

**REDEVELOPMENT PLAN
FOR THE
GARDEN GROVE COMMUNITY PROJECT**

Prepared:

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Adopted:

Prepared For:

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**REDEVELOPMENT PLAN
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SECTION I. (100) INTRODUCTION

A. (101) General

This is the Redevelopment Plan for the Garden Grove Community Project located in the City of Garden Grove, County of Orange, State of California. This Redevelopment Plan consists of the text (Sections 100 through 1100), the Garden Grove Community Project Area Map (Exhibit A), the legal description of the Garden Grove Community Project Area Boundaries (Exhibit B) and a listing of the proposed community development projects (Exhibit C).

This Redevelopment Plan has been prepared by the Garden Grove Agency for Community Development (the "Agency") pursuant to the California Community Redevelopment Law (California Health and Safety Code, Section 33000, *et seq.*), the California Constitution and all applicable laws and ordinances. It does not present a specific plan for the rehabilitation and revitalization of any area within the Community Project Area. Instead, it establishes a process and framework for implementation of a redevelopment program.

This Redevelopment Plan, when adopted, supersedes, by amendment, the Amended Redevelopment Plan for the Garden Grove Community Project. The Amended Redevelopment Plan was adopted by Ordinance No. 2035 on February 16, 1988, and governed redevelopment activities in the 1,335 acre Amended Project Area. This Redevelopment Plan, by amending the Amended Redevelopment Plan, will accomplish the following:

- o expand the 1,335 acre Amended Project Area by adding 574 acres of property, creating the Garden Grove Community Project Area (the "Project Area");
- o consolidate the four (4) existing tax increment revenue limits, and increase the consolidated limit;
- o extend the time frame in which the Agency may elect to use eminent domain to acquire property in the Project Area;
- o extend the life of the Redevelopment Plan;
- o extend the frame in which the Agency may incur debt to fund the redevelopment of the Project Area;
- o increase the limit on the total bond debt the Agency may incur at one time to finance redevelopment activities in the Project Area; and
- o update and expand the list of public improvement projects the Agency may implement to benefit the Project Area.

B. (102) Background

The existing Garden Grove Community Project was established in 1973. Since that time, the Project has been amended to add properties, delete properties, incorporate other redevelopment projects, establish financial limits on the amount of tax increment revenue the Agency may receive, and establish time limits on the Agency's use of eminent domain for property acquisition.

Listed below are the milestone actions pertaining to the existing Garden Grove Community Project.

- o Community Project established by Ordinance No. 1339 in 1973.
- o Community Project amended to add property by Ordinance No. 1388 in 1974.
- o Trask Avenue Project established by Ordinance No. 1476 in 1975.
- o Community Project amended to add property by Ordinance No. 1548 in 1976.
- o Brookhurst/Chapman Project established by Ordinance No. 1576 in 1977.
- o Brookhurst/Katella Project established by Ordinance No. 1642 in 1978.
- o Community Project amended to add property, to incorporate the Trask Avenue Project, the Brookhurst/Chapman Project and the Brookhurst/Katella Project, and to establish financial limitations affecting property added by the 1976 and 1979 amendments by Ordinance No. 1699 in 1979.
- o Community Project amended to add and delete property, and to further modify the tax increment revenue limits affecting property added by the 1976 and 1979 amendments by Ordinance No. 1760 in 1981.
- o Community Project amended to delete the Newhope Condominiums by Ordinance No. 2035 in 1988.

- o Proposed Community Project amendment to add property, modify financial limits, extend time frames, and add public improvement/facility projects, to be considered in 1992.

SECTION II. (200) GENERAL DEFINITIONS

The following definitions will be used generally in the context of this Redevelopment Plan unless otherwise specified herein.

- A. "Agency" means the Garden Grove Agency for Community Development.
- B. "Agency Board" means the governing body of the Agency.
- C. "Annual Work Program" means that portion of the Agency's annual budget that sets forth programs and goals to be accomplished by the Agency during the fiscal year.
- D. "City" means the City of Garden Grove, California.
- E. "City Council" means the legislative body of the City.
- F. "County" means the County of Orange, California.
- G. "Disposition and Development Agreement" means a contractual agreement between a developer and the Agency that sets forth terms and conditions for community development.

- H. "General Plan" means the City's General Plan, a comprehensive and long-term General Plan for the physical development of the City as provided for in Section 65300, et seq., of the California Government Code.
- I. "Map" means the Garden Grove Community Development Project Area Map, as shown on Exhibit A.
- J. "Method of Relocation" means the methods or plans adopted by the Agency pursuant to Sections 33352(d) and 33411 of the Redevelopment Law for the relocation of families, persons and businesses to be temporarily or permanently displaced by notice and actions of the Agency.
- K. "Owner Participation Agreement" means a contractual agreement between the Agency and a property owner, business operator, or tenant which sets forth terms and conditions for community development.
- L. "Person" means an individual(s), or any public or private entities.
- M. "Plan" means this Redevelopment Plan for the Garden Grove Community Project.
- N. "Project" means the Garden Grove Community Project, which includes all elements of this Plan.
- O. "Project Area" means the Garden Grove Community Project Area and the territory to which this Plan applies as shown on Exhibit A.
- P. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000, et seq.) as it now exists or is hereafter amended.

Q. "State" means the State of California.

SECTION III. (300) PROJECT AREA BOUNDARIES

The boundaries of the Project Area are illustrated on the Map attached hereto and incorporated herein as Exhibit A. The legal description of the boundaries of the Project Area is as described in Exhibit B attached hereto and incorporated herein.

SECTION IV. (400) REDEVELOPMENT PLAN GOALS

This Plan is intended to achieve the following goals:

- o Eliminating physical and economic blight and deterioration in the Project Area, and the conservation, rehabilitation, and development of the Project Area in accord with the General Plan, design guidelines, specific plans, this Plan, and local codes, resolutions, and ordinances.
- o Upgrading the Project Area, to the greatest extent feasible, through the rehabilitation of existing structures.
- o Encouraging private sector investment in the development and redevelopment of the Project Area.
- o Promoting the economic well-being of the Project Area by encouraging the diversification and development of its economic base and employment opportunities.

- o Encouraging the development of commercial and industrial environments which positively relate to adjacent land uses, and upgrade and stabilize existing uses.
- o Providing the development of distinct commercial districts, to attain consistent image and character, and to enhance their economic viability.
- o Removing impediments to land assembly and development through acquisition and reparcelization of land into reasonably sized and shaped parcels.
- o Expanding the resource of developable land by making underutilized land available for redevelopment.
- o Providing needed improvements to the public infrastructure and public facilities that serve the Project Area.
- o Improving the circulation system through the Project Area to reduce traffic congestion and correct traffic infrastructure deficiencies.
- o Assisting both the City, and Project Area property owners, in funding circulation improvements.
- o Providing for the enhancement, retention, and expansion of businesses within the Project Area to promote their economic viability.
- o Encouraging the cooperation and participation of property owners, business persons, public agencies and community organizations in the revitalization of the Project Area.

- o Facilitating improvements to the community's governmental, public services, educational, cultural, and recreation facilities.
- o Developing public buildings and facilities that serve the Project Area, the community, and the Central Orange County region.
- o Achieving an environment that reflects a high level of concern for architectural, landscape, and urban design principles appropriate to and consistent with the objectives of the General Plan.
- o Providing for low and moderate income housing opportunities as is required to satisfy the needs and desires of the various age and income groups of the community, maximizing the opportunity for individual choice, and meeting the requirements of State law.
- o Improving housing and assisting low and moderate income persons and families to obtain homeownership.
- o Promoting the rehabilitation of existing housing stock where appropriate and promote development of quality, affordable housing.

SECTION V. (500) COMMUNITY DEVELOPMENT ACTIONS

A. (501) General

The Agency proposes to eliminate physical and economic deficiencies and strengthen the economic base of the Project Area and the community through:

1. The acquisition, installation, development, construction, reconstruction, redesign, replanning or reuse of streets, utilities, curbs, gutters, sidewalks, traffic control devices, flood control facilities and other public improvements, public facilities, utilities or other structures.
2. The rehabilitation, alteration, remodeling, improvement, modernization, or reconstruction of buildings, structures and improvements.
3. Providing the opportunity for participation by owners and tenants presently located in the Project Area and the extension of preferences to occupants desiring to remain or relocate within the Project Area.
4. Providing relocation assistance to displaced residential and nonresidential occupants.
5. The development or redevelopment of land by private enterprise or public agencies for purposes and uses consistent with the objectives of this Plan.
6. The acquisition of real property by purchase, gift, devise or any other lawful means, or, where it is deemed necessary, by exercising the power of eminent domain, as permitted by Section 503 of this Plan, after conduct of appropriate public hearings.
7. Combining parcels and properties, demolition or removal of buildings and improvements, site preparation and construction of necessary off-site improvements.

8. Providing for open space.
9. Managing of any property owned or acquired by the Agency.
10. The rehabilitation, preservation, development or construction of affordable housing in compliance with State law.
11. Assisting in the provision of financing for the construction of residential and commercial buildings.
12. The disposition of property, including the lease or sale of land at the value determined by the Agency for reuse in accordance with this Plan.
13. Providing for the retention of controls, and the establishment of restrictions or covenants running with the land, so that property will continue to be used in accordance with this Plan.
14. The vacation or abandonment of certain streets and other thoroughfares and the dedication of areas for public purposes consistent with the objectives of this Plan.
15. Applying for, receiving and utilizing grants and loans and any other assistance from federal or state governments or any other source.
16. Taking any action the Agency determines is necessary and consistent with state, federal and local laws to make structural repairs to buildings and structures to meet building code standards related to seismic safety.

17. Taking any action the Agency determines as necessary and consistent with state, federal and local laws to remedy or remove a release of hazardous substances on, under or from property within the Project Area or to remove hazardous waste from property.

To accomplish these actions and to implement this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by the Redevelopment Law and any other State law.

B. (502) Property Acquisition

1. (503) Acquisition of Real Property

The Agency may acquire real property, any interest in property, including interests less than a fee interest, and any improvements on it by any means authorized by law, including by gift, grant, exchange, purchase, cooperative negotiations, lease, or eminent domain. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located.

As required by law, the Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless: (1) such building requires structural alteration, improvement, modernization, or rehabilitation; or (2) the site or lot on which the building is situated requires modification in size, shape, or use; or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Plan by executing an Owner Participation Agreement.

It is in the public's interest and is necessary to execute this plan for the power of eminent domain to be employed by the Agency to acquire real property in all portions of the Project Area. Except as otherwise provided by law, no eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Plan. The Agency, however, shall attempt to use all other avenues of acquisition to implement this Plan prior to the use of eminent domain. Such time limitation may be extended only by amendment of this Plan.

2. (504) Acquisition of Personal Property

Where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

C. (505) Participation by Owners and Tenants

1. (506) Owner and Tenant Participation

The Agency shall promulgate rules for owner, business operator, and tenant participation which may be amended from time to time. The Agency shall extend reasonable preference to persons who are owners or tenants in the Project Area to continue in or re-enter in business in the Project Area if they otherwise meet the requirements prescribed by this Plan and the Agency's rules governing owner participation and re-entry; such rules shall allow for Owner Participation Agreements with the Agency. Such rules may establish reasonable priorities and preferences among owners, business operators and tenants.

Opportunities to participate may include the rehabilitation of property or structures; the retention of improvements; the development of all or a portion of the participant's property; the acquisition of adjacent properties from the Agency; purchasing or leasing properties in the Project Area; participating with developers in the rehabilitation and/or reuse of all or a portion of a participant's properties; or other suitable means consistent with objectives and proposals of this Plan and of the rules governing owner participation and re-entry.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

The Agency desires participation in the Project by as many owners and business operators as possible. However, participation opportunities shall necessarily be subject to and limited by such factors as the removal, relocation, installation, or expansion of public facilities; elimination and changing of land uses; construction, abandonment, widening, opening, or realignment of streets and other rights-of-way; the ability of the Agency and/or owners to finance acquisition and development in accordance with this Plan; change in orientation and character in the Project Area; the necessity or desirability of assembling areas for private and/or public development; the feasibility of the potential participant's proposal; and the other requirements of this Plan and applicable laws and regulations of the City.

2. (507) Preferences for Persons Engaged in Business in the Project Area

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the Project Area if they otherwise meet the requirements prescribed by this Plan and the Agency's rules governing re-entry.

Reentry preferences shall necessarily be subject to and limited by factors such as the extent to which suitable relocation or reentry accommodations exist or are rehabilitated or developed within the Project Area; the extent to which suitable relocation or reentry accommodations are available within an acceptable time period or at rents or other terms that are acceptable to such displaced business occupants, and within their financial means; and the requirements of this Plan and applicable laws and regulations of the City.

3. (508) Owner Participation Agreements

The Agency may require that, as a condition of participation in the project by owners and tenants, such participants enter into binding Owner Participation Agreements with the Agency by which the participant agrees to contribute, sell, acquire, rehabilitate, develop or use the property in conformance with the Plan and to be subject to such provisions and conditions to which the parties may agree.

Under an Owner Participation Agreement, the participant shall agree to rehabilitate, develop, or use the property in conformance with this Plan and be subject to the provisions hereof. In the Owner Participation Agreement, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

In the event a participant breaches the terms of an Owner Participation Agreement, the Agency may declare the Agreement terminated and may acquire the real property or any interest therein.

D. (509) Cooperation with Public Bodies

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning and implementation activities authorized by this Plan. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate Plan implementation activities with the activities of such public bodies in order to accomplish the purposes of the program and the highest public good.

The Agency, under current Redevelopment Law provisions, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, shall seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into an Owner Participation Agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in and authorized by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist the public bodies in the cost of public land, buildings, facilities, structures or other improvements (within or outside the Project Area) where such land, buildings, facilities, structures, or other improvements are of benefit to the Project.

E. (510) Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency or its designated agent. Such properties may be rented or leased by the Agency pending their disposition.

F. (511) Payments to Taxing Agencies to Alleviate Financial Burden or Detriment

The Agency may pay an amount of money in lieu of taxes in any year during which it owns property in the Project Area. Such payment shall be made directly to the County or special district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt.

Subject to the provisions of Section 33401 of the Redevelopment Law (or successor statute), the Agency may pay to any taxing agency with territory located within the Project Area, other than the City, any amounts of money which the Agency has found are necessary and appropriate to alleviate financial burden or detriment caused by the Project. The payments to a taxing agency in any single year shall not exceed the amount of property tax revenues which would have been received by that taxing agency if all the property tax revenues from the Project Area had been

allocated to all the affected taxing agencies without regard to the division of taxes required by Section 33670 of the Redevelopment Law, except that a greater payment may be established by agreement between the Agency and one or more taxing agencies, except a school district, if the other taxing agencies agree to defer payments for one or more years in order to accomplish the purposes of the Project at an earlier time than would otherwise be the case. The amount of any greater payments shall not exceed the amount of payment deferred. The payments shall be approved by a resolution, adopted by the Agency, which shall contain findings, supported by substantial evidence, that the Project will cause or has caused a financial burden or detriment to the taxing agency and that the payments are necessary to alleviate the financial burden or detriment.

G. (512) Relocation of Persons Displaced by a Community Development Project

1. (513) Relocation Program

In accordance with the provisions of the California Relocation Assistance Law (Government Code Section 7260 *et. seq.*), the guidelines adopted and promulgated by the California Department of Housing and Community Development (the "Relocation Guidelines") and the Method of Relocation adopted by the Agency, the Agency shall provide relocation benefits and assistance to all eligible persons (including families, business concerns and others) displaced by applicable Agency activities in the Project Area. Such relocation assistance shall be provided to such eligible displaced households in the manner required by the California Relocation Assistance Law, the Relocation Guidelines, and the Method of Relocation. In order to carry out the Project with a minimum of hardship, the Agency will assist such eligible displaced households in finding decent, safe and sanitary housing within their financial means and otherwise suitable to their needs. The Agency shall make a reasonable effort to relocate such eligible displaced individuals,

families, and commercial establishments within the Project Area. The Agency is also authorized to provide relocation for such eligible displaced persons outside the Project Area.

