK 107 PAGE 31
GARDEN GROVE

The final working drawings have been reviewed and approved.

Please notify me when you start construction.

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

August 1, 1978

RECEIVED

AUG 3 1978

Dept. of Community Development

Mr. Philip A. Homme
Philip A. Homme Co.
5545 E. Telegraph Rd.
Los Angeles, Ca 90040

Dear Philip:

MARKON PROPERTIES, PARCEL 17, BOOK 107 PAGE 32 - GARDEN GROVE

The final landscape drawings have been reviewed and approved with the following comment:

Due to a tree blight that specifically affects the Pyrus Kawakami, we are in the process of selecting another street tree for Markon Avenue. We will notify you when an alternate has been selected.

~~If you have any questions, feel free to give me a call.~~

Yours very truly,



Stephen P. Sandland
Associate Project Manager
Commercial/Industrial Division

SPS:dw
encl.

cc: Dave Gunderman - City of Garden Grove ✓

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

August 4, 1978

RECEIVED

AUG 7 1978

Dept. of Community Development

Mr. Arthur Hoffpauir
413 S. Glassell
Orange, Ca 92666

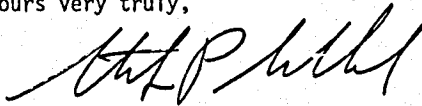
Dear Art:

YARDLEY-GIBSON BUILDING, LOT 1, PARCEL MAP BOOK 107 PAGE 48
GARDEN GROVE

The landscape and irrigation plans have been reviewed and approved.

Please notify me when you plan to start construction.

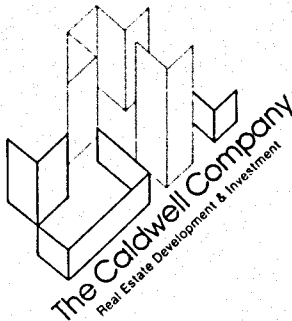
Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial Division

SPS:dw
Encl

cc: Dave Gunderman - City of Garden Grove



RECEIVED
AUG 7 1978
Dept. of Community Development

August 4, 1978

Mr. Dave Gunderman
Land Use Supervisor
Planning Department
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

RE: East-West Truck Terminal
11841 Monarch Street
Garden Grove, California

Dear Mr. Gunderman:

This letter will confirm to the city that we will commence construction of a second building which will encompass the balance of our vacant land within 12 months of this date. Consequently, based upon our telephone conversation yesterday, we will not be required to landscape the vacant area as shown on our approved landscape plan.

We thank you for your cooperation and consideration in this matter and assure you that the city will be very pleased with our total development package. Our developments, we feel, are an asset to every community where we have built in the past.

Sincerely yours,

Charles B. Caldwell

CBC:mc

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

AUG 25 1978

Dept. of Community Development

August 24, 1978

Mr. George Shinno
Kajima Associates
250 East First Street
Los Angeles, Ca 90012

Dear George:

SANYO FOODS BUILDING, LOTS 15 & 16, TRACT 9398 - GARDEN GROVE

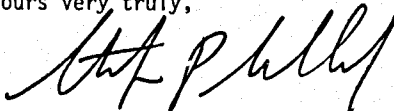
The preliminary plans have been reviewed and approved with the following comments:

1. Submit exterior signs for review
2. The loading door on the south side of the building (facing Chapman Avenue) must either be totally screened or eliminated.

Refer to the IIC-Garden Grove Architectural Guidelines for all information to be included in the submittal for final approval.

If you have any questions, please call me at (714) 644-3506.

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial Division

SPS:dw
encl.

TO
cc: Dave Gunderman - City of Garden Grove

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

AUG 28 1978

Dept. of Community Development

August 25, 1978

Mr. Herbert Hoey
2031 Pando Drive
Hacienda Heights, Ca. 91745

Dear Herb:

COOPER ENERGY SERVICES, PARCEL 18, BOOK 107, PG 31 - Garden Grove

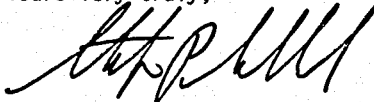
The preliminary plans have been reviewed and approved with the following comments:

1. Submit landscaping and irrigation plans
2. Detail tree wells in parking areas
3. Add property line trees on south property line
4. Submit exterior colors for review
5. Submit all exterior signs for review

Consult the IIC-Garden Grove Architectural Guidelines for all information required to be included in the submittal for final approval.

If you have any questions, feel free to give me a call.

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial Division

SPS:dw
Encl

cc: Dave Gunderman - City of Garden Grove

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

AUG 30 1978

Dept. of Community Development

August 29, 1978

Mr. Royce Wise
DeI De Revere & Associates
2081 Business Center Drive
Irvine, Ca 92715

Dear Royce:

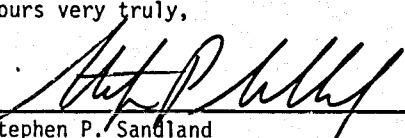
KOLL KNOTT AND ORANGEWOOD INDUSTRIAL CENTER-GARDEN GROVE

The color scheme for this project has been reviewed and approved.

The approved colors are all Ameritone Paint color Numbers 199-8J, 296B, 190A and 252A. The locations for these will be as shown on the attached approved plans.

If you have any questions, feel free to give me a call.

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial

SPS:dw
Encl.

cc: Dave Gunderson - City of Garden Grove ✓

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

September 15, 1978

RECEIVED
SEP 20 1978
Dept. of Community Development

Mr. Dennis Craine
Lincoln Property
Suite 212
2082 Michelson Drive
Irvine, Ca 92715

Dear Dennis:

INDUSTRIAL CENTER, PARCELS 2,3 & 4, BOOK 110 PAGE 40

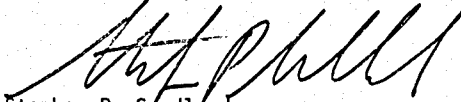
The working drawings have been reviewed and approved with the following comments:

1. Submit all exterior signs for review
2. Submit plans for any roof mounted equipment showing the method of screening

Consult the IIC Garden Grove Architectural Guidelines for all information concerning these requirements.

~~Feel free to call me if you have any questions.~~

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial Division

SPS:dw
Encl

cc: Dave Gunderman - City of Garden Grove

7472 ORANGEWOOD 26612 \$7.00
CONFORMED COPY
Not Compared with Original

RECORDED AT REQUEST OF
TITLE INS. & TRUST CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIFORNIA
8:01 A.M. OCT 19 1978
LEE A. BRANCH, County Recorder

Bu 12889
P-559

AGREEMENT

THIS AGREEMENT is made and entered into this 25th day of September, 1978, by and between the CITY OF GARDEN GROVE, a Municipal corporation, hereinafter designated as "CITY", and LINCOLN SAN BRUNO-GARDEN GROVE ASSOCIATES, a California limited partnership, hereinafter designated as "LINCOLN".

RECITALS

1. Lincoln is or will be the owner of the property, hereinafter referred to as "the Property," described in Exhibit "A" attached hereto and by this reference made a part of this agreement.
2. City has conditioned its approval of Lincoln's development of the improvements to be built directly to the south and east of the Property upon the provisions of this agreement.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

3. Lincoln covenants and agrees with City that no building capable of housing a manufacturing, warehousing, office facility or any other use not otherwise permitted herein, shall be constructed upon the Property. Said covenant and agreement shall run with the land and be binding upon Lincoln and its successors and assigns and shall inure to the benefit of City. If Lincoln sells or transfers the Property, such sale or transfer shall be subject to said covenant and agreement and the vendee or transferee of the Property shall be subject to the terms of and bound by this agreement for the benefit of City. It is intended that said covenant and agreement shall inure to the benefit of no party other than City. It is further intended that only City shall have the right to enforce said covenant and agreement.

TI 10-194UR

4. Lincoln shall construct and maintain a fence with a gate and lock, all acceptable to the city at the northerly boundry of the Property.

5. For purposes of this agreement, pavement, concrete slabs, asphalt, fences on property line, gates, earth fill, and wall signs and subsurface public utility facilities or appurtenances and surface public utility appurtenances when used in conjunction with subsurface public utility facilities, shall not be considered a building or as a part of a building, and shall be permitted uses of the Property.

6. Lincoln will pave and maintain the property.

The parties hereto have executed this agreement the day and year first appearing herein.

LINCOLN SAN BRUNO-GARDEN GROVE ASSOCIATES

By: Lincoln Property Company No. 223
a general partner

By: 

Edgar M. Thrift, Jr., a general partner

CITY OF GARDEN GROVE

By: 

Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

9-27-78

THE STATE OF CALIFORNIA)
COUNTY OF SAN MATEO)

BEFORE ME, a Notary Public in and for said County and State, on this 19th day of September, 1978, personally appeared EDGAR M. THRIFT, JR., as a General Partner of LINCOLN PROPERTY COMPANY NO. 223, a general partnership, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as the free and voluntary act and deed of said partnership and for the uses and purposes therein set forth.

SWORN TO AND SUBSCRIBED before me by the said EDGAR M. THRIFT, JR., to certify which witness my hand and seal of office.



Kathleen M. Sutton
Notary Public in and for
San Mateo County, California

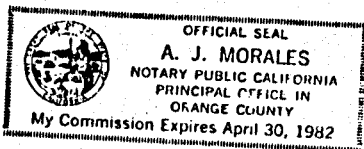
My commission expires:

Aug 6, 1982

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 29th day of September, 1978, before me personally appeared ELERTH S. ERICKSON known to me to be the Mayor, and JERI LOUISE STATELY known to me to be the City Clerk of the City of Garden Grove, and known to me to be the persons who executed the within instrument on behalf of said public corporation, and acknowledged to me that such public corporation executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.



A. J. Morales
Notary Public in and for Orange
County, California



WILLIAMS & MORROW (LIMITED)

78359
09-15-78

LEGAL DESCRIPTION
FIRE ACCESS

A non-exclusive easement for Ingress and Egress purposes over and across that portion of Parcels 2 and 3 in the City of Garden Grove, County of Orange, State of California, as shown on the map filed in Book 110, Pages 39 through 41, inclusive, of Parcel Maps in the office of the County Recorder of said County described in parcels as follows:

Parcel A: The Westerly 22.00 feet of the Southerly 150.00 feet of Parcel 2 as shown on the Minor Lot Adjustment recorded May 26, 1978, in Book 12691, Pages 1992 and 1993 of Official Records in the office of said County Recorder.

Parcel B: A strip of land, 20.00 feet in width, the center-line of said strip being described as follows: Commencing at the Southwesterly corner of said Parcel 2 of said Minor Lot Adjustment; thence North $0^{\circ} 40' 35''$ West 150.00 feet to a point on the Northerly line of said Southerly 150.00 feet of said last mentioned Parcel 2; thence North $89^{\circ} 19' 25''$ East 12.00 feet along said Northerly line to the TRUE POINT OF BEGINNING, said point being on a non-tangent curve concave Southeasterly having a radius of 20.00 feet, a radial line to said curve bears South $89^{\circ} 19' 25''$ West; thence Northeasterly 11.40 feet along said curve through a central angle of $32^{\circ} 39' 00''$; thence North $31^{\circ} 58' 25''$ East 43.01 feet.

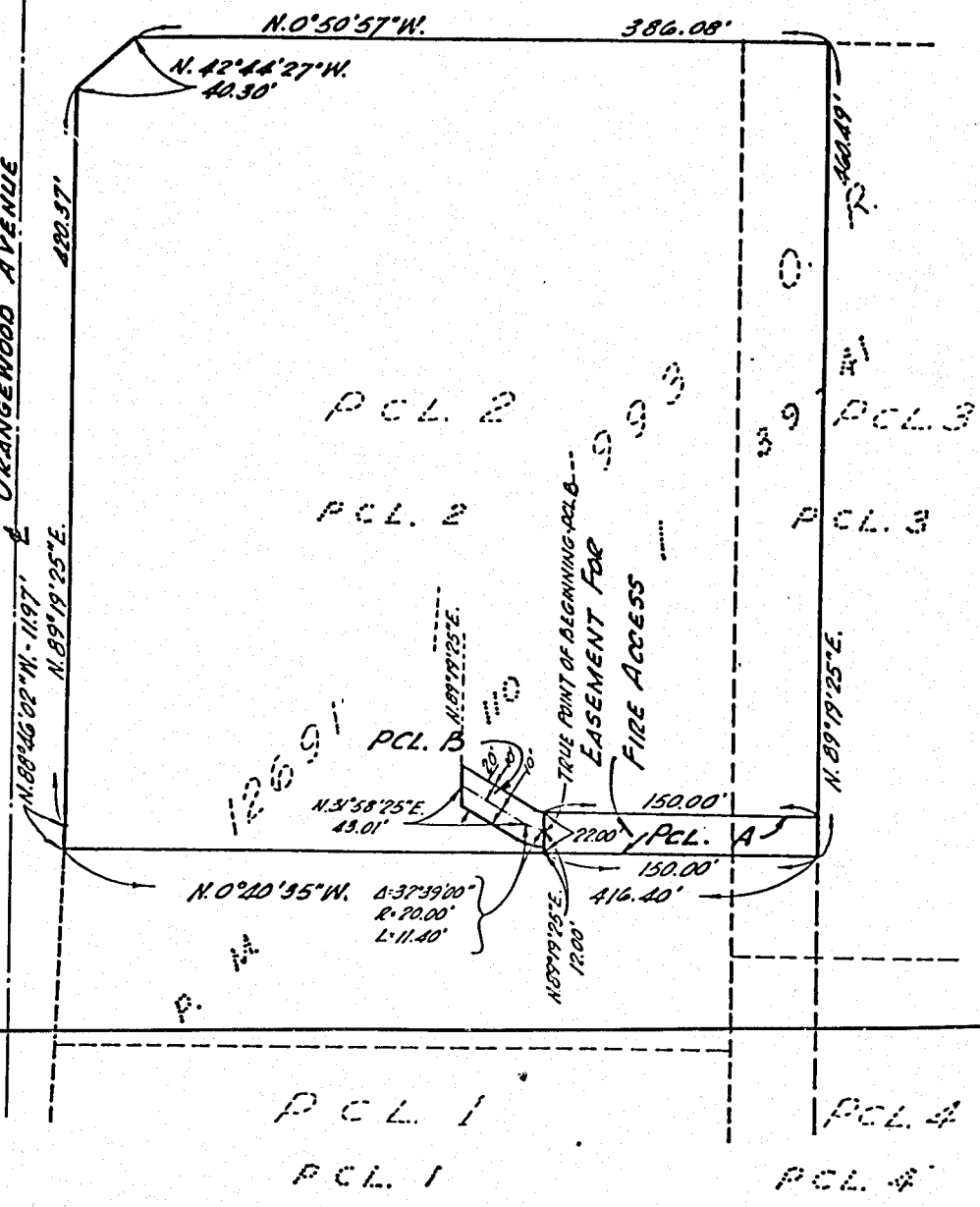
The sidelines of said strip to be prolonged or shortened to terminate Northerly in a line that bears North $89^{\circ} 19' 25''$ East and passes through the point of ending and Southerly in Parcel A described above.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.



WESTERN AVENUE

ORANGENWOOD AVENUE



REV. 9-18-78



WILLIAMSON & SCHMID

17782 SKY PARK BOULEVARD
IRVINE, CALIFORNIA 92714
(714) 549-2222

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
FOR EASEMENT FOR
FIRE ACCESS
CITY OF GARDEN GROVE

SCALE 1"=80'

DRAWN BY *f*

SURVEYED BY

CHECKED BY

FIELD BOOK

DATE 9-11-78

JOB NO.

18559

APPROVED BY

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

October 5, 1978

RECEIVED

OCT 9 1978

Dept. of Community Development

Mr. Dean Davison
San Vista Development Co
3190 -D Airport Loop Drive
Costa Mesa, California 92626

Dear Dean:

L.C.O.A. BUILDING, PARCEL 3, BOOK 111 PAGE 1, GARDEN GROVE

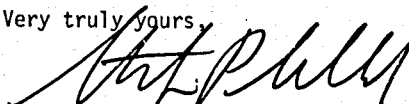
The landscaping plans have been reviewed and will require the following corrections:

1. Show berming along Doig Drive.
2. The street tree for Doig Drive is the Ficus Microphylla and the Hedge element is Xylosma Congestum.
3. The minimum size of the Ficus is 20" Box.
4. The quantity of the Ficus is 4 per 100' of frontage which equates to 10 trees for your project.

Please review and resubmit these drawings.

If you have any questions, feel free to give me a call at 644-3506.

Very truly yours,


Stephen P. Sandland
Project Manager
Commercial/Industrial

cc: Dave Gunderman, City of Garden Grove
Paula Mathews - TIC

*Assoc.
Southern*

*L.S.D.
AUDIOS 10*

October 9, 1978
Fred D. Williams
President - Global Processing
9636 La Mora Circle
Fountain Valley, CA 92708

Mr. Dave Gunderman
Land Use Supervisor
Department of Community Development
11391 Acacia Parkway
Garden Grove, CA 92640

Dear Mr. Gunderman:

Subject: A proposal by the Global Processing Company to conduct business at an industrial facility located at 11366 Markon Drive, Garden Grove, California.

The Global Processing Company (a California Corporation) was formed to furnish elastomeric or rubber mixes to the Rubber Industry.