2. (514) Relocation Benefits and Assistance

The Agency shall provide all relocation benefits required by law and in conformance with the Method of Relocation, Relocation Guidelines, Relocation Assistance Law, and the Redevelopment Law. The Agency may make such other payments as it may deem appropriate and for which funds are available.

H. (515) Demolition, Clearance, Public Improvements, Site Preparation and Removal of Hazardous Waste

1. (516) Demolition and Clearance

The Agency is authorized, for property acquired by the Agency or pursuant to an agreement with the owner thereof, to demolish, clear or move buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. (517) Public Improvements

To the extent permitted by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out the purposes of this Plan. Such public improvements include, but are not limited to, over and underpasses, freeway on- and off-ramps, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, and flood control

facilities, traffic signals, electrical distribution systems, natural gas distribution systems, telephone, cable TV systems, water distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, transportation facilities, landscaped areas, schools, civic, cultural, and recreational facilities and pedestrian improvements. Exhibit C presents a general description of public improvements and facilities redevelopment projects; it is not intended to exclusively list all types of such projects, and other public improvements and facilities may be needed as specific redevelopment projects are implemented.

The Agency, with the prior consent of the City Council, may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement which is publicly owned either within or outside the Project Area upon the Agency Board and the City Council making appropriate findings under the Redevelopment Law.

When the value of such land or the cost of the installation and construction of such building, facility, structure or other improvement, or both, has been, or will be, paid or provided for initially by the City or any other public entity, the Agency may enter into a contract with the City or such other public entity under which it agrees to reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure or other improvements, or both, by periodic payments over a period of years. Any obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purposes of carrying out this Plan.

3. (518) Preparation of Building Sites

The Agency may develop as a building site any real property owned or acquired by it. In connection with such development the Agency may cause, provide, undertake or make provisions with other agencies for the installation, or construction of parking facilities, streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this Plan. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public and other uses provided in this Plan.

4. (519) Removal of Hazardous Waste

The Agency may, by following all applicable procedures then provided by law, within the Project Area, take any actions which the Agency determines are necessary and which are consistent with other state and federal laws to remedy or remove a release of hazardous substances on, under or from property within the Project Area or to remove hazardous waste from property.

I. (520) Rehabilitation, Moving of Structures by the Agency and Seismic Repairs

1. (521) Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any property, building or structure in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a revitalization program or otherwise) in the

rehabilitation and conservation of property, buildings or structures in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses in the Project Area as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Project Area.

The extent of rehabilitation in the Project Area shall be subject to the following limitations:

- a. The rehabilitation must be compatible with land uses as provided for in the General Plan.
- b. Rehabilitation and conservation activities must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation and design standards as may be adopted by the Agency.
- c. The capacity of existing public improvements, facilities and utilities to service the rehabilitation project, and the need to expand said improvements, facilities and utilities to accommodate the rehabilitation project.

- d. The assembly and development of properties in accordance with this Plan.

The Agency may adopt property rehabilitation standards and design standards for the rehabilitation of properties in the Project Area.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its opinion, are not economically and/or structurally feasible.

2. (522) Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any structure or building which can be rehabilitated to a location within or outside the Project Area.

3. (523) Seismic Repairs

For any project undertaken by the Agency within the Project Area for building rehabilitation or alteration in construction, the Agency may, by following all applicable procedures then provided by law, take those actions which the Agency determines are necessary and which are consistent with local, state, and federal law, to provide for seismic retrofits.

J. (524) Property Disposition and Development

1. (525) Real Property Disposition and Development

a. (526) General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale or other transfer without public bidding. Except as otherwise permitted by law, before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold or leased for development pursuant to this Plan, such sale or lease shall be first approved by the City Council after public hearing in conformance with Section 33433 of the Redevelopment Law.

Except as otherwise permitted by law, no real or personal property owned by the Agency, or any interest therein, acquired in whole or in part, directly or indirectly, with tax increment monies, shall be sold or leased to a private person or private entity for an amount less than its fair market value, unless the City Council determines that such lesser consideration is necessary to effectuate the purposes of this Plan.

Except as otherwise permitted by law, the real property acquired by the Agency in the Project Area, except property conveyed to it by the City, shall be sold, leased or otherwise conveyed to public or private persons or entities for redevelopment and use of the property in conformance with this Plan. Real property may be conveyed by the Agency to the City, and where beneficial to the Project, to any other public body without charge or for an amount less than fair market value.

All purchasers or lessees of property shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development or redevelopment of such property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of community development in the Project Area, the Agency shall ensure that all provisions of this Plan, and other documents formulated pursuant to this Plan, are being observed, and that development of the Project Area is proceeding in accordance with applicable development documents and time schedules.

All development, whether public or private, must conform to this Plan and all applicable federal, state, and local laws, including without limitation the City's planning and zoning ordinances, building, environmental and other land use development standards; and must receive the approval of all other appropriate public agencies.

b. (527) Purchase Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and prevent the reoccurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to Owner Participation Agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the planning and zoning ordinances of the City, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

The Agency shall reserve such powers and controls in Disposition and Development Agreements or similar agreements as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development or redevelopment is carried out pursuant to this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, national origin, ancestry, sex, or marital status in the sale, lease, sublease, transfer, use occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, and

conveyed by the Agency or subject to Disposition and Development Agreements and Owner Participation Agreements, shall be expressly subject to the restriction that all deeds, leases, or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and non-segregation clauses as required by law.

2. (528) Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

K. (529) Provision for Low and Moderate Income Housing

1. (530) Definition of Terms

The terms "affordable housing cost", "replacement dwelling unit", "persons and families of low or moderate income", "lower income households", and "very low income households" as used herein shall have the meanings as defined by the Redevelopment Law and other State and local laws and regulations pertaining thereto.

2. (531) Authority Generally

The Agency may, inside or outside the Project Area, acquire land, donate land, improve sites, or construct or rehabilitate structures, or take any other such actions as may be permitted by the Redevelopment Law, in order to provide housing for persons and families of low or moderate income.

3. (532) Replacement Housing

Except as otherwise permitted by law, whenever dwelling units housing persons and families of low or moderate income, as defined by the Redevelopment Law, are destroyed or removed from the low and moderate income housing market as a result of this Project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the City. Except as otherwise permitted by law, seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs in the same income level of very low income households, lower income households, and persons and families of low and moderate income as the persons displaced from those units destroyed or removed. The Agency may replace destroyed or removed dwelling units housing persons and families of low or moderate income with a fewer number of replacement dwelling units if the replacement dwelling units have a greater or equal number of bedrooms and are affordable to the same income level of households as the destroyed or removed units.

4. (533) New or Rehabilitated Dwelling Units Developed Within the Project Area

Except as otherwise permitted by law, at least thirty percent (30%) of all new or rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low or moderate income and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be available to and occupied by very low income households. Except as otherwise permitted by law, at least fifteen percent (15%) of all new or rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low or moderate income and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be available at affordable housing cost to very low income households. Except as otherwise permitted by law, the percentage requirements set forth in this Section shall apply independently of the requirements of Section 533 and in the aggregate to the supply of housing to be made available pursuant to this Section and not to each individual case of rehabilitation, development or construction of dwelling units.

Pursuant to Section 33413(b)(4) of the Law, the Agency shall prepare and adopt a plan to comply with the requirements set forth above, for the Project Area. The plan shall be consistent with, and may be included within, the City's Housing Element of the General Plan. The plan shall be reviewed and, if necessary, amended at least every five (5) years in conjunction with the housing element cycle. The plan shall ensure that the requirements of this section are met every ten (10) years.

Except as otherwise permitted by law, the Agency shall require, by contract or other appropriate means, that whenever any low and moderate income housing units are developed within the Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low or moderate income displaced by this Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

5. (534) Duration of Dwelling Unit Availability

The Agency shall require the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 533 and 534 of this Plan to remain available at affordable housing cost to persons and families of low income, moderate income and very low income households for not less than the period required by law.

6. (535) Relocation Housing

If insufficient suitable housing units are available in the Project Area for use by persons and families of low and moderate income displaced by a community development project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside the Project Area.

7. (536) Increased and Improved Supply

Except as otherwise permitted by law, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Redevelopment Law and Section 702(2) of this Plan shall be deposited by the Agency into the Low and Moderate Income Housing Fund of the Agency for the purposes of increasing, improving and preserving the City's supply of low and moderate income housing available at affordable housing cost as defined by Section 50052.5 and 50053 of the Health and Safety Code, to persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, lower income households as defined in Section 50079.3 of the Health and Safety Code, and very low income households, as defined in Section 50105 of the Health and Safety Code, unless one or more applicable findings are made pursuant to the Redevelopment Law.

In implementing Section 536 of this Plan, the Agency may exercise any or all of its powers including, but not limited to, the following:

1. Acquire real property or building sites.
2. Improve real property or building sites with on-site or off-site improvements, but only if the improvements directly and specifically improve or increase the City's supply of low or moderate income housing.
3. Donate real property to private or public persons or entities.
4. Finance insurance premiums.

5. Construct buildings or structures.
6. Acquire buildings or structures.
7. Rehabilitate buildings or structures.
8. Provide subsidies to, or for the benefit of, very low income households, as defined by Section 50105 of the Health and Safety Code, lower income households, as defined by Section 50079.5 of the Health and Safety Code, or persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code, to the extent those households cannot obtain housing at affordable costs on the open market. Housing units available on the open market are those units developed without direct government subsidies.
9. Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness or pay financing or carrying charges.
10. Maintain the community's supply of mobile homes.
11. Preserve the availability to lower income households of affordable housing units in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 532 above. These funds may be used inside or outside the Project Area; provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project Area are made pursuant to the Redevelopment Law.

The funds for this purpose shall be held in a separate low and moderate income housing fund until used. Any interest earned by such low and moderate income housing fund shall accrue to the fund.

8. (537) Duration of Affordability

Except as otherwise permitted by law, all new or substantially rehabilitated housing units developed or otherwise assisted with moneys from the low and moderate income housing fund pursuant to an agreement approved by the Agency shall be required to remain available at affordable housing cost to persons and families of very low, low and moderate income for the longest feasible time, but for not less than the following periods of time:

- a. Fifteen (15) years for rental units. However, the Agency may replace rental units with equally affordable and comparable rental units in another location within the City if (A) the replacement units are available for occupancy prior to the displacement of any persons and families of low or moderate income residing in the units to be replaced and (B) the comparable replacement units are not developed with moneys from the low and moderate income housing fund.

- b. Ten (10) years for owner-occupied units. However, the Agency may permit sales of owner-occupied units prior to the expiration of the 10-year period for a price in excess of that otherwise permitted under this subdivision pursuant to an adopted program which protects the Agency's investment of moneys from the low and moderate income housing fund.

9. (538) Monitoring of Affordability

The Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the provisions of the Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year, and, if so, the income and family size of the new owners. The income information required by this Section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

SECTION VI. (600) USES PERMITTED IN THE PROJECT AREA

A. (601) Map and Uses Permitted

The Map attached hereto as Exhibit A and incorporated herein illustrates the location of the Project Area boundaries, the immediately adjacent streets, and existing public rights-of-way and public easements. It is contemplated that the City will from time to time update and revise the General Plan and the land uses permitted therein. The land uses permitted by this Plan shall be those permitted by the General Plan and implementing zoning and other ordinances, resolutions, and laws as they now exist or may hereafter be amended.

B. (602) Major Land Uses (as now provided in the General Plan)

Neighborhood Commercial:

Uses permitted in the neighborhood commercial zone include retail sales, restaurants, hardware stores, clothing stores, service stations, bakeries, laundries, and car washes.

Community Commercial:

Within the community commercial zone, all C-1 permit uses are permitted plus auto repair and sales uses, boat sales, bowling alleys, cocktail lounges, bars, nightclubs, fortune telling, tanning salons, gymnasiums, hotels, motels, convalescent and nursing homes, and small animal hospitals.

Heavy Commercial:

C-3 zones allow all uses permitted within the C-1 and C-2 zones plus wholesale and retail combinations, such as home improvement centers, food markets, auto related services, plumbing shops, and furniture stores.

Limited Industrial:

This zone allows small to medium industrial uses provided they are not adjacent to residential uses and compatible with surrounding uses. Typical uses include boat repairs, gas stations, auto body repairs, and restaurant uses.

Industrial Park:

This zone provides for modern integrated industrial parks and includes manufacturing uses, warehouse uses, and lumber yards.

Office/Professional:

The O-P zone allows office and professional office uses including medical offices, law offices, and other professional offices. No sale of goods is allowed in this zone.

Low Density Residential:

This provides for residential uses at a density not to exceed seven (7) dwelling units per acre.

Multifamily Residential:

This zone provides for multiple family residential neighborhoods that are in close proximity to work areas, commercial centers, and arterial highways. The R-3 zone allows those uses permitted in the R-1 and R-2 zones, with a maximum density of 24 units per acre.

Community Center Specific Plan Area:

Provides for the uses permitted in the Community Center, as defined and permitted in the Specific Plan.

Harbor Corridor Specific Plan Area:

Provides for the uses permitted in the approximately 210 acre planning area that includes portions of the Harbor Boulevard and Garden Grove Boulevard corridors.

C. (603) Public Uses

1. (604) Public Street Layout, Rights-of-Way and Easements

The public street system for the Project Area is illustrated on the map presented in Exhibit A. The street system in the Project Area shall be developed in accordance with the Circulation Element of the General Plan, as it now exists or is hereafter amended. Primary streets in the Project Area include Garden Grove Boulevard, Harbor Boulevard, Trask Avenue, Brookhurst Street, and Euclid Avenue.

It is contemplated that certain streets and rights-of-way may be widened, altered, abandoned, vacated, or closed by the City as necessary for proper development of the Project Area. Additional easements may be created by the Agency in the Project Area as needed for proper development and circulation.

The public rights-of-way shall be used for vehicular, bicycle and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

2. (605) Other Public and Open Space Uses

Both within and, where appropriate, outside of the Project Area, the Agency is authorized to permit, establish, or enlarge public, institutional, or non-profit uses, including, but not limited to, airports, schools, community center, auditorium and civic center facilities, criminal justice facilities, park and recreational facilities, parking facilities, transit facilities, libraries, hospitals, educational, fraternal, philanthropic and charitable institutions or other similar associations or organizations. All such uses shall be deemed to conform to the provisions of this Plan provided that such uses conform with all other applicable laws and ordinances and that such uses are approved by the City. The Agency may impose such other reasonable restrictions as are necessary to protect development and uses in the Project Area.

D. (606) Nonconforming Uses

The Agency is authorized but not required to permit an existing use to remain in an existing building in good condition if the use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project Area where, and in the determination of the Agency, such improvements would be compatible with surrounding Project Area uses and development.

E. (607) Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use, however, shall conform to all applicable City codes.

F. (608) General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the provisions of this Plan and all applicable City codes and ordinances. The land use controls of this Plan shall apply for a period of forty (40) years. The type,

size, height, number and use of buildings within the Project Area will be controlled by the applicable City's planning and zoning ordinances as they now exist or may hereafter be amended from time to time.

1. (609) New Construction

All construction in the Project Area shall comply with all applicable State and local laws in effect from time to time. In addition to applicable City codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development and design standards may be adopted by the Agency to control and direct community development activities in the Project Area.

2. (610) Rehabilitation

Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will meet the following requirements: be safe and sound in all physical respects, be attractive in appearance and not be detrimental to the surrounding uses.

3. (611) Number of Dwelling Units

The total number of dwelling units in the Project Area shall be regulated by the General Plan. There are 328 dwelling units in the areas added by the most recent amendment to this Plan, not including mobile home units, in the Project Area.

4. (612) Open Space and Landscaping

The approximate amount of open space to be provided in the Project Area is the total of all areas so designated in the Land Use Element of the General Plan and those areas in the public rights-of-way or provided through site coverage limitations on new development as established by the City and this Plan. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material in conformance with the standards of the City.