The following manufacturing processes are involved:

- 1) The loading of raw materials, as required by specific formulas, into an internal rubber mixer. The raw materials include rubber polymers, rubber chemicals, fillers and plasticizers.
- 2) Following the mixing cycle, the compounded is sheeted off on a two roll rubber mill to form slabs which are cooled to room temperature and stacked on pallets for shipment to the customer.

During the manufacturing processes, dust collectors and other equipment conforming to OSHA and EPA requirements will be used to comply with governmental regulations. Please contact me if further information is needed regarding the subject proposal.

Very truly yours,

Fred Williams

Fred Williams
President - Global Processing Company

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

October 16, 1978

RECEIVED

OCT 17 1978

Dept. of Community Development

Dean Davison
San Vista Development Co.
3190 D Airport Loop Drive
Costa Mesa, Ca 92626

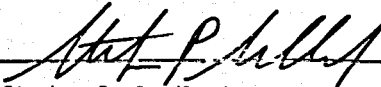
Dear Dean:

L.C.O.A. BUILDING, LOT 21 - TRACT 9398 - GARDEN GROVE

The revised landscaping plans have been reviewed and approved.

Please notify me when you begin construction.

Yours very truly,


Stephen P. Sandland
Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove ✓
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

October 16, 1978

Jerry Cole
Coldwell Banker
4040 MacArthur Blvd
Newport Beach, Ca 92660

RECEIVED
OCT 17 1978
Dept. of Community Development

Dear Jerry:

CATALINA CARPET BUILDING, PARCEL 1, BOOK 110, PAGE 40 -
GARDEN GROVE

The revised preliminary site plan has been reviewed and approved with the following comments:

1. Provide landscaping along the east property line similar to that along the south property line.
2. Landscape the area over the easement north of the end of the railroad spur.

Consult the IIC-Garden Grove Architectural Guidelines for all information to be included in the submittal for final review.

Feel free to call me if you have any questions.

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove
Paula Mathews - TIC

(213) 685-9090


PHILIP A. HOMME COMPANY
INDUSTRIAL & COMMERCIAL PROPERTIES • 5545 E. TELEGRAPH ROAD, LOS ANGELES, CALIFORNIA 90040

October 20, 1978

RECEIVED

OCT 23 1978

Dept. of Community Development

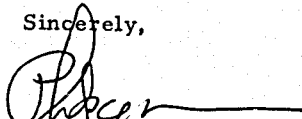
Mr. Dave Gunderman
Land Use Supervisor
Department of Community Development
11391 Acacia Parkway
Garden Grove, Ca. 92640

Dear Dave:

Enclosed is another copy of the letter to you
from Global Processing Company dated
October 9th.

If there are any questions regarding their
occupancy or anything else you can contact
my office during normal business hours and
I can put you in touch with the principals of
Global Processing Company.

Sincerely,


Philip A. Homme

PAH/w
Enclosure

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

October 20, 1978

Mr. Philip Homme
5545 E. Telegraph Road
Los Angeles, Ca 90040

Dear Phil:

INDUSTRIAL BUILDING, PARCEL 17, BOOK 107, PAGE 32 - GARDEN GROVE

The above mentioned building conforms to the requirements of the Irvine Industrial Complex standards.

The landscape contractor has installed pyrus kawakami, the street tree specified in our landscape guidelines. Should these trees die due to the blight affecting this species, the property owner must replace them with pyrus calleryana in the size and quantity specified in the landscape guidelines.

If you have any questions, feel free to contact me.

Yours very truly,

Stephen P. Sandland
Project Manager

SPS:dw

cc: Dave Gunderman - City of Garden Grove ✓
Paula Mathews - TIC

RECEIVED

OCT 24 1978

Dept. of Community Development

RECEIVED

THE IRVINE COMPANY

OCT 24 1978

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

Dept. of Community Development

October 23, 1978

Yeong Cho
Peter A. Lendrum Associates
1601 Dove Street
Suite 195
Newport Beach, Ca 92660

Dear Yeong:

INDUSTRIAL BUILDING, PARCELS 5 and 6 - BOOK 110, PAGES 39-41
GARDEN GROVE

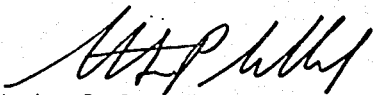
The preliminary plans have been reviewed and approved with the following comments:

1. Submit exterior colors for review
2. Submit all exterior signs for review
3. Submit landscaping and irrigation plans for review
4. Contact the Southern Pacific Railroad for information concerning the rail spur.

Consult the IIC-Garden Grove Architectural Guidelines for all information to be included in the final submittal.

If you have any questions, feel free to give me a call.

Yours very truly,


Stephen P. Sandland
Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: ✓ Dave Gunderman - City of Garden Grove
Paula Mathews - TIC

RECEIVED

24 1978

Dept. of Community Development

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

October 23, 1978

George Shinno
Kajima Associates
250 East First Street
Suite 700
Los Angeles, Ca 90012

Dear George:

SANYO FOODS; LOTS 15 & 16, TRACT 9398 - GARDEN GROVE

The final working drawings have been reviewed and approved with the following comments:

1. Submit two complete sets of drawings, including structural, mechanical, plumbing and electrical.
2. Submit exterior colors for review.
3. Submit all exterior signs for review.

Consult the IIC-Garden Grove Architectural Guidelines concerning this information.

If you have any questions, feel free to call me at (714) 644-3506.

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial Industrial Division

SPS:dw
Encl.

cc: ✓ Dave Gunderman - City of Garden Grove
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

NOV 2 1978

Dept. of Community Development

October 31, 1978

Mr. Philip Homme
5545 E. Telegraph Road
Los Angeles, Ca 90040

Dear Phil:

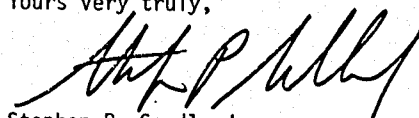
INDUSTRIAL BUILDING, PARCEL 11, BOOK 107, PAGES 30 - 32 -
GARDEN GROVE

The above mentioned building conforms to the requirements of the Irvine Industrial Complex standards.

The landscape contractor has installed pyrus kawakami, the street tree specified in our landscape guidelines. Should these trees die due to the blight affecting this species, the property owner must replace them with pyrus calleryana in the size and quantity specified in the landscape guidelines. This requirement shall be enforced for the term of the declaration of restrictions

Phil, I apologize for the confusion caused by my October 20, 1978 letter. Please feel free to call me if you have any questions.

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial Division

SPS:dw

cc: Dave Gunderman - City of Garden Grove
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

November 3, 1978

RECEIVED

NOV 6 1978

Dept. of Community Development

Mr. Donald Stein
Western Industrial Investors
3325 Pico Blvd
Santa Monica, Ca 90405

Dear Don:

INDUSTRIAL BUILDING, LOT 20 TRACT 9398 - GARDEN GROVE

The preliminary landscape plan and exterior colors have been reviewed and approved with the following comments:

1. Radius the corner of the drive as shown on the drawing.
2. Revise the pyrus kawakami to pyrus calleryana
3. Submit all exterior signs

Please submit two sets of final drawings for review.

If you have any questions, feel free to give me a call at (714) 644-3506.

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

November 27, 1978

RECEIVED

DEC 10 1978

Dept. of Community Development

George Shinno
Kajima Associates
250 East First Street
Suite 700
Los Angeles, Ca 90012

Dear George:

SANYO FOODS, LOTS 15 & 16, TRACT 9398 - GARDEN GROVE

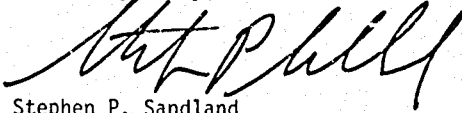
The final drawings have been reviewed and approved with the following comments:

1. Revise the tree species along the north Property Line from "Pyrus Kawakami" to "Pyrus Calleryana", due to a blight that is killing the Kawakami.
2. Submit exterior colors for review
3. ~~Submit all exterior signs for review~~

The required items must be submitted to us to comply with the C.C. & Rs.

If you have any questions please give me a call at (714) 644-3506.

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial

SPS:dw
encl.

cc: Dave Gunderman - City of Garden Grove
Paula Mathews - TIC

Irvine File



PL 100-70

Peter A. Lendrum Associates

Peter A. Lendrum, A.I.A.
James T. Lendrum, F.A.I.A.
Carl Buchanan, Jr., A.I.A.
Henry G. Metzger, Jr., A.I.A.
Arch E. Maddock, Jr.
Bernard Deutsch, A.I.A.
Clarence H. Campbell, P.E.

December 7, 1978

Klaus Barré, A.I.A.
Dennis L. Hill, A.I.A.

City of Garden Grove
Dept. of Community Development
11391 Acacia Parkway
Garden Grove, California

Attn: Hewson Co. - Restrictive Building Easement
Irvine Industrial Complex

Dear Mr. Gunderman:

Pursuant to our telephone conversation of today, I have enclosed two (2) copies of our site plan dated November 8, 1978 diagramming our proposed thirty foot wide reciprocal restrictive building easements along both sides of the existing railroad line bordering our project to the west.

We are requesting that your office initiate a course of action whereby we may be advised of the proper format for the preparation of the easements, and of the procedures required by the City of Garden Grove leading to the subsequent approval of the easements.

Please call me if you should have any questions.

Sincerely yours,

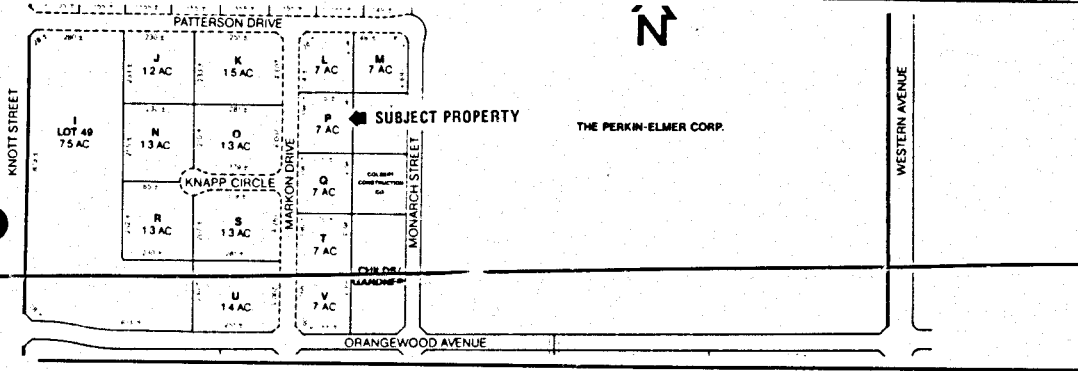
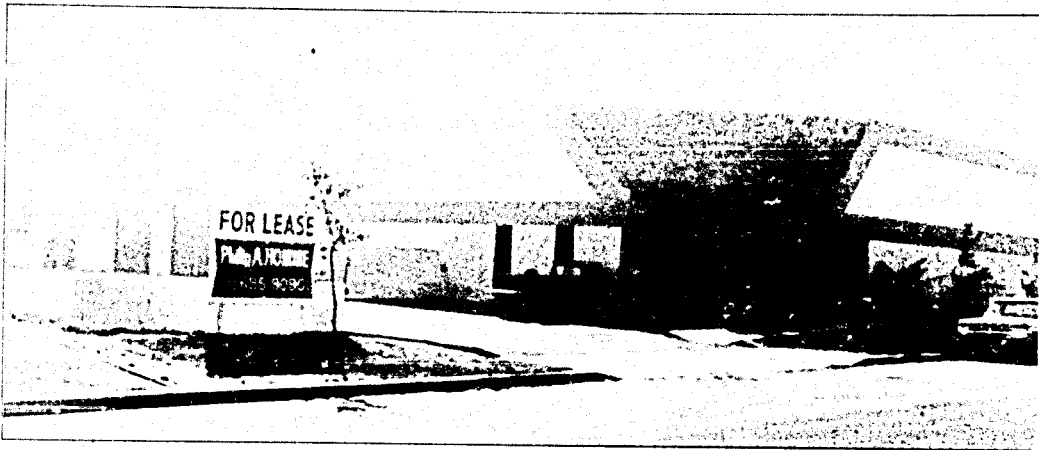
PETER A. LENDRUM ASSOCIATES
ARCHITECTS, INC.

Coleman Travis
Project Architect

cc: Dept. of Public Works
Rudy Rodriguez

H.M. Scott
Rich Clayton

FOR LEASE - 16,453 Square Foot New Building



Listed by Philip A. Homme
 Firm Philip A. Homme Company

Phone (213) 685-9090
 Geog. Area Extended Listing No. B-1557

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given "as is" and without warranty, with the understanding that all negotiations pertaining to this property be handled through the listing office. All measurements are approximate.

THIS IS AN EXCLUSIVE LISTING OF "THE INDUSTRIAL MULTIPLE" AND IS SUBJECT TO ALL ITS RULES AND REGULATIONS.

IRVINE - GARDEN GROVE, 11366 MARKON DRIVE (see plot plan on back)

LEASE RENTAL: \$ 22¢ per Gross Net X Terms 5-10 years
 Taxes are approx. 1¢ per month the first year, because the land is assessed only.
 Possession September 20, 1978

STRUCTURAL DETAILS

Size 16,453 Land 53,775
 Bldg. Area 105,154.5
 Columns 175 Age New
 Sq. Ft. 1,572 No. 3 private
 Mech. No No. Firs. 1
 Cladding CIU Divide No
 Roof Type Corrug. M 18
 Sfr. Life Gale, 33/4000

MISCELLANEOUS DETAILS

Park 30 cars Fenced No Paved Yes
Plumbing for coffee bars
Strip fluorescents in warehouse
Aluminum foil insulation
 Gnd. Lev. Drs. 2 Size 12 x 14
 Skylts Yes key Call broker
Completely landscaped
 Thomas Book Pg. No. 15B3 Orange County
Carpeted offices

UTILITY DETAILS

Power 448-227-400 Amps.
 Heat Plant No Off Yes
 A/C Plant No Off Yes
 Plant Toilets W 2 M 1
 Off Toilets W 2 M 2
 Fir. Drains 1 Alarm _____
 Zone Planned unit
Development Ordinance
Under floor electrical
in office area

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

JAN 11 1979

Dept. of Community Development

January 2, 1979

Donald Stein
Western Industrial Investors
3325 Pico Blvd
Santa Monica, Ca. 90405

Dear Don:

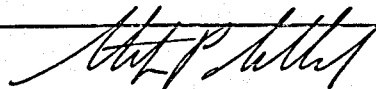
BIXBY/GREEN PROJECT, LOT 20, TRACT 9398 - GARDEN GROVE

The final landscape drawings have been reviewed and approved with the following comment:

1. All trees are to be planted behind the property line and outside the street right-of-way.

Please notify me when the landscaping work has been completed.

Yours very truly,



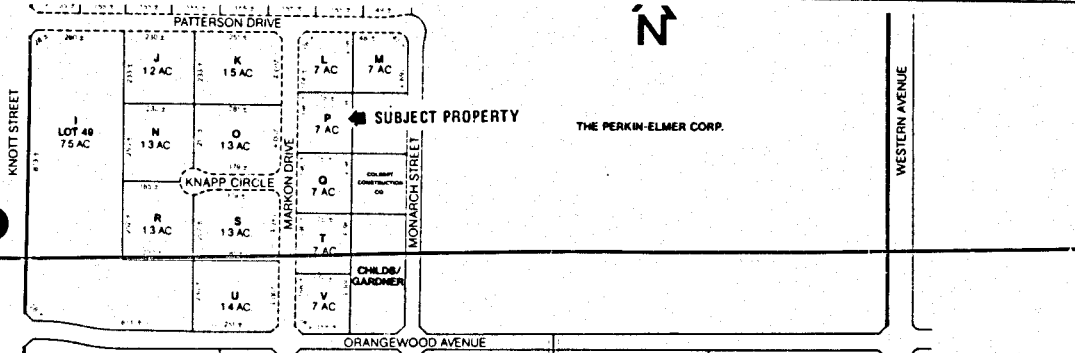
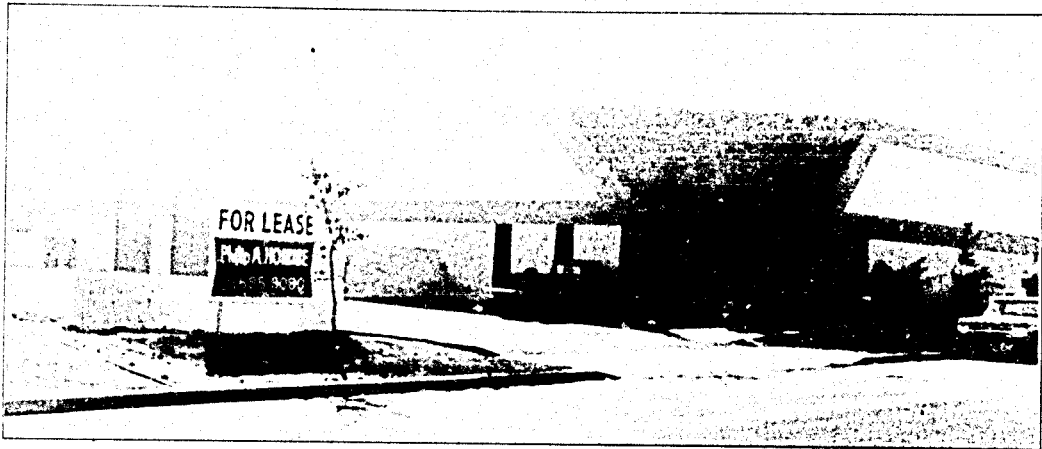
Stephen P. Sandland
Project Manager
Commercial/Industrial Div.