5. (613) Limitations on Type, Size and Height of Buildings

The limits on building intensity, type, size and height, shall be established in accordance with the provisions of the General Plan and the zoning ordinances, as they now exist or are hereafter amended.

6. (614) Signs

All signs shall conform to City requirements. Design of all proposed new signs shall be submitted prior to installation to the appropriate governing bodies of the City and/or the Agency for review and approval pursuant to the procedures permitted by this Plan. New signs must reduce any adverse visual impact and contribute to an attractive and pleasant visual environment.

7. (615) Utilities

The Agency shall require that all utilities be placed underground whenever physically possible and economically feasible.

8. (616) Incompatible Uses

No use or structure which is by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area, except as permitted by the City.

9. (617) Nondiscrimination and Non-segregation

There shall be no discrimination or segregation based upon race, color, sex, marital status, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

10. (618) Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the City, and, if necessary for purposes of this Plan, the Agency.

11. (619) Minor Variations

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of this Plan.

- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of this Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan.

G. (620) Design for Development

Within the limits, restrictions, and controls established in this Plan, and subject to the provisions of Sections 601 and 608, herein, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan and any such controls approved by the Agency. In the case of property which is the subject of a Disposition and Development Agreement or an Owner Participation Agreement with the Agency, such property shall be developed in accordance with the provisions of such Agreement. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area.

H. (621) Building Permits

Any building permit that is issued for the rehabilitation or construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Project Area from the date of adoption of this Plan must be in conformance with the provisions of this Plan, any Design for Development adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreements.

The Agency is authorized to establish permit procedures and approvals required for purposes of this Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the City at the time of application.

I. (622) Statutory Development Agreements

This Plan shall not affect the validity of any statutory development agreement which has been entered into by the City and developer prior to the effective date of this Plan.

SECTION VII. (700) METHODS FOR FINANCING THE PROJECT

A. (701) General Description of the Proposed Financing Methods

Upon adoption of this Plan by the City Council, the Agency is authorized to finance implementation of this Plan with assistance from local sources, the State of California and/or the Federal Government, property tax increment, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, loans from owner-participants or developers, sales or transient occupancy taxes, participation in development, or any other legally available source.

The Agency is also authorized to obtain advances, borrow funds, issue bonds or other obligations, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increment revenue or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Plan may be provided by the City until adequate tax increment revenue or other funds are available to repay the advances and loans. The City or other public agency, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance. Any assistance shall be subject to terms established by an agreement between the Agency, City and/or other public agency providing such assistance.

As available, gas tax funds from the State of California and sales tax funds from the County of Orange may be used for street improvements and public transit facilities. All or a portion of parking improvements may be installed through a parking authority or district or other public or private entities.

The Agency may issue bonds or other obligations and expend their proceeds to carry out this Plan. The Agency is authorized to issue bonds or other obligations as appropriate and feasible in an amount sufficient to finance all or any part of Project implementation activities. The Agency shall pay the principal and interest on bonds or other obligations of the Agency as it becomes due and payable.

B. (702) Tax Increment Revenue

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of Orange, City of Garden Grove, any district or other public corporation (hereinafter called "Taxing Agency" or "Taxing Agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said Taxing Agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such Taxing Agency, last equalized prior to the effective date of such ordinance, shall be allocated to, and when collected shall be paid into, the respective Taxing Agencies as taxes by or for said Taxing Agencies on all other property are paid (for the purpose of allocating taxes levied by or for any Taxing Agency or Agencies which did not include the territory in the Project Area on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Orange last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date).

2. That portion of said levied taxes each year in excess of such amount shall be allocated to, and when collected shall be paid into, a special fund of the Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in paragraph (1.) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies as taxes on all other property are paid.

3. This Plan applies to redevelopment projects that were adopted by the Agency from 1973 through 1981. As such, the last equalized assessment rolls used to calculate taxes to be allocated to the Agency, pursuant to paragraph (2.) hereof, will be those in effect when the following Ordinances adopting the projects or amendments to projects listed below were adopted:

- o Community Project, adopted by Ordinance No. 1339 in 1973.
- o Community Project amendment to add property, adopted by Ordinance No. 1388 in 1974.
- o Trask Avenue Project, adopted by Ordinance No. 1476 in 1975.

- o Community Project amendment to add property, adopted by Ordinance No. 1548 in 1976.
 - o Brookhurst/Chapman Project, adopted by Ordinance No. 1576 in 1977.
 - o Brookhurst/Katella Project, adopted by Ordinance No. 1642 in 1978.
 - o Community Project amendment to add property, adopted by Ordinance No. 1699 in 1979.
 - o Community Project amendment to add property, adopted by Ordinance No. 1760 in 1981.
 - o Garden Grove Community Project amendment to add property, adopted by Ordinance _____ in _____.
4. That portion of tax increment revenue allocated to the Agency in excess of the amount identified in paragraph (1.) above which are attributable to a tax rate levied by a Taxing Agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of and interest on any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that Taxing Agency.

The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. The portion of taxes allocated and paid to the Agency pursuant to subparagraph (2.) above is irrevocably pledged to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to Section 33670 of the Redevelopment Law shall not exceed \$2.0 billion, except by amendment of this Plan.

No loan, advance or indebtedness to be repaid from such allocation of taxes established or incurred by the Agency to finance in whole or in part the Community Development Plan shall be established or incurred after forty (40) years following the date of adoption of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan. Loans, advances, or indebtedness incurred or established prior to such time limit may be repaid beyond such time limit.

C. (703) Agency Bonds

The Agency is authorized to issue bonds and other obligations from time to time, if it deems it appropriate to do so, in order to finance all or any part of the Project.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds or other obligations by reason of their issuance.

The bonds and other obligations of the Agency shall not be a debt of the City, nor the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds and other obligations shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness, to be repaid in whole or in part from the allocation of taxes pursuant to Section 33670 of the Redevelopment Law, which can be outstanding at one time shall not exceed \$450.0 million, without an amendment of this Plan.

D. (704) Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the Federal Government, the State of California, or any other public or private source will be utilized, if available, as appropriate in carrying out this Plan. In addition, the Agency may make loans as permitted by law to public or private entities for any of its community development purposes.

E. (705) Rehabilitation Loans, Grants, and Rebates

The Agency and the City may commit funds from any source to rehabilitation programs for the purposes of loans, grants, or rebate payments for self-financed rehabilitation work. The rules and regulations for such programs shall be those which may already exist or which may be developed in the future. The Agency and the City shall seek to acquire grant funds and direct loan allocations from State and Federal sources, as they may be available from time to time, for the carrying out of such programs.

SECTION VIII. (800) ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the reoccurrence or spread in the area of deficient conditions. Actions by the City may include, but shall not be limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be considered to require the cost of such abandonment, removal, and relocation to be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements to publicly-owned parcels and utilities in the Project Area.
3. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the development of the Project Area to be commenced and carried to completion without unnecessary delays.

4. Imposition, whenever necessary, of appropriate design and other controls within the limits of this Plan in the Project Area to ensure proper development and use of land.
5. Provisions for administration/enforcement of this Plan by the City after development.
6. The undertaking and completion of any other proceedings necessary to carry out the Project.
7. The expenditure of any City funds to fulfill the purposes of the Project.
8. Revision of the City zoning ordinance, adoption of specific plans or execution of statutory development agreements to permit the land uses and facilitate the development authorized by this Plan.

SECTION IX. (900) ADMINISTRATION AND ENFORCEMENT

Upon adoption, the administration and enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency, as appropriate.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, or injunctions. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

SECTION X. (1000) DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for forty (40) years from the effective date of adoption of this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect only for the purpose of repaying such bonds or other obligations, as determined by the City Council.

SECTION XI. (1100) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Redevelopment Law or by any other procedure hereafter established by law.

EXHIBITS

EXHIBIT A	PROJECT AREA MAP
EXHIBIT B	LEGAL DESCRIPTION
EXHIBIT C	PROPOSED PUBLIC IMPROVEMENT FACILITIES

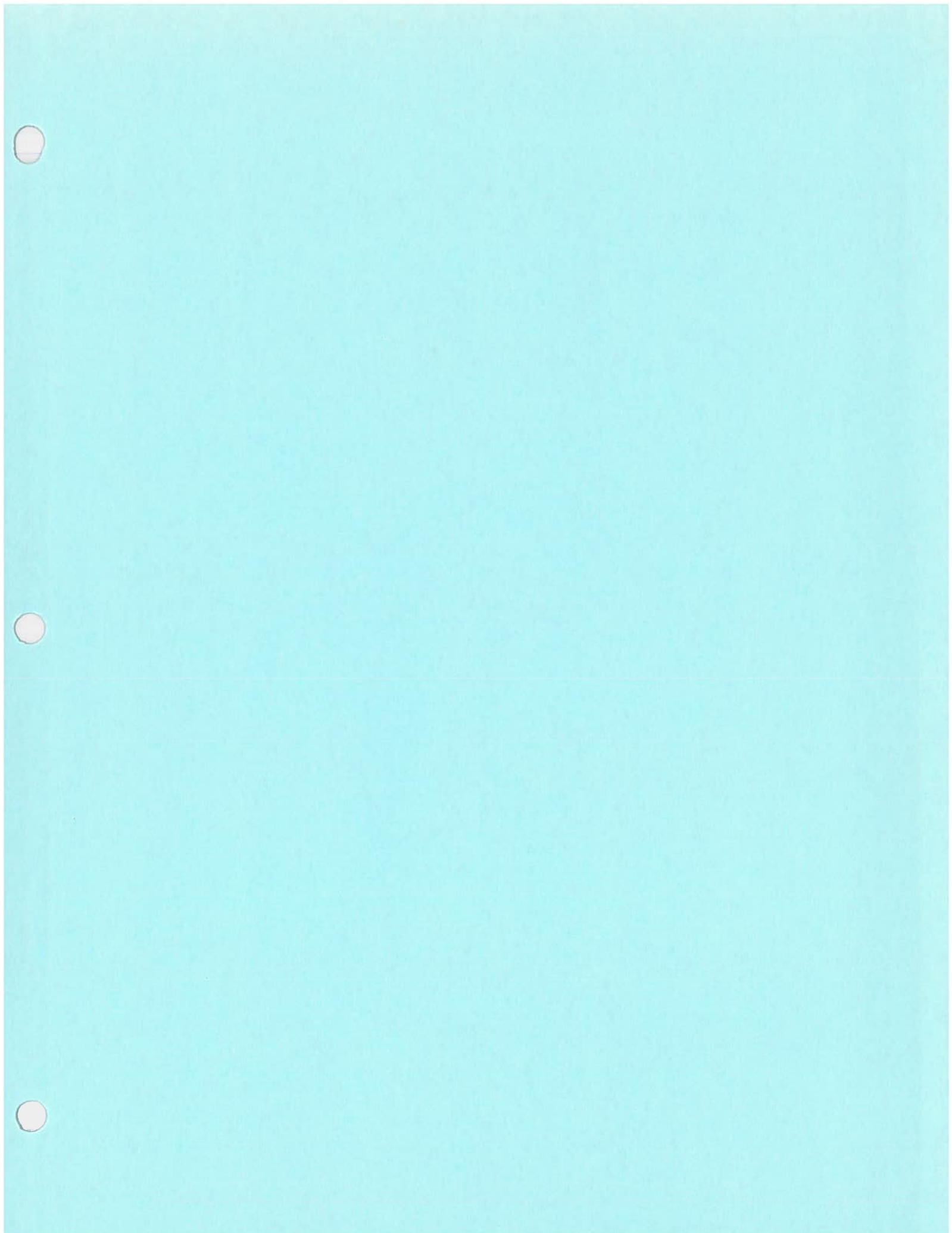
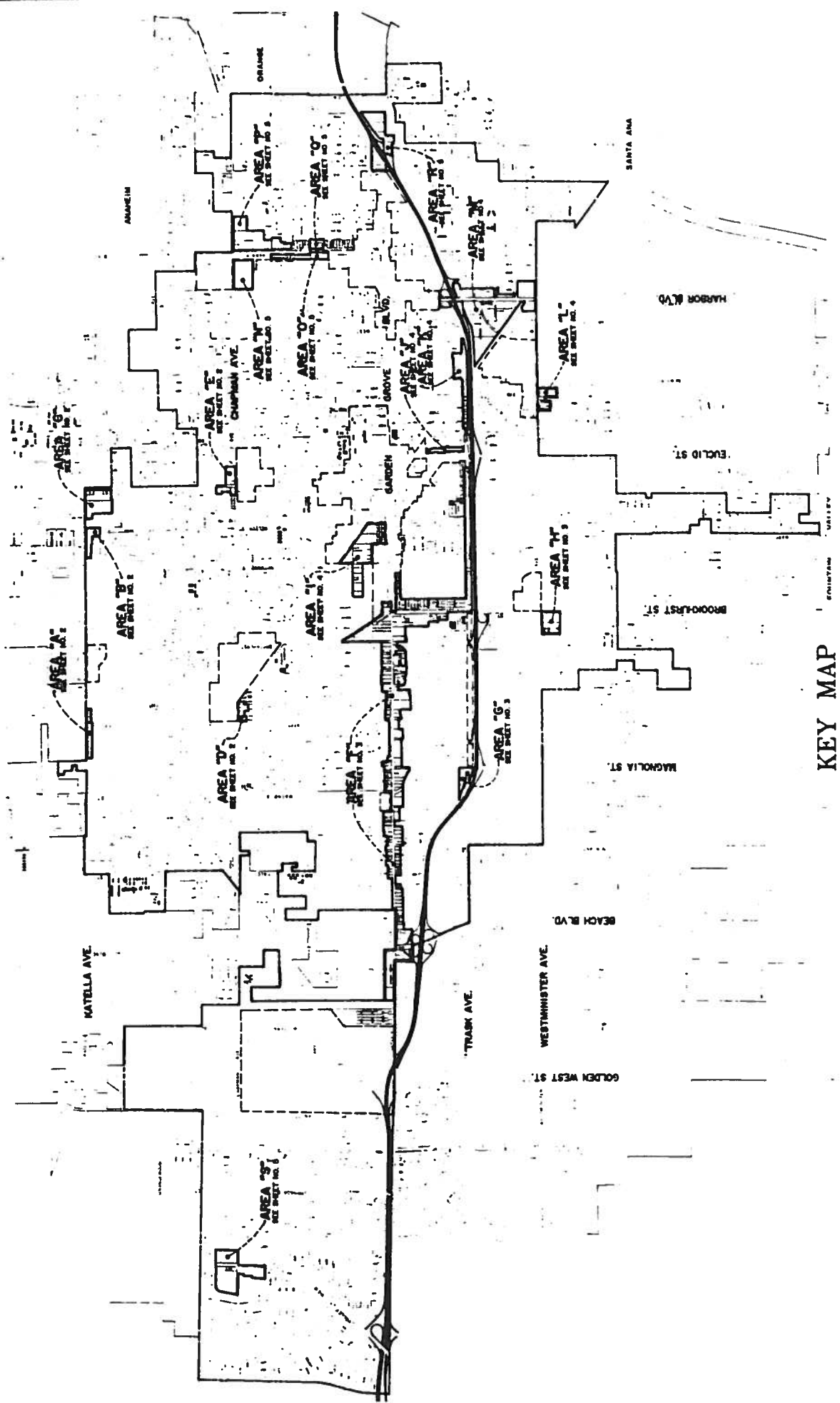