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove
Paula Mathews - TIC

CORRECTION

FOR LEASE - 16,453 Square Foot New Building



Listed by Philip A. Homme
 Firm Philip A. Homme Company

Phone (213) 685-9090
 Geog Area Extended Listing No. B-1557

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in good faith, with the understanding that all negotiations pertaining to this property, be handled through the listing office. All measurements are approximate.

THIS IS AN EXCLUSIVE LISTING OF "THE INDUSTRIAL MULTIPLE" AND IS SUBJECT TO ALL ITS RULES AND REGULATIONS.

IRVINE - GARDEN GROVE, 11366 MARKON DRIVE (see plot plan on back)

LEASE RENTAL: \$ 22¢ mo. Gross Net X Terms 5-10 years
 Taxes are approx. 1¢ per month the first year, because the land is assessed only.
 Possession September 20, 1978

STRUCTURAL DETAILS

Build # 16,453 Land # 33,775
 Bldg. Dns. 103,154.5
 Lot Dns. 175 x 193 Age New
 Off. Sq. Ft. 1,572 No. 3 private
 Maze No No Firs. 1
 Const. CIU Div. No. No
 Bldg. Age 18
 Markon Gate, 33/4000

MISCELLANEOUS DETAILS

Park 50 cars Fenced No Paved Yes
Plumbing for coffee bars
Strip fluorescents in warehouse
Aluminum foil insulation
 Gnd Lev. Drs. 2 Size 12 x 14
 Skylits Yes Key Call broker
Completely landscaped
 Thomas Book Pg. No. 15B3 Orange County
Carpeted offices

UTILITY DETAILS

Power 448-227-400 Amps.
 Heat Plant No Off Yes
 A/C Plant No Off Yes
 Plant Toilets W 2 M 1
 Off Toilets W 2 M 2
 Fir Drains 1 Alarm ---
 Zone Planned unit
Development Ordinance
Under floor electrical in office area

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

JAN 10 1979

Dept. of Community Development

January 2, 1979

Donald Stein
Western Industrial Investors
3325 Pico Blvd
Santa Monica, Ca. 90405

Dear Don:

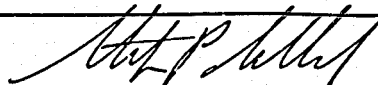
BIXBY/GREEN PROJECT, LOT 20, TRACT 9398 - GARDEN GROVE

The final landscape drawings have been reviewed and approved with the following comment:

1. All trees are to be planted behind the property line and outside the street right-of-way.

Please notify me when the landscaping work has been completed.

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial Div.

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove ✓
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

JAN 8 1979

Dept. of Community Development

January 5, 1979

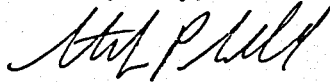
Dean Davison
San Vista Development Co.
17691 Mitchell North
Irvine, Ca. 92714

Dear Dean:

HEUER BUILDING, PARCEL 16, BOOK 107, PAGE 30 -
Garden Grove

The final landscaping and irrigation plans have been
reviewed and approved.

Yours very truly,



Stephen P. Sandford
Project Manager
Commercial/Industrial Division

SPS:dw
Encl.

cc: Dave Gunderman - City of Garden Grove
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

RECEIVED

JAN 8 1979

Dept. of Community Development

January 5, 1979

Mr. William Lee
Hugh Brook Associates
12440 Firestone Blvd
Suite 3014
Norwalk, Ca 90650

Dear Bill:

CHAU/LOW BUILDING, PARCEL 1, BOOK 111, PAGE 1 - GARDEN GROVE

The preliminary site plan has been reviewed and approved. However, the following additional information will be required for preliminary architectural approval.

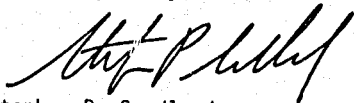
1. Submit all four exterior elevations.
2. Submit an accurate representation of the exterior color scheme.

~~To obtain final approval please submit the following:~~

1. Two complete sets of drawings, including all disciplines.
2. Landscape and irrigation plans.
3. All exterior signs

If you have any questions, feel free to call me at 644-3506.

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial Division

SPS:dw
encl.

cc: Dave Gunderman - City of Garden Grove
Paula Mathews - TIC

RECEIVED

JAN 8 1979

Dept. of Community Development

THE IRVINE COMPANY

550 Newport Center Drive
Newport Beach, California 92663
(714) 644-3011

January 5, 1979

Michael G. O'Dell
Signal Development Corp
17890 Skypark Circle
Irvine, Ca 92714

Dear Mike:

SIGNAL DEVELOPMENT PROJECT, PARCELS 7,8 and 9, BOOK 110
PAGES 39-41 - GARDEN GROVE

The preliminary site plan and building plans have been reviewed and approved with the following comments:

1. Submit landscape and irrigation plans for review.
2. Submit exterior colors for review
3. ~~Submit all exterior signs for review.~~

Consult the IIC-Garden Grove Architectural Guidelines for all information to be included in the submittal for final approval.

If you have any questions, please give me a call at 644-3506.

Yours very truly,



Stephen P. Sandland
Project Manager
Commercial/Industrial Division

SPS:dw
encl.

cc: Dave Gunderman - City of Garden Grove
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive, P.O. Box 1
Newport Beach, California 92663
(714) 644-3011

RECEIVED

FEB 5 1979

Dept. of Community Development

February 1, 1979

Mr. C. A. Kowalski
Kowalski-Harding & Assoc.
20715 S. Avalon Blvd., Ste. 310
Carson, CA 90746

RE: Del Monico Investment, Inc. (Zureit Holdings Limited)
Portion of Lot 17, Tract 9398-IIC Garden Grove

Dear Mr. Kowalski:

The working drawings for the first phase of the above-referenced project have been reviewed and (with the exception of the landscape drawings) are approved subject to the following:

1. Submit details for method of screening all roof-mounted mechanical equipment.
2. ~~Submit all exterior colors for review.~~
3. Submit all signs for review.
4. Submit details for method of screening electrical transformer from access streets and adjacent properties.

The landscape drawings will require resubmittal for review and approval. Please modify your proposed landscaping to reflect the following:

1. Indicate contour lines of all berming as required on all street frontages.
2. The street tree on Monarch Avenue is the *Platanus occidentalis*. Four trees per 100 lineal feet of street frontage are required with a 20" box minimum size. This equates to a minimum of twelve trees at irregular spacing.
3. The street tree on Chapman Avenue is the *Pinus Canariensis*. Again, four 20" box minimum size trees are required per 100 lineal feet of frontage. This equates to a minimum of eleven trees at irregular spacing for the first phase of the project.
4. Eighteen parking lot trees are required, based on the 88 parking stalls. However, only fourteen parking lot trees are indicated on the plans.

Mr. C. A. Kowalski
February 1, 1979

Page 2

5. Building line trees are required equal to one tree per 30 lineal feet of the combined length of rear and both side wall dimensions.

Consult the IIC-Garden Grove Planned Unit Development document, Protective Covenants and Architectural Standards for all landscaping requirements.

As of January 31, 1979, it appears that construction is moving right along on a third industrial building on the easterly portion of the site (assumed second phase). However, we have no record of plan submittals or approvals, either preliminary plans or working drawings, for this building.

Therefore, we would be highly pleased if you would submit the relevant documents for this construction, as required by the governing Protective Covenants, for our review. This should also include landscape plans, exterior color scheme, and all proposed signs.

Please feel free to contact me at (714) 644-3192 should you have any questions.

Very truly yours,



Gregg L. Mayfield
Architectural Design Administrator
Property Management Division

cc: David Gunderman - City of Garden Grove
Paula Mathews - IIC

THE IRVINE COMPANY

550 Newport Center Drive, P.O. Box 1
Newport Beach, California 92663
(714) 644-3011

February 5, 1979

Mr. Pat Beezley
James R. Harris, A.I.A.
901 Dove Street, Suite 205
Newport Beach, CA 92660

RECEIVED
FEB 8 1979
Dept. of Community Development

Re: Markon Industrial Project (John Boland, Modern Manufacturers)
Parcel 13, P.M. 107/30-32 - IIC Garden Grove

Dear Pat:

The preliminary plans for the above-referenced property have been rejected and are returned for the following reason.

Paragraph E of Appendix I to the Ground Lease for this property reads in part:

"... Said building shall be designed and constructed with a single common entry for the foregoing persons or entities described as tenant..."

In essence, the site is to be improved with a single building of 13,000 square feet minimum size. Modern Manufacturers is to occupy at least 50% of the building and an additional unnamed tenant as to the remainder. However, there shall be "a single common entry for the foregoing persons or entities described as tenant."

As the floor plans submitted indicate two distinct business entrances to the proposed structure, they do not meet the conditions of the ground lease. Unfortunately, this implies a certain amount of re-design on your part.

Please give me a call at 644-3192 if I can be of any assistance.

Very truly yours,



Gregg L. Mayfield
Architectural Design Administrator
Property Management Division

cc: ^{David} David Gunderman - City of Garden Grove
Paula Mathews - The Irvine Company

GM:tc

THE IRVINE COMPANY

550 Newport Center Drive, P.O. Box 1
Newport Beach, California 92663
(714) 644-3011

RECEIVED

FEB 21 1979

Dept. of Community Development

February 16, 1979

Mr. H. Henry Hirsch
H & P Development
11521 Monarch Street
Garden Grove, CA 92640

RE: H & P Development Addition (Newport National Co.)
Lot 23, Tract 9398

Dear Mr. Hirsch:

The plans for the modifications and addition to the above referenced property have been reviewed and approved subject to the following condition:

1. Submit details for method of screening all roof-mounted mechanical equipment.
2. Submit exterior finishes and/or colors for review.

Please notify me when you plan to commence construction. If you have any questions, please call me at 644-3192.

Very truly yours,



Gregg L. Mayfield
Architectural Design Administrator
Property Management Division

GLM/gr

cc: David Gunderman - City of Garden Grove ✓
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive, P.O. Box 1
Newport Beach, California 92663
(714) 644-3011

March 5, 1979

RECEIVED

MAR 6 1979

Dept. of Community Development

Mr. Maxwell Burstein
ACS Enterprises
P.O. Box 2248
Fullerton, CA 92663

RE: Perkin-Elmer Sign
Parcel 1, PM 101/25

Dear Mr. Burstein:

The drawings for the proposed ground-mounted sign to be located at the northeast corner of Orangewood Street and Monarch Street has been reviewed and approved subject to the following condition:

Pursuant to section 3.05 (b) of the Protective Covenants affecting this property, the proposed sign shall conform to the minimum setback lines of the property. Specifically, the sign shall be set back a minimum of twenty feet from each streetside property line.

If you have any questions, please call me at (714) 644-3192.

Very truly yours,



Gregg L. Mayfield
Architectural Design Administrator
Property Management Division

GLM/gr

cc: Dave Gunderman - City of Garden Grove
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive, P.O. Box 1
Newport Beach, California 92663
(714) 644-3011

March 6, 1979

RECEIVED

MAR 7 1979

Dept. of Community Development

Mr. Dennis M. Crane
Lincoln Property Company
2151 Michelson Drive, Suite 105
Irvine, CA 92715

RE: Lincoln Properties/Exterior Colors
Parcels 2,3 & 4, PM 110/39-41
(PM 12691/1993)

Dear Dennis:

The exterior color scheme submittal for the above referenced project has been reviewed and approved with the exception of the blue horizontal band. As per our discussion yesterday, a blue horizontal band darker than the blue color chip submitted and more closely matching the blue used on the colored exterior elevations shall be the approved blue for the horizontal band. Since only one set of colored elevations was submitted, we are retaining it for our records.

Very truly yours,



Gregg L. Mayfield
Architectural Design Administrator
Property Management Division

GLM/gr

cc: David Gunderman - City of Garden Grove
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive, P.O. Box 1
Newport Beach, California 92663
(714) 644-3011

March 8, 1979

RECEIVED
MAR 9 1979
Dept. of Community Development

Mr. Robert M. Harding
Kowalski-Harding & Associates
20715 S. Avalon Blvd., Suite 310
Carson, CA 90746

Re: Del Monico Investment, Inc. (Zureit Holdings Limited)
Portion of Lot 17, Tract 9398--IIC Garden Grove

Dear Mr. Harding:

The working drawings for the second phase (the third building) of the above-referenced project have been reviewed and (with the exception of the landscape drawings) are approved subject to the following:

1. Submit details for method of screening all roof-mounted mechanical equipment.
2. Submit all exterior colors for review.
3. Submit all exterior signing for review, including locations, materials, colors, copy, method of lighting, and construction details.

The landscape drawings will require resubmittal for review and approval. Please modify your proposed landscaping to reflect the following:

1. Indicate contour lines of all berming as required along the street frontage.
2. The street tree on Chapman Avenue is the *Pinus canariensis*. Four 20" box minimum size trees are required per 100 lineal feet of frontage. This equates to a minimum of 13 such trees at irregular spacing, where only three are shown on the plan.
3. Sixteen parking lot trees are required, based on the 80 (not 87) parking stalls. However, only 12 are indicated on the plans.
4. Property line trees are required at one per 30 lineal feet. Thus, you need nine along the northerly property line where none are presently located.

Mr. Robert M. Harding

-2-

March 8, 1979

5. A screen hedge is required where parking is located within 25 feet of the curb face. The hedge shall consist of *Ligustrum texanum*, five-gallon minimum size, planted three feet center to center, and located one foot from the top of the berm towards the interior of the property.
6. A precast concrete planter is indicated at the southeast corner of the building. Indicate planting materials and means of irrigation on the plans.

Please consult the IIC Garden Grove Planned Unit Development document, Protective Covenants and Architectural Standards for all landscaping requirements.

As of this date, it appears conditioning of the soil or preliminary landscape activity has started at the two buildings located on the westerly portion of this site. We have yet to receive the resubmittal of landscape plans required by my letter of February 1, 1979. You are hereby notified that the installation of any landscape materials on this property prior to review and approval of the landscape and irrigation plans is a direct violation of the Protective Covenants affecting the property and thereby subject to every remedy allowed by law or equity against the owner. Therefore, please refrain from the installation of any landscaping materials on this property until the appropriate revised landscape and irrigation plans have been submitted to, reviewed, and approved by The Irvine Company.

If you have any questions, please call me at (714) 644-3192.

Cordially,



Gregg L. Mayfield
Architectural Design Administrator
Property Management Division

GLM/vm

cc: Mr. David Gunderman - City of Garden Grove
Paula Mathews - The Irvine Company

THE IRVINE COMPANY

550 Newport Center Drive, P.O. Box 1
Newport Beach, California 92663
(714) 644-3011

March 9, 1979

RECEIVED

MAR 12 1979

Dept. of Community Development

Mr. Pat Boland
7260 Acacia Avenue
Garden Grove, CA 92641

Re: Modern Manufacturing Industrial Building (Boland, John and Kathaleen)
Lot 36, Tract 9398 - IIC Garden Grove

Dear Pat:

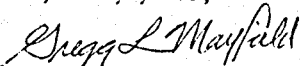
The working drawings submitted for the above-referenced property have been reviewed. However, this review has turned up a number of discrepancies between the working drawings for the proposed improvement of this site and the agreed-upon requirements of the Ground Lease, the recorded Declaration of Restrictions affecting the property and the Architectural Standards. Among these discrepancies are the following:

1. The building area is over 1000 square feet below the agreed-upon minimum size.
2. There is no provision for the required parking lot trees.
3. Inadequate screening of the loading area.
4. Inadequate setback from streetside property line to parking area.
5. Inadequate landscaping including deficiencies in bermed landscaping, hedge screening, ground cover, street trees, building line trees, as well as the previously mentioned parking lot trees.

For the above-mentioned reasons, your working drawings are not being approved at this time.

Please let me know how you intend to correct these deficiencies.

Very truly yours,



Gregg L. Myfield
Architectural Design Administrator
Property Management Division

cc: David Gunderman - City of Garden Grove
Planning Services Supervisor
11391 Acacia Parkway
Garden Grove, CA 92640

Paula Mathews - The Irvine Company

32680

7373 HUNT
BY 13078PG 449

Recorded at the request of
and mail to:

The Hewson Company
10100 Santa Monica Boulevard
Suite 1015
Los Angeles, California 90067

\$3.00
C2

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-2 25 PM MAR 22 1979

LEE A. BRANCH County Recorder

Space above this line for
Recorder's use.

COVENANT AND AGREEMENT

The undersigned hereby certify we are the owners of the hereinafter
legally described real property located in the City of Garden Grove,
County of Orange, State of California, described as follows:

Parcels 5 and 6, as shown on map filed in Book 110, pages 39
through 40, inclusive, of Parcel Maps, in the office of the
County Recorded of said County.

That in consideration of the approval of a permit to construct a
building on the above described parcels, we do hereby promise,
covenant, and agree to and with the City of Garden Grove that the
existing parcels in the above described real property will be re-
tained as one contiguous property and will not be sold separately.

This covenant and agreement shall run with the land and shall be
binding upon any further owners, encumbrancers, their successors,
heirs, or assigns, and shall continue in effect until the City of
Garden Grove approves its termination.