EXHIBIT A

PROJECT AREA MAPS



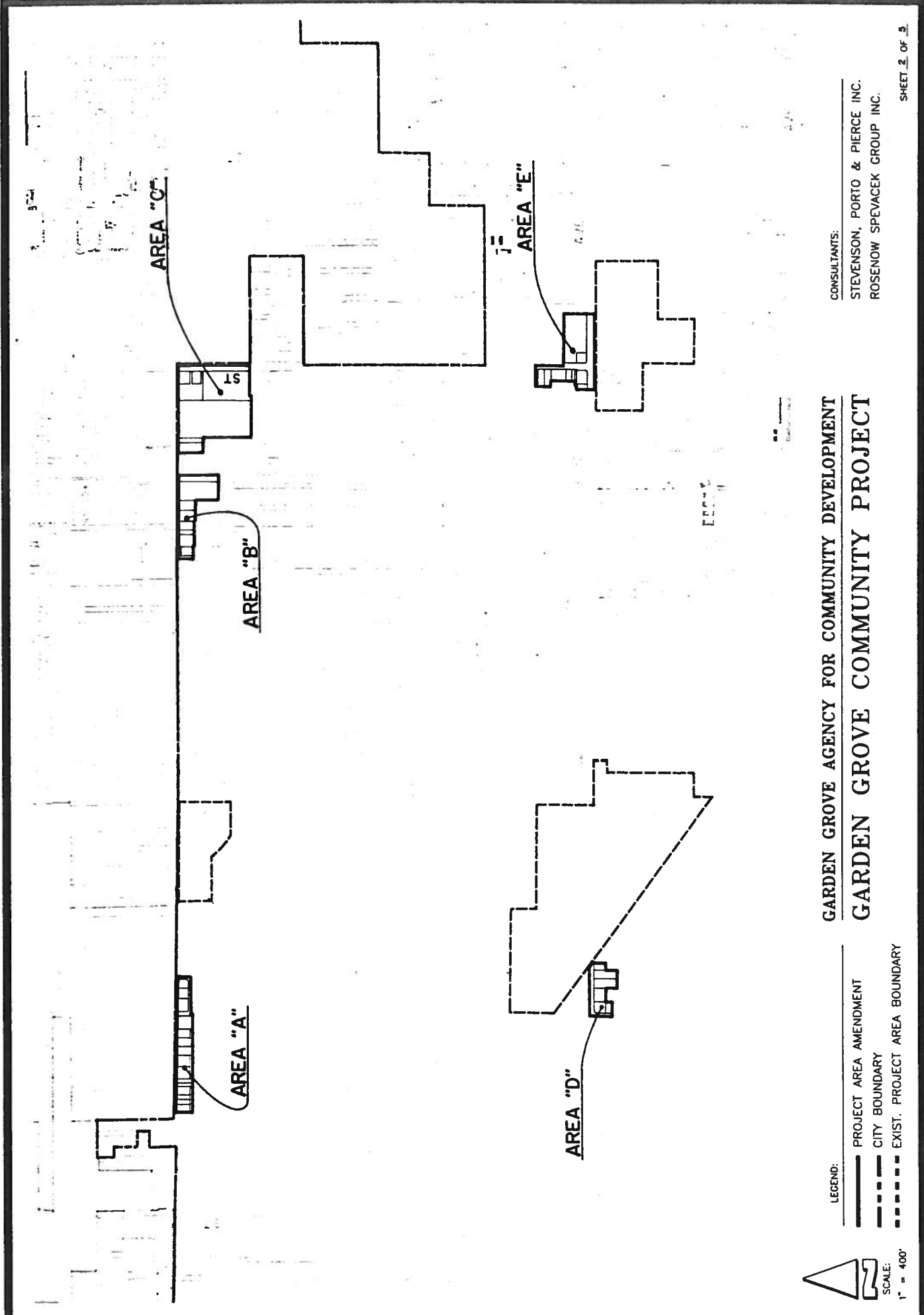
KEY MAP

**GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT
EXHIBIT A**

CONSULTANTS:
STEVENSON, PORTO & PIERCE INC.
ROSENOW SPEVACEK GROUP INC.

LEGEND:
 ——— PROJECT AREA AMENDMENT
 - - - - - CITY BOUNDARY
 - - - - - EXIST. PROJECT AREA BOUNDARY

SCALE:
1" = 1200'



AREA "C"

AREA "B"

AREA "A"

AREA "D"

AREA "E"

1S

LEGEND:

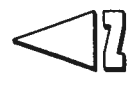
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- - - CITY BOUNDARY
- · · · · EXIST. PROJECT AREA BOUNDARY

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

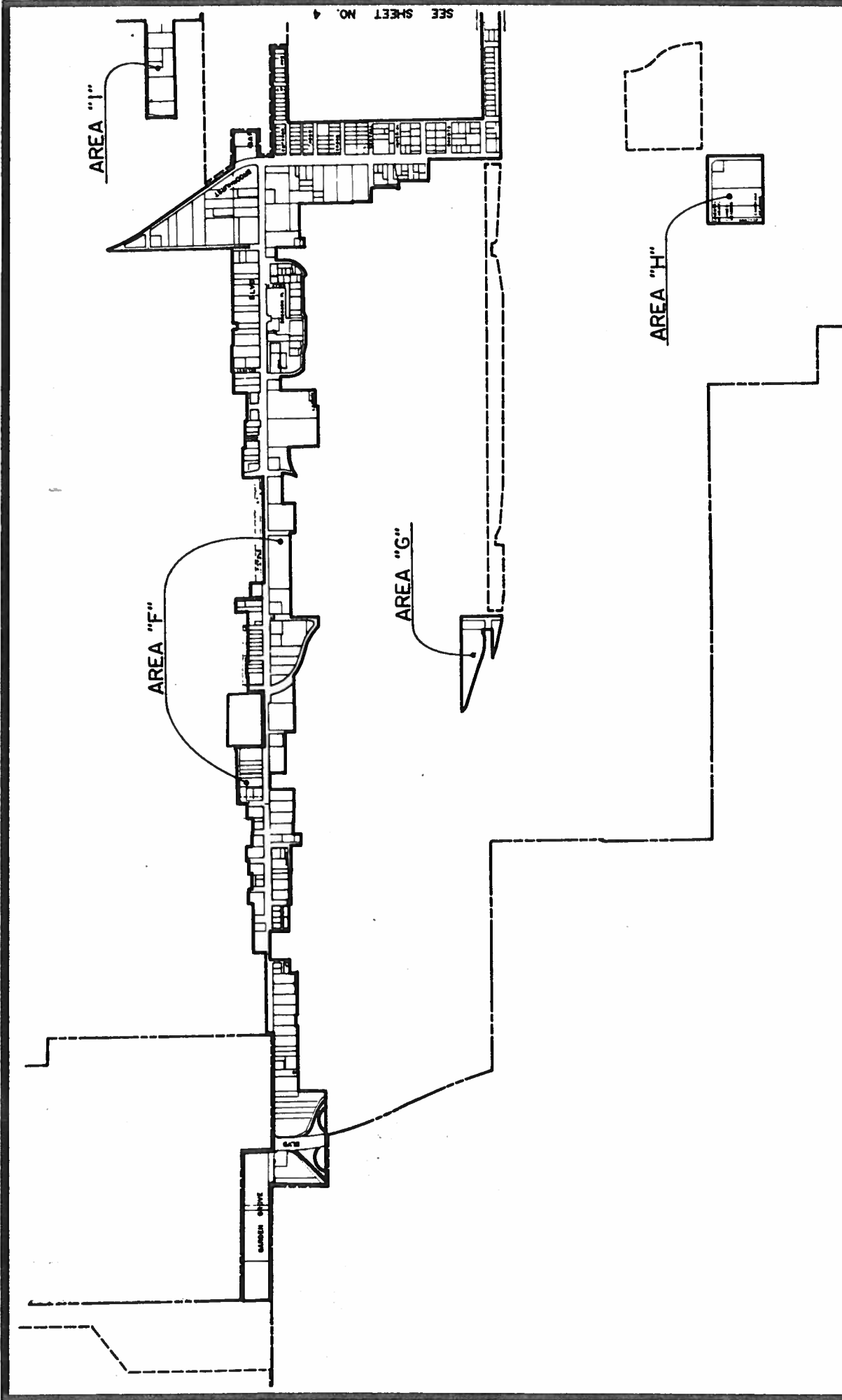
GARDEN GROVE COMMUNITY PROJECT

CONSULTANTS:

STEVENSON, PORTO & PIERCE INC.
ROSENOW SPEVACEK GROUP INC.



SCALE:
1" = 400'



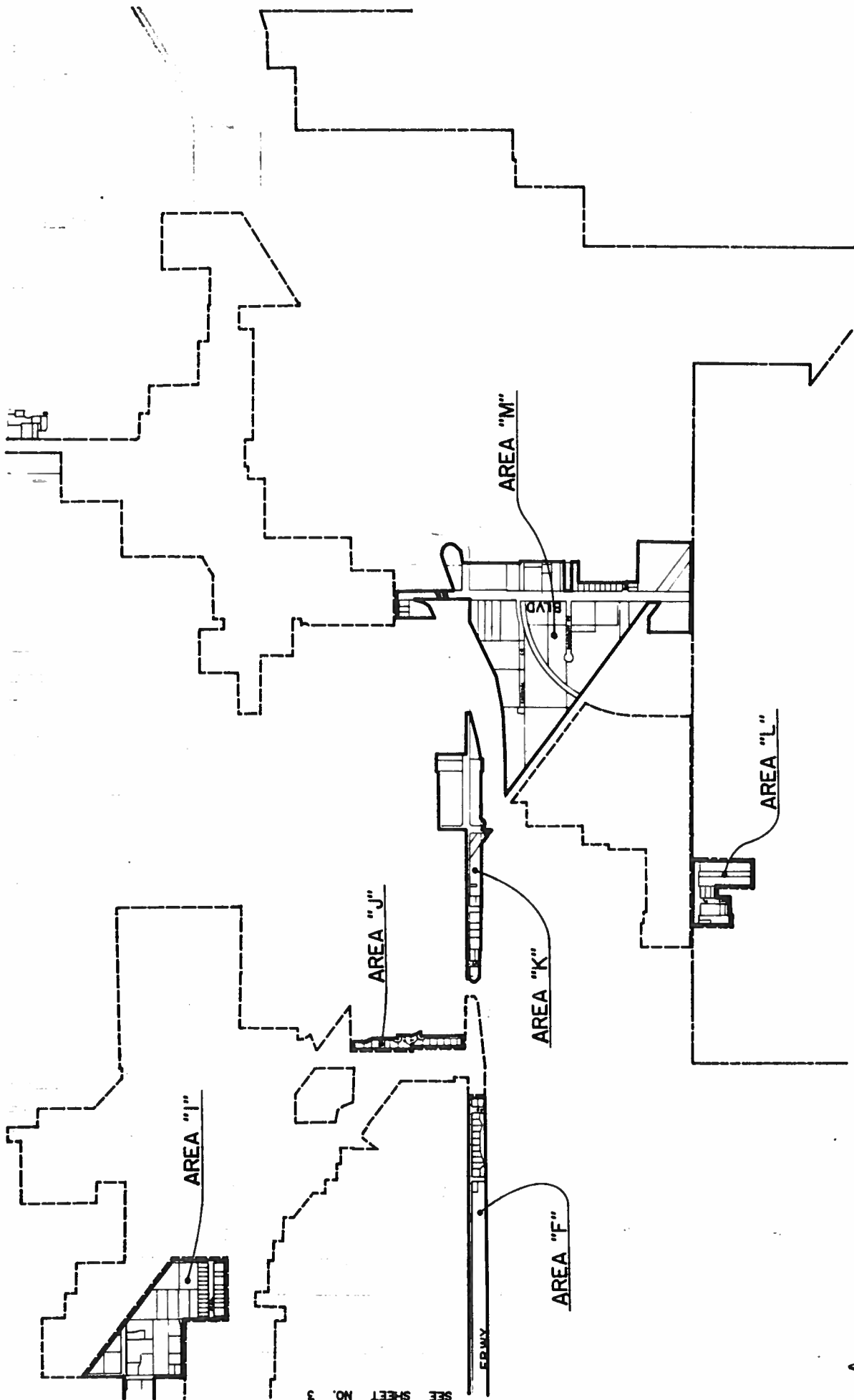
LEGEND:

- PROJECT AREA AMENDMENT
- - - CITY BOUNDARY
- - - EXIST. PROJECT AREA BOUNDARY

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT

CONSULTANTS:
 STEVENSON, PORTO & PIERCE INC.
 ROSENOW SPEVACEK GROUP INC.

SCALE:
 1" = 400'



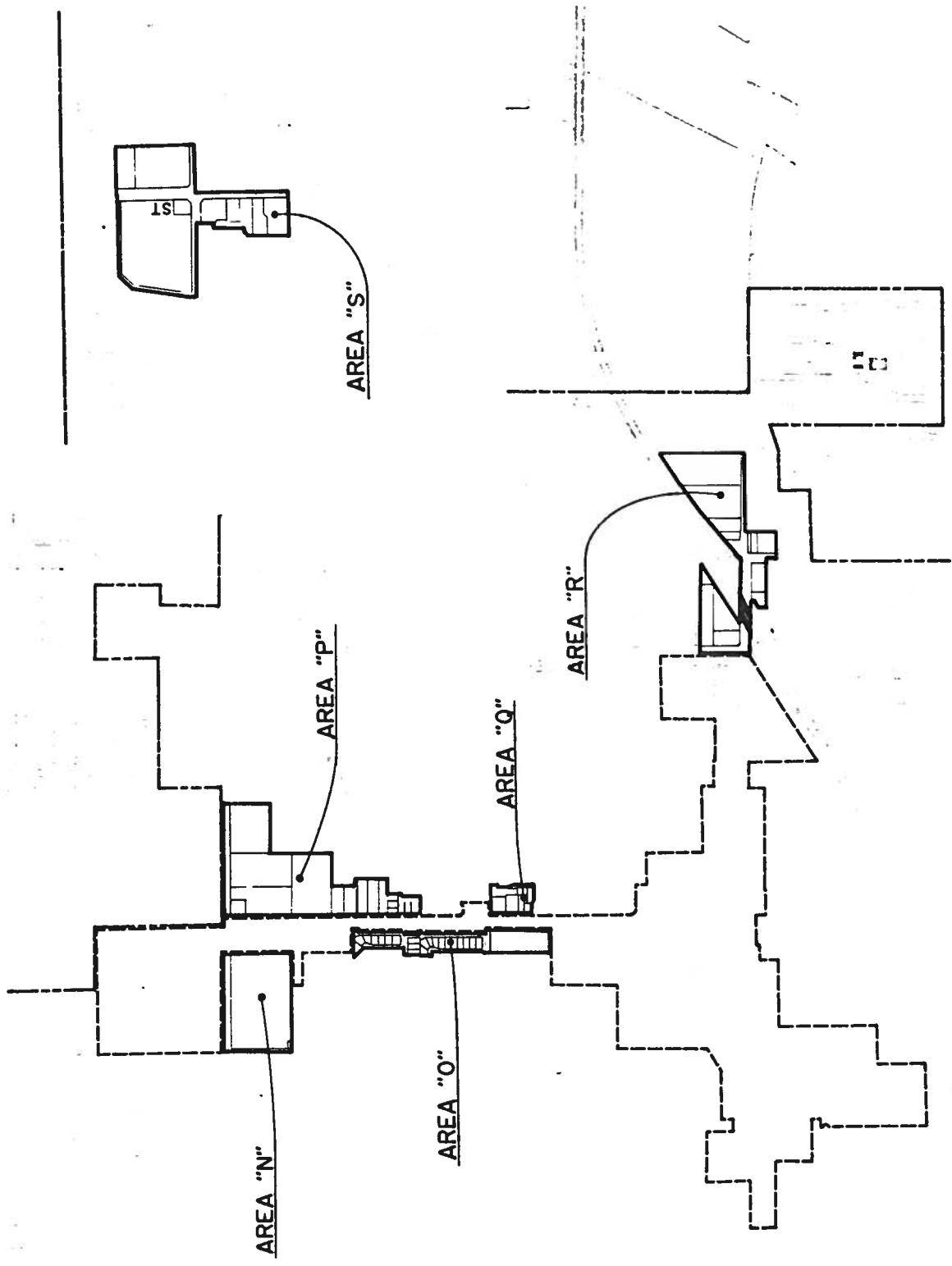
SEE SHEET NO. 3

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT

CONSULTANTS:
 STEVENSON, PORTO & PIERCE INC.
 ROSENOW SPEVACEK GROUP INC.