Dated this 14th day of March, 1979

HARVARD DEVELOPMENTS LIMITED, a
Canadian corporation, as to an
undivided 50% interest, and
HEWSON/IRVINE ASSOCIATES, a
California limited partnership,
as to an undivided 50% interest,
as tenants in common

By: THE HEWSON COMPANY,
Its Manager

By: Gary J. Hewson
Gary J. Hewson
President

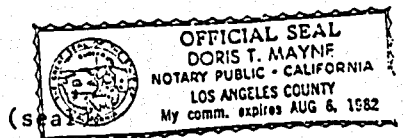
By: James L. Hasselbach
James L. Hasselbach
Vice President

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.

On March 14 1979 before me, the undersigned, a Notary Public in
and for said State, personally appeared Gary J. Hewson, known to me to
me to be the President, and James L. Hasselbach, known to me to be the
Vice President of the Corporation that executed the within Instrument,
known to me to be the persons who executed the within Instrument on be-
half of the Corporation therein named, and acknowledged to me that such
Corporation executed the within Instrument pursuant to its by-laws or a
resolution of its board of directors.

WITNESS my hand and official seal.

Doris T. Mayne
Signature



THE IRVINE COMPANY

550 Newport Center Drive, P.O. Box 1
Newport Beach, California 92663
(714) 644-3011

March 29, 1979

RECEIVED

MAR 30 1979

Dept. of Community Development

Mr. Pat Beezley
James R. Harris, A.I.A.
901 Dove Street, Ste. 205
Newport Beach, CA 92660

RE: Markon Industrial Building (John Boland)
Parcel 13, PM 107/30-32 - IIC Garden Grove

Dear Pat:

The preliminary plans for the above referenced project have been reviewed and approved with the following comments:

1. Indicate how the requirement for trees adjacent to the structure will be met. Such trees are required at the rate of one per thirty lineal feet of the combined length of both side wall and the rear wall dimensions.
2. Substitute pyrus calleryana for pyrus kawakami as the required street tree.

Since only one set of preliminary drawings was submitted for review, these are being retained for our files. In the future, please submit two sets of all drawings for review.

Please consult the IIC Garden Grove Architectural Standards for all information to be submitted with the working drawings for final approval. This is to include mechanical, electrical and plumbing drawings, complete landscape and irrigation plans, all exterior colors, and the locations, materials, colors, copy, method of lighting and construction details of all exterior signing.

If you have any questions, please call me at 644-3192.

Very truly yours,

Gregg L. Mayfield
Architectural Design Administrator
Property Management Division

GLM/gr

cc: David Gunderman - City of Garden Grove
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive, P.O. Box 1
Newport Beach, California 92663
(714) 644-3011

April 2, 1979

RECEIVED

APR 4 1979

Dept. of Community Development

Mr. Pat Boland
7260 Acacia Avenue
Garden Grove, CA 92641

RE: Modern Manufacturing Building (John & Kathaleen Boland)
Lot 36, Tract 9398 - IIC Garden Grove

Dear Pat:

The working drawings for the above referenced property are approved subject to the inclusion of modifications to the site plan and landscaping indicated on the revised sheets A1, C-1, L-1, L-2, as submitted to me on March 15, 1979, to replace the corresponding sheets in the set received February 7, 1979, approved copies of which are hereby returned to you.

Please be sure the original drawings are modified to reflect the elimination of one parking stall (from 17 down to 16) along the southerly property line and a corresponding increase in boundary landscaped area as well as the revisions to tree and plant materials on the landscape drawings.

Please notify me at least 72 hours prior to beginning any construction on the site, and 72 hours prior to the installation of any landscaping material. If you have any questions, give me a call.

Very truly yours,



Gregg L. Mayfield
Architectural Design Administrator
Property Management Division

GLM/gr

cc: ~~David Gunderman - City of Garden Grove~~
Paula Mathews - TIC

THE IRVINE COMPANY

550 Newport Center Drive, P.O. Box 1
Newport Beach, California 92663
(714) 644-3011

April 2, 1979

Mr. J. Travis
Peter A. Lendrum Associates
1601 Dove Street, Ste. 195
Newport Beach, CA 92660

RECEIVED

APR 3 1979

Dept. of Community Development

RE: The Hewson Company Building (Gilano/Vitti)
Parcels 5 & 6, PM 110/39-41 - IIC Garden Grove

Dear Mr. Travis:


The working drawings for the above referenced project have been reviewed and approved subject to the following conditions:

1. The substitution of *Pyrus calleryana* for *Pyrus kawakami* is recommended.
2. Submit details for screening all roof-mounted mechanical equipment or vents higher than 18" above the roof from view.
3. Submit all exterior signing for review including locations, materials, colors, copy, method of lighting and construction details.

Also, pursuant to Article IV of the protective covenants, an architectural review fee shall be paid to the declarant at the time plans are submitted for review. Therefore, a check payable to The Irvine Company in the amount of \$100.00 is requested to be sent to my attention.

If you have any questions, please call me at 644-3192.

Very truly yours,



Gregg L. Mayfield
Architectural Design Administrator
Property Management Division

GLM/gr

cc: David Gunderman - City of Garden Grove
Paula Mathews - TIC

THE RIVINE COMPANY

550 Newport Center Drive, P.O. Box 1
Newport Beach, California 92663
(714) 644-3011

April 23, 1979

3192

Mr. Ed Brittain
Petrolane Gas Service
11911 Heil Avenue
Fountain Valley, CA 92708

RE: Cordinated Delivery Propane Tank (Jim McGee)
Parcel 21, PM 107/30-32 - IIC Garden Grove

RECEIVED
APR 25 1979
Dept. of Community Development

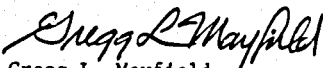
Dear Mr. Brittain:

The drawings for the propane tank installation on the above referenced property in Garden Grove have been reviewed and are approved subject to the following conditions:

1. The installation shall be screened from view on the north, east and south sides by low maintenance, evergreen shrub plantings of sufficient size, spacing and quantity to create an effective opaque screen.
2. The required shrubbery screen shall be maintained in a sightly and well kept condition, free of weeds and debris, with individual plants replaced as necessary pursuant to Article 3.04 of the CC & R's affecting this property and Section V G (6) of the Planned Unit Development Standards.
3. The number of parking stalls provided on-site shall not be reduced below the minimum number required for the facility by the City of Garden Grove. Please verify the number of parking stalls required with the City of Garden Grove.

Please inform the property owner and/or tenant of these conditions and their obligation to maintain the screening of this installation. If you have any questions. give me a call.

Very truly yours,


Gregg L. Mayfield
Architectural Design Administrator
Property Management Division

GLM/gr
Encl.

cc: Jim McGee - Cordinated Delivery
Don Butterfield - City of Garden Grove
Paula Mathews - TIC

June 22, 1979

Mr. Robert Solomon, President
SIR Developers, Inc.
7201 Garden Grove Boulevard, Suite K
Garden Grove, CA 92641

Dear Mr. Solomon:

Subject: 1.23 Acres, Patterson Drive (Warehouse and Office)

It certainly was a relief to find the preliminary site plans you submitted for our review. As I mentioned to you on the telephone, these plans were taken to our Planning Coordinating Committee (PCC) on May 16, 1979. We explained to the Committee that you wanted some feed-back regarding which of the two schemes submitted would work the most efficiently.

PCC reviewed your request for the combination warehouse and office structure and indicated more information was needed regarding truck circulation, off-site relationships, kind of warehousing, etc. The PCC suggested that the applicant work with the Zoning Administrator and his staff to resolve problems.

Following our informal review, the next step will be to submit preliminary plans for approval. You will be required to provide us with the following:

1. A statement describing the intended use of the site, to include a full description of the activities contemplated to be conducted within the building proposed.
2. A site plan showing all buildings and structures complete with setback dimensions and dimensions of said structures on the site in question.
3. A set of architectural plans indicating the building elevations and construction materials and provisions for landscaping and utility services.

We regret any inconvenience you may have experienced. I look forward to meeting with you on June 25th to discuss your plans.

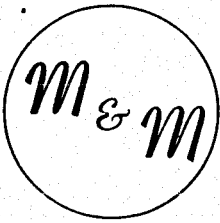
Sincerely,

Paul O. Moeller
Senior Urban Planner

POM/pac

*General
use file*

PMD 103 76?



PO 2-102-70

PROPANE INC.

15708 VIRGINIA AVENUE • BELLFLOWER, CALIFORNIA 90706 • (213) 925-4458



"Service Second To None"

RECEIVED

SEP 25 1978

Dept. of Community Development

City of Garden Grove
11391 Acacia Parkway
Garden Grove, Ca. 92640

Mr. David Gunderman;

Application to install a 499 gallon propane tank.