- LEGEND:
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 - · · EXIST. PROJECT AREA BOUNDARY

SCALE:
 1" = 400'



CONSULTANTS:
 STEVENSON, PORTO & PIERCE INC.
 ROSENOW SPEVACEK GROUP INC.

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT

LEGEND:
 ——— PROJECT AREA AMENDMENT
 - - - - - CITY BOUNDARY
 EXIST. PROJECT AREA BOUNDARY

SCALE:
 1" = 400'

EXHIBIT B

LEGAL DESCRIPTION

Due to the length of the Legal Description, copies are not included in this Plan but are on file at the offices of the Garden Grove Agency for Community Development.

EXHIBIT C

PROPOSED PUBLIC IMPROVEMENT/FACILITIES REDEVELOPMENT PROJECTS

CIVIC CENTER IMPROVEMENTS

- o Including but not limited to:

- Construction of 40,000 sq.ft. City Hall
- Construction of Civic Center Parking Structure
- Rehabilitate existing City Hall
- Rehabilitate and provide air conditioning to Don-Wash Auditorium
- Expand Heritage Park

PUBLIC IMPROVEMENTS

- o Traffic and circulation improvements including intersection widening, right-of-way acquisition, lane additions, and traffic signal modification at the following locations:

- Trask Avenue/Euclid Street
- Garden Grove Boulevard/Euclid Street
- Brookhurst Street/Garden Grove Boulevard
- Harbor Boulevard/Garden Grove Boulevard
- Trask Avenue/Harbor Boulevard
- Garden Grove Boulevard/West Street
- Garden Grove Boulevard/Newhope Street
- Trask Avenue/Newhope Street
- Harbor Boulevard/Westminster Avenue
- Euclid Street/Westminster Avenue
- Brookhurst Street/Westminster Avenue
- Brookhurst Street/Trask Avenue
- Garden Grove Boulevard/Dale Street
- Knott Avenue/Garden Grove Boulevard
- Trask Avenue/Newhope Street
- Chapman Avenue/West Street
- Valley View Street/Chapman Avenue
- Valley View Street/Lampson Avenue
- Knott Avenue/Chapman Avenue
- Knott Avenue/Lampson Avenue
- Garden Grove Boulevard/Beach Boulevard
- Magnolia Street/Chapman Avenue
- Garden Grove Boulevard/Haster Street
- Garden Grove Boulevard/Fairview Street
- Chapman Avenue/Harbor Boulevard

Chapman Avenue/Lewis Street
Magnolia Street/Trask Avenue
Garden Grove Boulevard/Harbor Boulevard
Garden Grove Boulevard/Magnolia Street
Garden Grove Boulevard/Gilbert Street
Garden Grove Boulevard/Brookhurst Way

o Freeway On-/Off-ramp Modifications (including right-of-way):

Euclid/Trask/22 Freeway southbound to westbound 22
Brookhurst/22 Freeway northbound to eastbound 22

o Street Widenings at the following locations:

Euclid Street (Trask to Acacia)
Harbor Boulevard (Garden Grove Boulevard to Chapman)
Harbor Boulevard (Trask to Westminster)
Harbor Boulevard (Garden Grove Boulevard to Westminster)
Haster Street (north city limit to Garden Grove Boulevard)
Fairview (south city limit to Garden Grove Boulevard)
Magnolia Street (Realignment from Garden Grove Boulevard to Trask)
Trask Avenue (Brookhurst to Newhope)
Garden Grove Boulevard (Beach to Coast)
Chapman Avenue
 Magnolia to Gilbert
 Brookhurst to Euclid
 Ninth to West
 Harbor to Haster
 Harbor to West

Construct bus turnout bays on all streets serving Agency projects (other than those included in intersections)

o Storm Drain Construction at the following locations:

Newland/Magnolia/Garden Grove Boulevard
Garden Grove Boulevard, Gilbert to Galway
Nelson Street/Nutwood Street
Magnolia, Westminster to Garden Grove 22 Freeway
Line Belgrave Channel
Trask Avenue Storm Drain

o Underground Utilities:

Trask Avenue (Magnolia to Harbor)
Knott Avenue (Garden Grove Boulevard to Chapman)
Chapman Avenue (Ellen to Loara)
Newhope Street (Westminster to Freeway)
Katella Avenue (Euclid to Nutwood)

- o Improve Water Systems/Complete water mains at the following locations:

- Harbor Boulevard (Chapman to Westminster)
- Garden Grove Boulevard (Beach to Fairview)
- Euclid Street
- Knott Avenue
- Magnolia Street
- Brookhurst Street
- Valley View Street
- Chapman Avenue
- Trask Avenue

Construct new reservoir, Magnolia Street/Trask Avenue.

Upgrade Booster Stations.

Construct bus turnouts on all streets serving Project Area.

Provide street reconstruction, street lighting and landscaping as necessary throughout the Project Area.

Construct and install street furniture on all major streets serving the Community Center Area, Harbor Boulevard Corridor, Brookhurst/Chapman Specific Plan, Garden Grove Boulevard Study Areas No. 1 and 2, and the Central Industrial District.

Construct public improvements on Garden Grove Boulevard between Beach Boulevard and Magnolia Street as recommended in the Garden Grove Boulevard Study.

Construct necessary sanitary sewer facilities identified in Master Plan for the Garden Grove Sanitary District.

Underground overhead electrical and communication lines as identified in the City Master Plan.

PUBLIC SAFETY FACILITIES/PROGRAMS

Construct Police Facility in western area of the City.

Expand existing Police Administration building and build a Class 1 Jail (80 inmates); or

Rehabilitate existing Fire Administration building for jail and police offices and construct new Fire Administration building near Garden Grove Boulevard and Nelson

Rehabilitate Fire Stations No. 6 and 7.

TRANSPORTATION FACILITIES

Construct light rail system connecting the proposed convention center and hotels along the Harbor Corridor with specific destinations within Orange County (such as Anaheim Convention Center and Disneyland) (3 miles with approximately 3-5 stations)

OTHER PUBLIC FACILITIES

Assist in construction of classroom facilities in conjunction with Santa Ana and Garden Grove Unified School District in eastern portion of Garden Grove or Santa Ana.

Construct ancillary corporation yard in West Garden Grove to serve the Central Industrial District.

COMMUNITY CENTER AREA

Rehabilitate the Gem Theatre.

Rehabilitate the Amphitheater (including roof cover and new restrooms).

Construct parking structure for the Village Green.

Continue the development of the Community Center.

Construct a convention center.

**PRELIMINARY REPORT
FOR THE
AMENDMENT TO THE GARDEN GROVE COMMUNITY PROJECT**

Adopted on:
February 11, 1992

Prepared for:
Garden Grove Agency for Community Development
11391 Acacia Parkway
Garden Grove, California 92640
714/741-5120

Prepared by:
Rosenow Spevacek Group, Inc.
540 North Golden Circle Drive, Suite 305
Santa Ana, California 92705-3914
714/541-4585

INTRODUCTION

The Garden Grove Agency for Community Development (the "Agency") is moving forward with an Amendment (the "Amendment") to the Redevelopment Plan (the "Plan") for the Garden Grove Community Project (the "Project"). The Agency was formed and is operating under the provisions set forth in the California Community Redevelopment Law, Sections 33000 et. seq. of the California Health and Safety Code (the "Law"). If adopted, the Amendment would: increase the financial limitations set forth in the Plan, extend the time limits on the use of eminent domain, extend the overall life of the Project, add new public improvements and facilities projects to the Plan, and increase the size of the existing Project Area by adding 573 acres of property (the "Added Area"). A map of the Added Area is presented in Exhibit "A"; Exhibits "B" and "C" present the Project Area in the context of the regional and local vicinity.

Summary Of Issues

The Agency has identified six (6) overall issues that they desire to address through this Amendment:

1. Tax Increment Revenue Limit. The current Plan has four (4) tax increment revenue limits that hinder the Agency's ability to fund continued redevelopment activities. This Amendment would consolidate and increase the Plan's tax increment revenue limit.
2. Bond Debt Limit. The current Plan has a \$50.0 million limit on the total dollar amount of bond debt outstanding at any one time, which restricts the Agency's efforts to raise capital to fund redevelopment projects. This Amendment would increase this limit.
3. Eminent Domain Time Limit. The current Plan contains two (2) different time limits on the Agency's use of eminent domain for property acquisition. This Amendment would establish one (1) time limit, starting from the date this Amendment is adopted.

4. Duration of the Plan/Project. The current Plan expires in the year 2021; this Amendment would extend the life of the Plan and the Project by eleven (11) years or until 2032.
5. Expand Public Improvements/Facilities Project List. The current Plan has a limited list of public improvements and facilities projects the Agency may fund. This Amendment would expand this list by adding projects that benefit the existing Project Area and the Added Area.
6. Add Property. A survey of the community has identified additional properties that would benefit from redevelopment. This Amendment would increase the size of the existing Project Area by adding 573 acres of property (the Added Area); the combined area would be entitled the Garden Grove Community Project Area (the "Project Area").

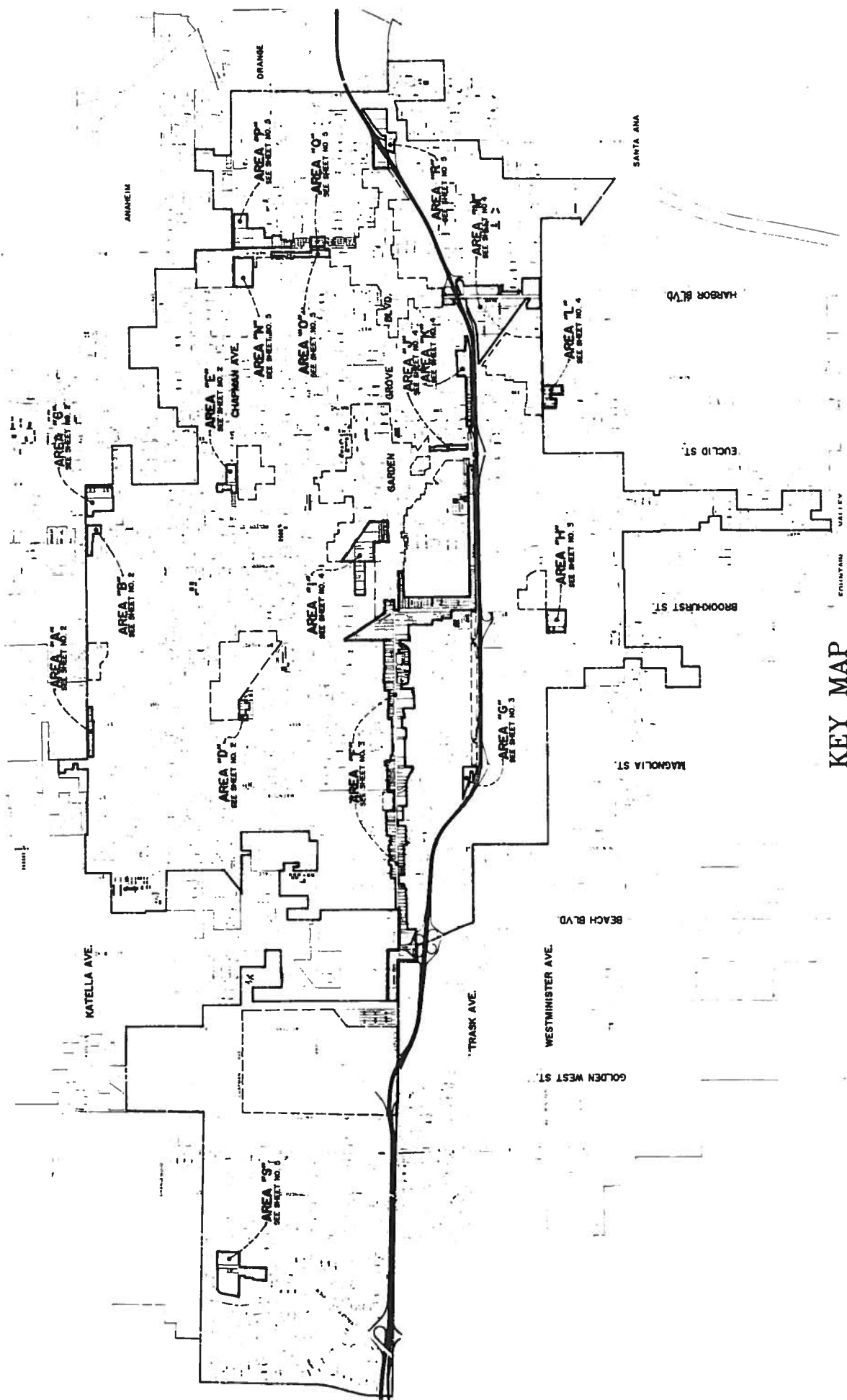
The objectives of this Amendment can be summarized under two general categories. First, to modify the limitations which constrain the Agency's ability to pursue further redevelopment activities within the existing Project Area. The Agency has identified a number of public improvements and other needs within the existing Project Area. However, the Plan in its current form limits the Agency's ability to address these needs. Second, to incorporate additional properties to encourage their economic and physical revitalization. The Added Area exhibits signs of physical and economic blight, including defective building design, deteriorated structures, inadequate lot size, high vacancy rates, low rental rates, deficient infrastructure and public facilities, and social problems.

At this point in the Amendment process, the following documents have been prepared: the Draft Redevelopment Plan, the Draft Program EIR, and this document, the Preliminary Report. Upon Agency consideration, these documents will be circulated to the community, affected taxing agencies, the Project Area Committee (PAC) and responsible environmental agencies for review and comment.

Preliminary Report

This document is the Preliminary Report (the "Report"); it has been prepared pursuant to Section 33344.5 of the Law. Its purpose is to provide a summary of the reasons for the Amendment. Upon Agency approval, this Report will be employed to initiate fiscal discussions with the affected taxing agencies, and initiate further dialogue with the community as to the scope and nature of the Amendment. This Preliminary Report presents the following:

- A. The reasons for the Amendment;
- B. A description of the physical, social, and economic conditions in the Added Area;
- C. A preliminary assessment of the proposed method of financing the redevelopment of the Project Area, including an assessment of the economic feasibility of the Project and the reasons for including a provision for the division of taxes pursuant to Section 33670 of the Law;
- D. A description of the specific projects now proposed by the Agency for the Project Area in sufficient detail and specificity to permit a fiscal review committee, if one is created, to review the potential impacts of the proposed Project; and
- E. A description of how the projects to be pursued by the Agency will improve or alleviate the conditions described in Sections A and B.



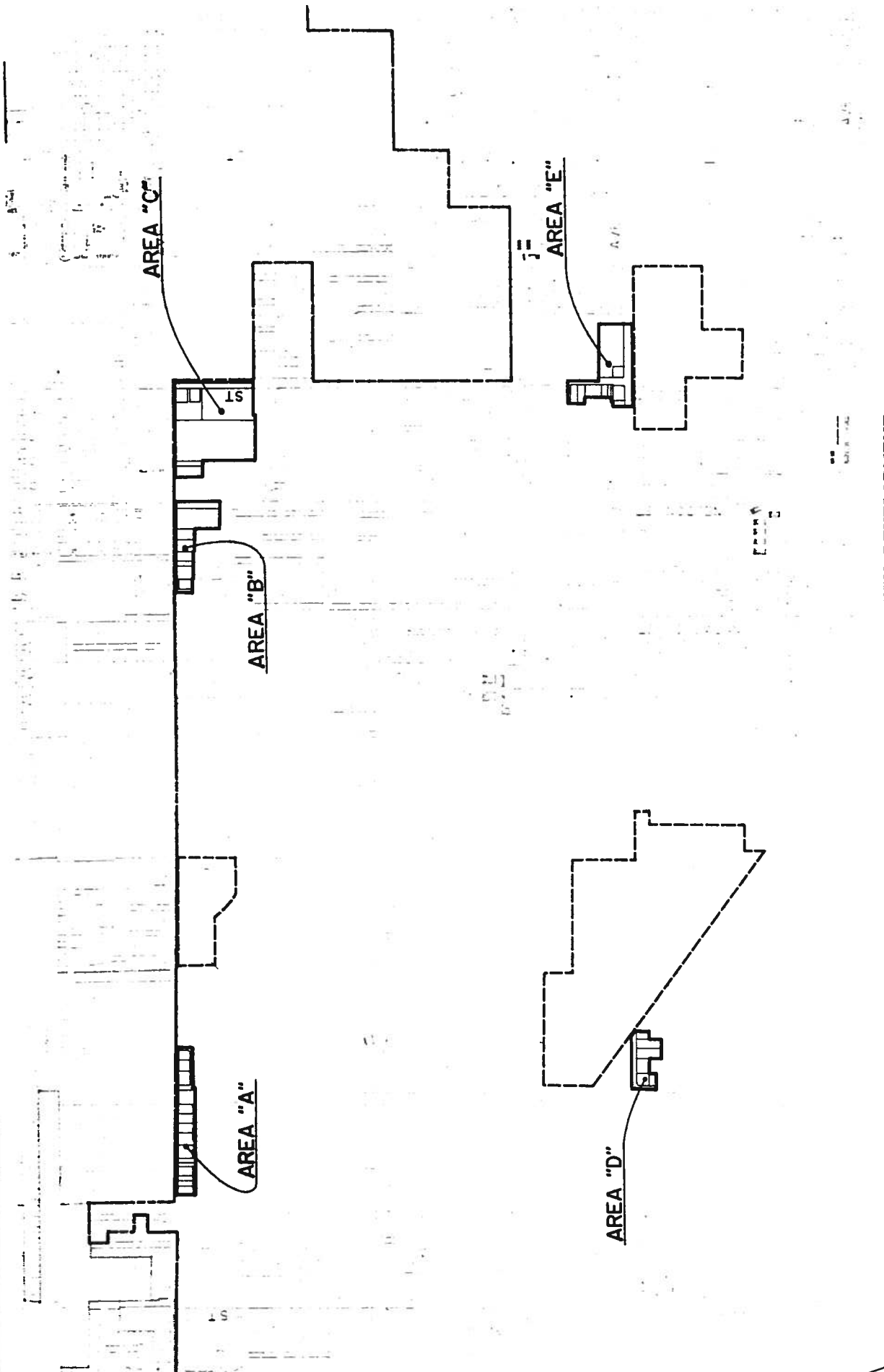
KEY MAP

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT GARDEN GROVE COMMUNITY PROJECT EXHIBIT A

CONSULTANTS:
STEVENSON, PORTO & PIERCE INC.
ROSENOW SPEVACEK GROUP INC.

LEGEND:

 PROJECT AREA AMENDMENT
 CITY BOUNDARY
 EXIST. PROJECT AREA BOUNDARY
 SCALE:
 1" = 1200'



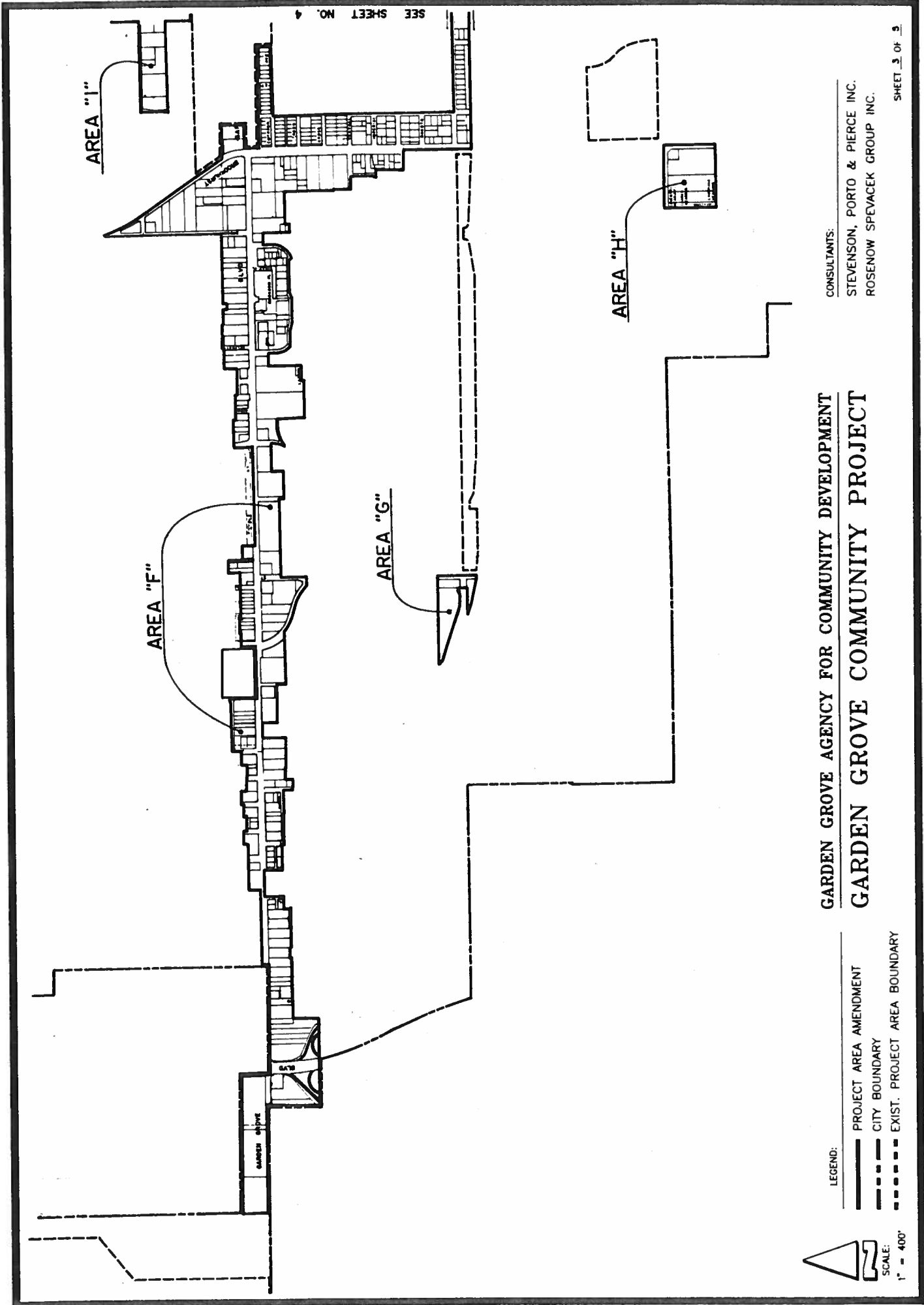
GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT

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SCALE:
 1" = 400'



AREA "I"

AREA "F"

AREA "G"

AREA "H"

SEE SHEET NO. 4



SCALE:
1" = 400'

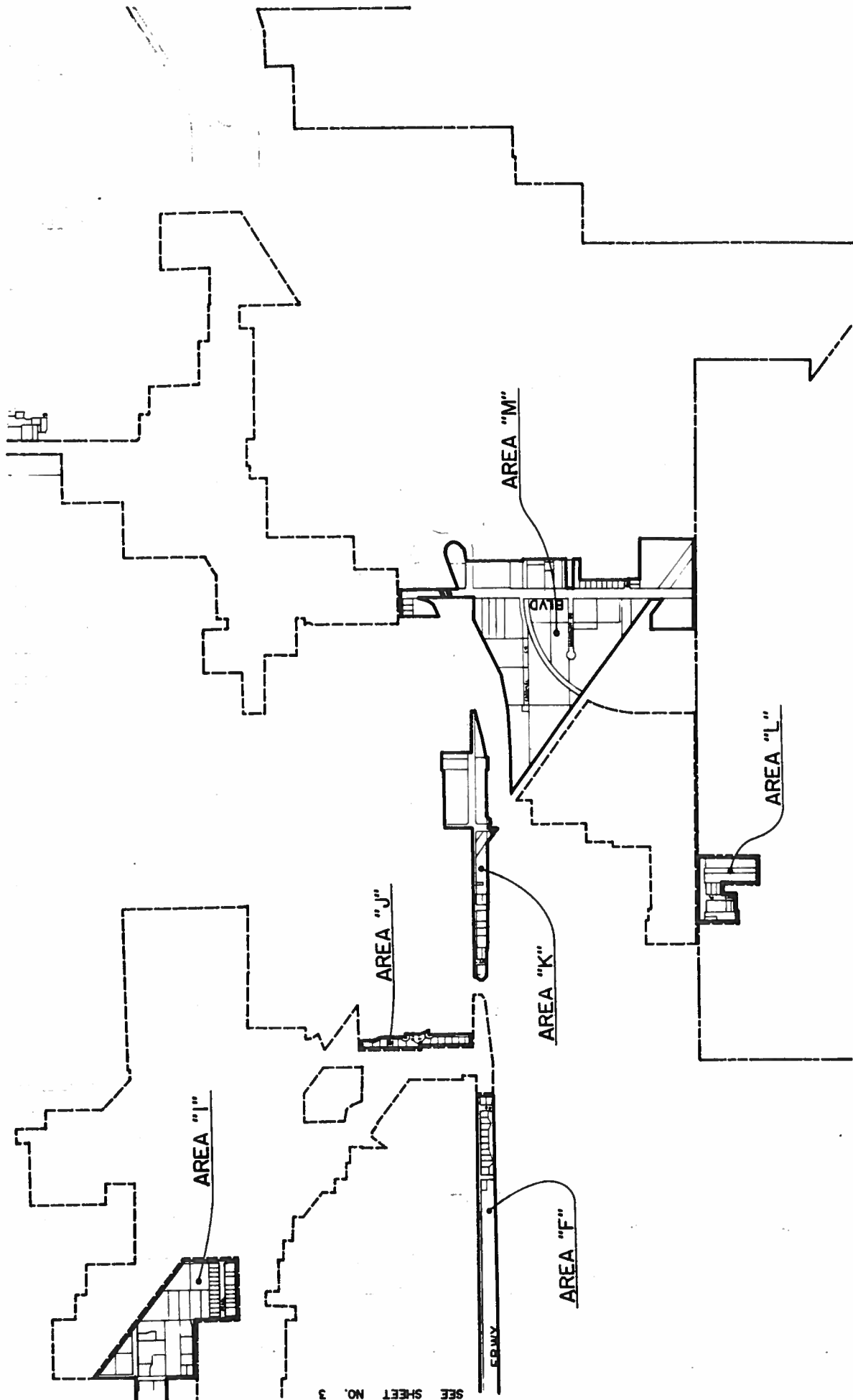
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GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT

CONSULTANTS:

STEVENSON, PORTO & PIERCE INC.
 ROSENOW SPEVACEK GROUP INC.



SEE SHEET NO. 3



SCALE:
1" = 400'

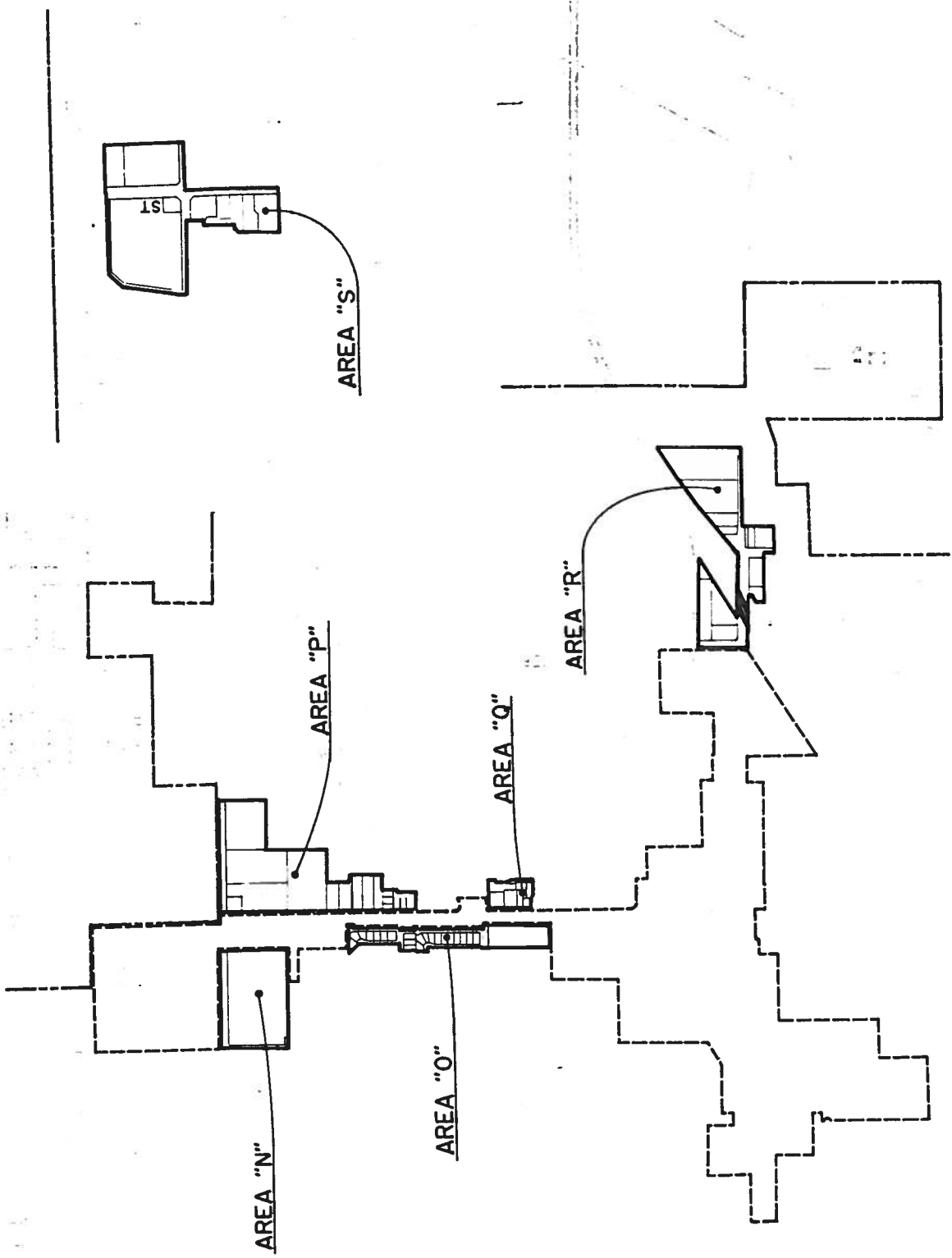
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GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
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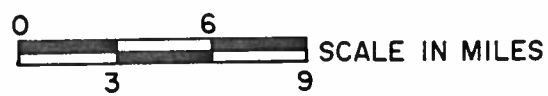
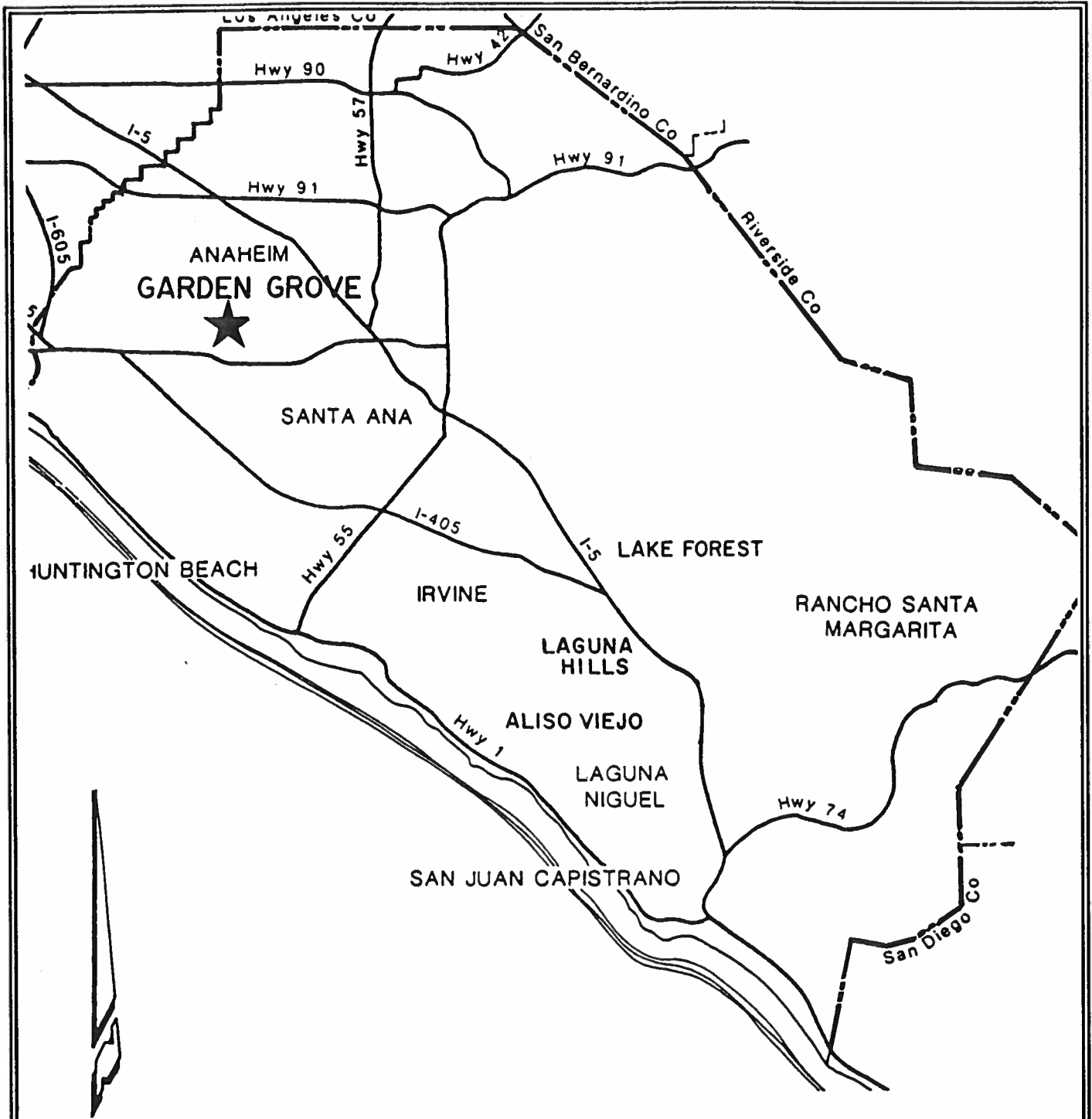