Applicant: Laminating Company of America
7311 Doig
Garden Grove, Ca.
Attention: L. A. Chapman

Phone: 213 924-5506

Propane Tank Description: Manufacturer: Roy E. Hanson
Capacity: 499 water gallon
Year: 1978
Dimensions: 36.2" x 10' 0"
Shell Thickness: .2812 SA 455
Serial # 177979

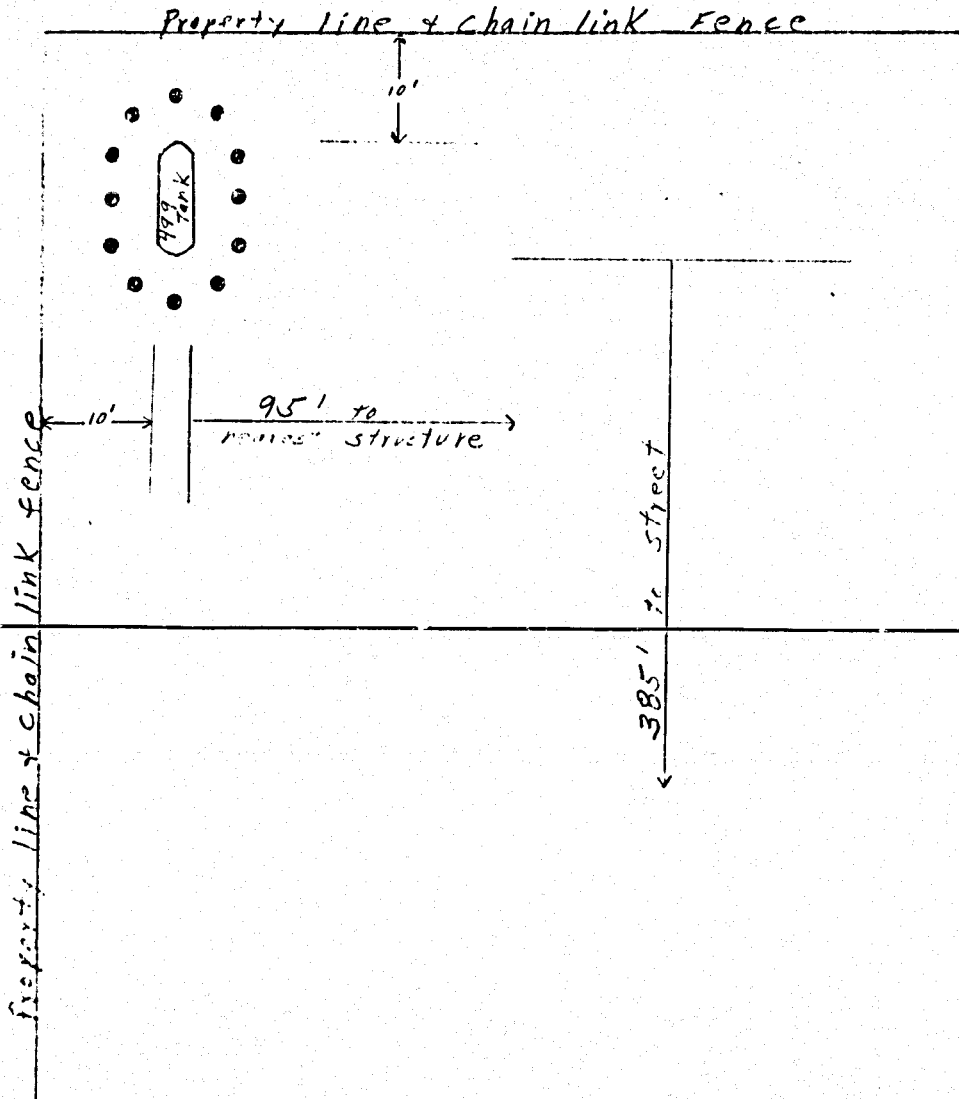
Materials: Twelve (12) crashposts, Five (5) inches in diameter and
Six (6) foot lengths set Two (2) feet below ground and
Four (4) feet above.

Two (2) pre-fab foundations for tank to be set on and bolted
down.

Dimensions: Tank is to be set at a point in excess of Ten (10) feet
from property lines.
Crashposts are to be placed in such a manner as to give
Four (4) feet protection around diameter of tank.
Crashposts are to be placed with less than Forty-Four
(44) inches between them.

LAMINATING COMPANY OF AMERICA
7311 Dolg
Garden Grove, Ca.

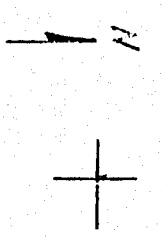
1" = 12'



LINE 1 OF CHAIN FENCE

SEPARATION
STORAGE BIN

REPAIR
STORAGE



TRACK 1
CLEAR.
KEEP C

SEPARATION LINE & CHAIN LINE FENCE

ROAD

GLASS
BIN
TRASH

TRASH
BIN

TRASH
BIN

TRASH
BIN

TRASH
BIN



LOADING
STAGE

TRUCK
LOADING
DOCK

0-11

L.C.O.A. BUILDING

Saffell & McAdam, Inc., Builders

September 26th, 1979
File # 7907

Mr. Richard R. Powers
City Manager
CITY OF GARDEN GROVE
11391 Acacia Parkway
Garden Grove, CA 92640

*Al - Mike LeB...
JLB respond*

RECEIVED
OCT 2 - 1979

CITY MANAGER'S OFFICE

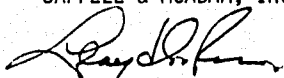
RE: MARKON INDUSTRIES

Dear Mr. Powers,

Please be advised that due to the inability of the Garden Grove Planning Department to process in a timely fashion a Permit request for the Markon Industrial Building (Plan Check # 2769), we have been placed in a position of potentially losing this site due to Irvine Company lease conditions. We have processed all documents through City of Garden Grove beginning in April of 1979. We picked up the correction list, which contained no Planning Department corrections in mid-August, and re-submitted for a re-check concurrent with receiving a Grading Permit. The corrected drawings were returned to the Building Department for structural plan check on 8-30-79. In subsequent conversations we were advised by the Building Department that planning approval was required prior to issuance of the Permit. Beginning on or about 9-10-79 we attempted to contact Mr. Paul Moeller to confirm that planning approval was forthcoming. On 9-13-79 he advised he could not locate the plans, but suggested he continue looking, although we offered to provide additional copies. On 9-17-79 he advised that he had located the plans on his desk, and that he should be able to review same on Tuesday 9-18-79. We commented that we would call on Wednesday 9-19-79 to confirm. Calls were made by Mr. Dan McGregor and Mr. Conrad Hopp of our offices and Mr. Jim Harris from the architects office, without any satisfaction or even the courtesy of a returned call. Finally Mr. McGregor of our office contacted Mr. Moeller on 9-24-79 and was advised that he may be able to check the plans that afternoon. On 9-25-79 we were advised that he had not completed his check and could not give a date as to when he could. Mr. McGregor was unable on 9-24-79 to even determine what Mr. Moeller was checking or what areas would require attention.

Due to this unforeseen delay we are unable to proceed with construction which obviously precludes completion of the building or occupancy by the tenant. This presents to the Irvine Company the opportunity to cancel the land lease agreement thus severely damaging our firm. In this eventuality it would be our intent to look to City of Garden Grove for recovery of any and all damages due to such action by the Irvine Company.

Yours truly,
SAFFELL & McADAM, INC.


Lloyd Ross
President

c.c. Mr. Paul Moeller
Planning Department
c.c. William H. Claire
Planning Division Manager

28242

Recording Requested By and Mail

RECEIVED

RECORDED IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA

City Engineer
City Hall
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

MAR 15 1980

\$3.00
C5

-2 50 PM FEB 25 1980

Pub. Works & Comm. Dept.

LEE A. BRANCH, County Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that we are all of the owners of the herinafter legally described real property located in the City of Garden Grove, County of Orange, State of California:

Lots 3 and 4 of Tract No. 9398

(legal description)

as per map recorded in Book 394, page 20 to 27 inclusive, of Miscellaneous Maps, Records of Orange County. And, for the purpose of constructing a building on said property (state purpose)

we do hereby covenant and agree with the City of Garden Grove, a municipal corporation, that the above-described land shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement shall run with the land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs and assignees.

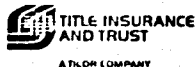
DATED: This 6th day of February, 19 80.

Convenience Foods Marketing, Inc.
George Quincy Dickerson (Sign)
Mary Cecile Dickerson (Sign)

ATTACH ACKNOWLEDGEMENTS BY A NOTARY PUBLIC OF ALL SIGNATURES.

TO 1945 CA (10-74)

(Corporation)



STATE OF CALIFORNIA }
COUNTY OF Orange } SS.

On February 25, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared GEORGE QUINCY DICKERSON known to me to be the CONVENIENCE FOODS MARKETING President, and MARY CECILE DICKERSON known to me to be CONVENIENCE FOODS MARKETING Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

STAPLE HERE

Judy Campbell



(This area for official notarial seal)