EXHIBIT B
 Garden Grove Community Project
REGIONAL MAP

Source: Stevenson, Porto & Pierce, Inc.





EXHIBIT C
Garden Grove Community Project
LOCAL MAP

Source: Automobile Club of Southern California



SECTION A

THE REASONS FOR THE AMENDMENT

The existing Project Area includes 1,335 acres of property in eleven (11) non-contiguous areas. Through the redevelopment process, the Agency has successfully removed many of the physical, social and economic barriers while promoting new investment and jobs. However, in spite of the successful redevelopment efforts to date, the Agency's continued success is constrained by the Plan's current limited financial capacity, limited scope of projects, and limits on the use of eminent domain. Specifically, limitations on the amount of tax increment revenue the Agency may receive and the amount of bond debt which can be issued threaten the Agency's ability to fully fund needed redevelopment projects. Further, the current eminent domain provisions expire before the Agency has sufficient funds to implement needed redevelopment projects.

The proposed Amendment would also enlarge the existing Project Area by adding nineteen (19) non-contiguous areas, the Added Area, totaling 573 acres. These properties exhibit signs of physical, social or economic blight; Section B of this Report outlines these conditions and the extent to which they are present.

EXISTING REDEVELOPMENT PLAN ISSUES

Originally adopted in 1973 by Ordinance No. 1339, the Garden Grove Community Project has been amended on a variety of occasions between 1974 and 1988. In 1974 and 1976, the Agency added properties by amending the Project pursuant to Ordinance No. 1388 and Ordinance No. 1548, respectively. In 1979, Ordinance No. 1699 amended the Project and added more properties. This amendment also incorporated three (3) previously adopted projects: (1) the Trask Avenue Project (adopted in 1975 by Ordinance No. 1746), (2) the Brookhurst/Chapman Project (adopted in 1977 by Ordinance No. 1576), and (3) the Brookhurst/Katella Project (adopted in 1978 by Ordinance No. 1642). The 1979 amendment also established a limit on the tax increment revenue the Agency could receive

from the properties added in 1976 and 1979. The 1979 amendment did not alter the existing tax increment limits on either the areas located in the Brookhurst/Katella Project nor the areas included in the Brookhurst/Chapman Project, which were established at \$250,000 annually and \$600,000 annually, respectively.

Due to litigation challenging the validity of the 1976 and 1979 amendments, the Agency adopted Ordinance No. 1760 in 1981 to supersede the 1976 and 1979 amendments. Additionally, the 1981 amendment modified the tax increment limitations established by the 1976 and 1979 amendments, and established a \$150 million limit on the cumulative amount of tax increment revenue the Agency could receive as to certain portions of the Community Project adopted after 1976. The most recent amendment to the Plan was enacted by Ordinance No. 2035, adopted in 1988, to delete 16.7 acres (the Newhope Condominium property).

The Agency set a tax increment limit on the Projects adopted prior to October 1, 1976 in compliance with subsequent legislation in Section 33333.4 of the Law. Ordinance No. 1971, adopted in 1987, established a cumulative tax increment limit of \$200 million for the three (3) projects which were affected by the requirements of the Law, namely: (1) the areas included in the original 1973 Community Project, (2) the areas added to the Community Project by the 1974 amendment and (3) the 1975 Trask Avenue Project.

In total, the existing Amended Plan contains four (4) different tax increment revenue limits, as summarized below:

TABLE A-1 Existing Tax Increment Limitations Garden Grove Community Project	
AREA	REVENUE CAP
Brookhurst/Katella	\$ 250,000 Annually
Brookhurst/Chapman	\$ 600,000 Annually
Years 1976-79	\$ 150 Million Cumulative
Years 1973-75	\$ 200 Million Cumulative

Increasing these limits affords the opportunity to continue ongoing redevelopment efforts by allocating additional tax increment revenue to the Agency. Without increasing these limits, the Agency will be unable to continue to receive tax increment revenue, limiting new redevelopment projects and programs the Agency can implement.

The current limit on total bond indebtedness outstanding at any one time is \$50.0 million. The Agency has issued two tax allocation bonds, in 1979 and 1986, for \$10.0 million and \$30.0 million, respectively. As presented in the Agency's Annual Report for fiscal year 1990-1991, these two bond issues total \$33,795,000 in bonded indebtedness, leaving only \$16,205,000 in remaining bond capacity for new issues. As detailed in Section D of this Report, the Agency has identified public improvement project needs totaling \$311,742,333, and anticipates net acquisition and rehabilitation assistance costs of \$156,650,000, for a total of \$468,392,333 in anticipated project costs to be incurred by the Agency; this does not include projects funded from the Agency's low and moderate income housing fund. These projects would address the needs the Agency has identified for both the existing Project Area and the Added Area. The current bond indebtedness limit, however, does not provide the Agency with the financial capacity to fund these projects and programs. Due to the fact that the Plan currently expires on December 31, 2021, the Agency also needs to extend the duration of the existing Plan in order to have the capability of issuing additional thirty (30) year bonds. The Amendment proposes to extend the life of the Plan to 2032, eleven (11) years past the current limit.

The existing Plan includes two (2) different time limits on the Agency's ability to acquire property by eminent domain. For those properties included in the Project after 1976, the term expires in 1993; the properties included in the Project prior to 1976 are under a time limit that expires in 1999. The Amendment will establish a new limit for the Project Area (the existing Project Area and the Added Area) of twelve (12) years, from the date the Amendment is adopted.

Finally, the current Plan sets forth a limited description of public improvements and facilities, and does not include needed public improvement or facility projects, which are necessary to accomplish the Agency's goals for the Project Area. On several occasions, the Agency has expressed a desire to finance specific public improvements and facilities with tax increment revenue. However, since these projects were not listed nor identified in the existing Plan, the Agency was unable to provide financial assistance. The Amendment will expand the list of eligible public improvement and facilities projects in the Plan, allowing the Agency to fund these projects through redevelopment. Table D-1 presents these projects.

DESCRIPTION OF THE ADDED AREA

The Added Area encompasses 728 parcels of commercial, industrial and residential uses located primarily on the major arterials within the City of Garden Grove. The most prevalent uses are commercial, which account for approximately 36.71% of the acreage in the Added Area. Other uses include industrial, which represent 10.66% of the Added Area; residential (9.59%); vehicle-related (8.08%); office/professional (5.81%); and public and other uses (29.15%).

The nineteen (19) non-contiguous areas, as shown in Exhibit A, are located throughout the City; in most cases, they are adjacent to or near a portion of the existing Project Area. The Added Area can generally be defined as those properties along Garden Grove Boulevard from Beach Boulevard to Brookhurst Street; along Brookhurst Street from Brookhurst Way south to the Garden Grove Freeway; and selected parcels along Trask Avenue from Brookhurst Street to the Garden Grove Freeway. Other areas include various properties along Harbor Boulevard; various commercial and mixed use properties adjoining major intersections along Westminster Avenue, Chapman Avenue, Euclid Street and Katella Avenue; and properties at the intersections of Magnolia Street and Trask Avenue, and Garden Grove Boulevard and Fairview Street.

The basis for selecting these parcels relates to the age of the City. Many of the buildings within the Added Area were constructed over thirty (30) years ago and now exhibit signs of obsolescence and age; further, many were constructed to facilitate uses that are no longer economically viable or appropriate given their current location. Streets such as Garden Grove Boulevard, Trask Avenue and Brookhurst Street once served as collector streets between residential neighborhoods; they now experience some of the heaviest congestion in Orange County due to a combination of local and regional traffic. As a result, the uses of some of the properties along these arterials have changed from residential and neighborhood retail uses, to vehicle-related and major retail centers. Unfortunately, not all properties have developed in the same manner; many properties now have conflicting and non-conforming land uses.

These properties have become a detriment to the entire community. Vacancies are high and resulting revenues to the City have declined. Prime commercial sites are unoccupied or remain underutilized. Inadequately sized parcels and multiple ownerships inhibit the ability and evidence the inability of the private sector, acting alone, to redevelop these areas. These conditions, as well as the resulting uses, have also led to increases in crime and other social problems.

The restrictions in the current Plan combined with the need to address deteriorating conditions in the Added Area, are the reasons for this Amendment. Though not a panacea, the Amendment would expand the Agency's capacity to address the City's aging infrastructure, and enhance the economic viability of its commercial and industrial enterprises. In summary, the primary reasons for the Amendment are:

- o The desire to assist property owners and the private sector in redeveloping the Project Area by removing impediments to development and redevelopment.
- o The need to facilitate the development of underutilized and deteriorating parcels by expanding the Plan's capacity to fund and implement the Project.

- o The need to arrest further decay in the Added Area by affording the use of redevelopment to revitalize these areas.
- o The need to improve the public infrastructure system and public facilities by expanding the current Plan's scope of projects and increasing its capacity to fund these projects.
- o The desire to facilitate the planned recycling/redevelopment of existing uses to provide for their continued economic viability.

Acting alone, private enterprise will not be expected to remedy these conditions. This Amendment will provide the Agency with the necessary tools to assist property owners and developers in addressing these conditions. Without this Amendment, the Agency projects that the existing problems and conditions will intensify, leading to further degradation of the physical, social and economic environment of the City as a whole.

SECTION B

DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE ADDED AREA

This Section presents the physical, social, and economic conditions found in the Added Area which require Agency intervention through redevelopment. While this is an Amendment to an existing Project, Section 33368 of the Law does not require the Agency to restate the conditions present and substantiate blight for the existing Project Area. For this reason only, the Added Area will be the subject of the following discussion.

EXISTING LAND USE

Table B-1 presents existing land use for the Added Area. This data was compiled from a parcel-by-parcel land use survey conducted by the Rosenow Spevacek Group, Inc. ("RSG") in September of 1991. The Added Area is characterized by commercial uses located along major arterials in the City. Other major land uses include industrial and residential.

Commercial uses represented approximately 36.71% or 210.52 acres of the total uses within the Added Area. Of these, community retail and strip commercial centers predominate. Community retail uses are defined as those retail-oriented commercial centers with at least one space for a major anchor tenant and an assortment of smaller retail shops; strip commercial centers differ from community retail centers in that they do not feature retail space for a major anchor user. Other commercial uses include convenience centers and stand-alone retail or service business centers. Convenience centers are a collection of 2 or 3 businesses within the same commercial structure. Often times, these businesses are varied, such as a cleaners, a video store and a mini-mart. A stand-alone retail or service use is any retail or service commercial business operating out of a building which it entirely occupies.

Existing Land Use - Added Area

Table B-1

LAND USE	Units	% of Total	Acreage	% of Total
COMMERCIAL				
Abandoned Building	17	0.97%	11.78	2.05%
Convenience Center	51	2.92%	5.56	0.97%
Community Retail Center	104	5.95%	57.02	9.94%
Fast Food Restaurant	15	0.86%	7.33	1.28%
Full-Service Restaurant	19	1.09%	7.58	1.32%
Gas Station	20	1.14%	9.24	1.61%
Mixed Use	77	4.41%	14.08	2.46%
Motel/Hotel	11	0.63%	9.12	1.59%
Parking	---	---	17.69	3.09%
Stand-Alone Retail/Service	50	2.86%	21.46	3.74%
Strip Commercial	487	27.86%	44.03	7.68%
Unoccupied Building	8	0.46%	5.63	0.98%
	859	49.14%	210.52	36.71%
OFFICE/PROFESSIONAL	205	11.73%	33.30	5.81%
VEHICLE RELATED				
Auto Repair	68	3.89%	21.40	3.73%
Auto Sales	23	1.32%	24.95	4.35%
	91	5.21%	46.35	8.08%
INDUSTRIAL				
Heavy Storage	1	0.06%	11.88	2.07%
Light Industrial	257	14.70%	45.58	7.95%
Other Storage	3	0.17%	3.64	0.63%
	261	14.93%	61.10	10.66%
PUBLIC & RELATED				
Churches	1	0.06%	0.86	0.15%
Easements	0	0.00%	0.46	0.08%
Flood Control	0	0.00%	2.65	0.46%
Municipal Uses	1	0.06%	3.24	0.57%
Private Right of Way	---	---	0.65	0.11%
Service Organizations	2	0.11%	4.61	0.80%
Utilities	0	0.00%	0.20	0.03%
	4	0.23%	12.67	2.21%
RESIDENTIAL				
Duplex	24	1.37%	2.13	0.37%
Mobile Homes (Single)	not available	---	12.21	2.13%
Residential 3-4 Units	13	0.74%	1.07	0.19%
Residential 5+ Units	74	4.23%	3.12	0.54%
Single Family Attached	46	2.63%	2.57	0.45%
Single Family Detached	171	9.78%	31.94	5.57%
Trailer Park	not available	---	1.92	0.33%
	328	18.76%	54.96	9.59%
UNDEVELOPED & OTHER				
Undeveloped	---	---	20.50	3.58%
Vacant Improved	---	---	3.52	0.61%
Vacant/Salvage/Storage	---	---	1.34	0.23%
Miscellaneous	---	---	0.83	0.14%
	0	0.00%	26.19	4.57%
PUBLIC STREETS & RIGHT OF WAYS			128.30	22.38%
TOTAL			1,748	100.00%
			573.39	100.00%

Other uses found in the Added Area include: industrial, which accounts for 10.66% of the total area or 61.10 acres; residential, which is 9.59% or 54.96 acres; vehicle-related, which is 8.08% or 46.35 acres; office/professional, which is 5.81% or 33.30 acres; and public and other uses, which is 29.15% or 266.96 acres.

URBANIZATION

The Added Area is urbanized and includes properties that are an integral part of an urban area. Section 33320.1 of the Law requires that no less than 80% of the privately owned properties included in a project area must be predominantly urbanized or classified as an integral part of an urban area. That section requires that not less than 80% of the privately owned property:

- a. has been or is developed for urban uses; or
- b. is characterized by:
 - 1) the subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development; and
 - 2) the laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions; or
- c. is an integral part of an area developed for urban uses.

This definition goes on to state that a parcel is considered developed if it is developed in a manner which is either consistent with zoning or otherwise permitted under law.

The conclusion that the Added Area is predominantly urbanized is based upon the data from the parcel level land use survey, and ownership information contained in the 1991-92 Orange County Assessment Roll. Of the 573.39 acres that comprise the Added Area, 26.77% or 153.50 acres are under public ownership and 73.23% or 419.89 acres are privately owned. Of the privately owned property, 394.81 acres are developed with commercial, office, residential or industrial uses. The remaining 25.08 acres are vacant, but are completely surrounded by or adjacent to urban uses; these properties are classified as an integral part of an urban area. In

summary, of the 419.89 acres of privately owned property in the Added Area, 100% is classified as urbanized or an integral part of an urban area.

SOCIOECONOMIC DATA

The U.S. Census Bureau will not release 1990 Census data on a block level until late 1992, therefore, the socioeconomic data presented in the tables below represent totals for the City of Garden Grove. The Census Bureau reports a citywide population of 143,050 as of 1990. The total number of housing units within the City is 45,984. The following tables detail race, ethnic and age characteristics of the City.

Population By Race/Ethnicity

<i>White</i>	78,182	54.65%
<i>Hispanic</i>	33,579	23.47%
<i>Black</i>	1,938	1.35%
<i>Asian & Pacific Islander</i>	28,538	19.95%
<i>American Indian, Eskimo & Aleut</i>	610	0.43%
<i>Other</i>	203	0.14%
Total	143,050	

Population by Age Group

<i>Under 18 Years</i>	37,614	26.29%
<i>18 Years and Older</i>	105,436	73.71%
Total	143,050	

Source: 1990 U.S. Census Data

BLIGHTING CONDITIONS

Beginning with Section 33030, the Law sets forth specific parameters that define blight. Generally, the Law defines a blighted area as one which is characterized by either physical or economic deficiencies, "causing a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical, social or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone."

The Law outlines two (2) definitions of blight:

(Sec. 33031) **Physical**, in that the existence of buildings or structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of such uses, which are unfit or unsafe to occupy for such purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime due to any one or a combination of the following factors:

- (a) Defective design and character of physical construction.
- (b) Faulty interior arrangement and exterior spacing.
- (c) High density of population and overcrowding.
- (d) Inadequate provision for ventilation, light, sanitation, open spaces, and recreation facilities.
- (e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses.

(Sec. 33032) **Economic**, characterized by properties that suffer from economic dislocation, deterioration or disuse because of one or more factors which cause a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical, social, or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone:

- (a) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

- (b) The laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions.
- (c) The existence of inadequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.
- (d) A prevalence of depreciated values, impaired investments, and social and economic maladjustment.

BLIGHTING CONDITIONS WITHIN THE ADDED AREA

The conditions of blight found in the nineteen (19) non-contiguous areas which comprise the Added Area are presented below. The following table presents blighting conditions for the entire Added Area categorized by the aforementioned legal definitions. Blighting conditions by area are tabulated at the end of the narrative for each area. It should be noted that acreages discussed for the balance of this Section are net of public right-of-ways.

Added Area Summary

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	1,104	63.16%	267.03	59.99%
<i>Defective Design & Character of Physical Condition</i>	686	39.24%	138.81	31.19%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	330	18.88%	95.99	21.57%
<i>Inadequate Provision for Light, Ventilation & Open Space</i>	46	2.63%	7.84	1.76%
<i>Inadequate Public Improvements</i>	251	14.36%	60.35	13.56%
<i>Mixed Character</i>	540	30.89%	115.28	25.90%
<i>Parcelization Problems</i>	52	2.97%	14.88	3.34%
<i>Shifting of Uses</i>	83	4.75%	17.10	3.84%
ADDED AREA TOTAL	1,748	100.00%	445.09	100.00%

(net of right of ways)

Note: Blighting Conditions total acreage and unit counts exceed total Added Area because same parcels are affected by more than one blighting condition.

Area "A"

Located along the northern edge of the City, Area "A" consists of 6.05 acres of strip commercial uses on the south side of Katella Avenue, east and west of Gilbert Street. Residents adjacent to this area requested that the Agency include these properties in the Added Area. Among the reasons for the inclusion of this area is that a substandard alley behind the structures provides an insufficient buffer between the commercial and adjoining residential uses. Further, this area is

one of the higher reporting districts for police calls in the City. Crime/arrest statistics from the Garden Grove Police Department for 1990 indicate that 200 crimes or attempted crimes, ranging from vandalism to homicide, were reported within this area. Diversified ownership is also a problem with these properties. The Orange County Assessor's ownership data shows that twelve (12) different parties own the sixteen (16) parcels that comprise this area, making it difficult to have a coordinated effort on the part of the landowners to rehabilitate these properties.

Structurally, the strip commercial center and other buildings along this part of Katella Avenue are in disrepair and in need of an exterior facelift. Many of the properties, in particular the strip commercial uses, are exhibiting their age and dated design features. The alley to the rear of these buildings is substandard, often full of debris; trespassers frequently are found loitering in the rear alcoves of these buildings. Off-street parking is sufficient for the level of commercial activity in the area; however, the parking lots are not maintained and the blacktop is deteriorating. Little visible effort has been made on the part of the property owners to rehabilitate the buildings.

Code Enforcement records indicate code violations at many of the addresses in this area. Over the past three (3) years, 111 citations were issued primarily for signage, trash receptacle and illegal vehicle sales infractions. Other code violations include illegal land uses, including adult-oriented uses.

Area "A"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	32	80.00%	4.31	71.24%
<i>Defective Design & Character of Physical Condition</i>	31	77.50%	3.84	63.47%
<i>Mixed Character</i>	39	97.50%	4.79	79.17%
AREA "A" TOTAL	40	100.00%	6.05	100.00%

Area "B"

One of the more significant conditions impacting this 6.03 acre area is the mixed character of the uses. Located on the south side of Katella Avenue, this area includes a wide assortment of non-conforming uses: seven (7) units of office/professional use, eight (8) units of light industrial use, two (2) fast food restaurants and seven (7) units of various retail commercial use. Further, office uses are being operated out of converted residential structures. On the whole, this area lacks any features making it an attractive site for new investment, be it commercial, industrial or professional. The properties in this area are each owned by a different landowner, making it difficult and expensive for a private developer to acquire and assemble the parcels for reuse. All eleven (11) parcels are under different ownership.

The City's Police Department has accumulated crime and arrest data on Area "B" for 1991. This area lies within Police District 111, which had 359 crimes for that year, well above the City's average of 216. Within District 111, Area "B" accounted for 24 of these crimes ranging from arson to assault. To put this into perspective, the City's ratio of crimes per acre of development was 0.68; District 111 had a ratio of 1.12. However, Area "B" had nearly four (4) crimes per acre of development.

Area "B"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	21	87.50%	5.84	96.85%
<i>Defective Design & Character of Physical Condition</i>	15	62.50%	3.84	63.68%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	8	33.33%	1.06	17.58%
<i>Mixed Character</i>	24	100.00%	6.03	100.00%
<i>Shifting of Uses</i>	4	16.67%	0.40	6.63%
AREA "B" TOTAL	24	100.00%	6.03	100.00%

Area "C"

Located at the southwest corner of Katella Avenue and Euclid Street, Area "C" consists of eight (8) parcels, (18.05 acres) which are currently held by seven (7) different owners.

The commercial retail center has been without one of its anchor tenants for quite some time, and the economic vitality of the surrounding commercial uses have stagnated. Poor design of the buildings and faulty exterior spacing has led to a collection of structures which lack aesthetic quality. Almost the entire parcel is paved for parking, and landscaping is lacking altogether.

Accessibility to the center is also a problem. The center cannot be entered when traveling westbound on Katella Avenue. Agency staff has indicated that this severely limits the desirability of this site for commercial uses, resulting in reduced retail activity and sharply declining sales tax revenue.

Area "C"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	7	70.00%	14.45	80.06%
<i>Defective Design & Character of Physical Condition</i>	2	20.00%	1.00	5.54%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	5	50.00%	13.45	74.52%
AREA "C" TOTAL	10	100.00%	18.05	100.00%

Area "D"

This area is 3.04 acres in size and features a relatively new retail development, with restaurant and vehicle-related uses. The most prominent blighting condition is inadequate accessibility due to poorly designed circulation onto and between these commercial uses. There are an excessive number of curb cuts (access points) which create conflicts between through traffic and site ingress and egress. Although the center is structurally sound, the building configuration limits their visibility from both Chapman Avenue and Gilbert Street. As a result, the center has experienced a rapid turnover in tenancies. Ownership is also highly diversified, with each of the seven (7) parcels held by a different owner.

Area "D"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	5	45.45%	2.33	76.64%
<i>Defective Design & Character of Physical Condition</i>	7	63.64%	1.45	47.70%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	11	100.00%	3.04	100.00%
<i>Mixed Character</i>	2	18.18%	1.12	36.84%
AREA "D" TOTAL	11	100.00%	3.04	100.00%

Area "E"

Situated on the northeast and northwest corners of the Euclid Street/Chapman Avenue intersection, the 6.50 acres of Area "E" is developed with structures which are abandoned or in need of substantial rehabilitation. The retail commercial structures on the northeast corner of Chapman Avenue and Euclid Street have been vacated and boarded up by the owners. The aging buildings are in poor condition with an antiquated strip center design. Parking areas, like the buildings themselves, have remained in disrepair, overgrown with weeds and littered with debris. Graffiti defaces the sides and rear of these buildings. On the northwest corner, another strip commercial center is deteriorating, and has been having difficulties finding new tenants. Vacant stores predominate. For the Area "E" as a whole, access and public improvements are inadequate for retail vitality.

1990 crime data for this area indicates that twenty-four (24) crimes were either committed or attempted in this area. Of these, more than two-thirds were theft or vandalism offenses. The overall crimes/developed acre ratio for this area for 1990 was 3.69, 230% higher than the City's average, or 1,376% higher than the reporting district of which this area is a part.

Area "E"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	15	71.43%	4.62	71.08%
<i>Defective Design & Character of Physical Condition</i>	14	66.67%	4.32	66.46%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	15	71.43%	4.62	71.08%
<i>Mixed Character</i>	9	42.86%	3.92	60.31%
<i>Parcelization Problems</i>	0	0.00%	0.01	0.15%
AREA "E" TOTAL	21	100.00%	6.5	100.00%

Area "F"

With 174.58 acres included in its boundaries, Area "F" represents the largest single non-contiguous area. This area generally includes those properties along Garden Grove Boulevard from Beach Boulevard east to Brookhurst Street; along Brookhurst Street from Brookhurst Way south to the Garden Grove Freeway; and along the south side of Trask Avenue from Brookhurst Street to Euclid Street.

The Garden Grove Boulevard/Brookhurst Street/Trask Avenue corridors have experienced deterioration of their overall economic and physical condition as a result of a continuing transition in uses. These properties exhibit a broad mix of non-conforming uses which not only detract from the condition and character of the areas along the corridors, but also negatively impact the adjoining residential uses.

These uses adjoining Garden Grove Boulevard, one of the City's main commercial corridors, were specifically analyzed in two (2) separate studies on the area: *the Report on The*

Relationship Between Crime and Adult Business Operations on Garden Grove Boulevard and the Garden Grove Boulevard Land Use Study. Findings from these studies are summarized below; full texts of these studies are presented in Appendix A of this Report.

Crime & Adult Business Operations Report, prepared by Richard McCleary, Ph.D. and James W. Meeker, J.D., Ph.D.

Area "F", and specifically within the Garden Grove Boulevard corridor, includes five (5) of the seven (7) adult business operations this report reviews. The Crime & Adult Business Operations Report found that in comparing temporal crime rates before and after changes in the operation of adult businesses, such as the expansion of existing businesses or opening of new businesses, there was strong evidence of significant increases in public safety hazards as a result of the change in operations. Most commonly, serious crimes increased including assaults, robberies and thefts; victimless crimes (drug and alcohol use, sex offenses, etc.) also significantly increased. Additionally, incidences of crime were even greater where an adult business operated within 1,000 feet of a bar or liquor store. Finally, the report concluded that given the nature and magnitude of these impacts, "the adult businesses on Garden Grove Boulevard constitute a serious public safety hazard".

The report supplemented these findings with two (2) surveys: the first of real estate professionals, and the second of residents in close proximity to the businesses studied. The findings of these surveys revealed that the real estate professionals overwhelmingly agreed that the presence of adult businesses not only decreases property values and increases crime, but also results in other negative impacts on the quality of life of the neighborhood. Residents living near such enterprises experienced increased crime and other negative impacts on the quality of their neighborhoods. These residents also

reported personal negative experiences attributed to these businesses. Finally, support by both of the surveyed groups for greater regulation of these operations was overwhelming.

Garden Grove Boulevard Land Use Study, prepared by SLA Studio Land Inc. and ERA Economics

In August of 1990, the City prepared the Garden Grove Boulevard Land Use Study which reviewed existing land use, ownership, General Plan and zoning issues, and infrastructure capacity for the Garden Grove Boulevard Corridor. The study identified a potpourri of uses including office/professional, vehicle sales and repair, single and multifamily residential, light industrial, strip commercial, and other freestanding retail and service commercial uses. The study found that many of the non-conforming uses impact not only adjacent parcels, but also residential properties in close proximity. The study concluded that the mixed and non-conforming uses were a result of widely disbursed ownership, combined with parcels that were too small to accommodate new commercial uses.

The study presented four (4) Alternative Concept Land Use Plans to guide the City's effort to revise the General Plan for that area. In January of 1992, the City Council approved a Conceptual Land Use Plan, and amended the General Plan to incorporate it as the land use plan for this portion of Garden Grove Boulevard. The result is that many of the existing uses along Garden Grove Boulevard are now non-conforming; the City created a "transitional" zone to accommodate other properties. The amended General Plan changed many of the Community Commercial (or "C-2") designated areas to Neighborhood Commercial (or "C-1"). The implications of this change are significant in that the "C-1" designation does not allow for some of the uses permitted under the "C-2" designation, such as vehicle-repair, adult businesses, bars and hotel/motel uses. These non-conforming uses are prevalent along Garden Grove Boulevard.

As indicated in the Garden Grove Boulevard Study and confirmed by RSG's 1991 field survey, the highly mixed character of this area has resulted in a variety of blighting conditions. Of the 1,043 units within the area, 651 units, or 62.42%, exhibit physical blight in the form of age, obsolescence or dilapidation. Some of these buildings are older and simply require rehabilitation; however, an overwhelming majority do not have sufficient space for off-street parking, storage and buffers from adjacent uses. As a result, these conditions are impacting both neighboring structures and adjoining residential communities. Visually, most parcels in this area are cluttered with a barrage of signs and overcrowded conditions. According to field survey data, seventy (70) units are utilized for purposes for which they were not designed. For example, one 33,000 square foot parcel features a used car dealership operating out of a small single family dwelling and a mobile home, located at the rear of the parcel, being used as a dwelling unit. Another similarly sized parcel contains eight (8) units of multi-family residential units behind a vehicle repair shop. Despite the fact that this parcel was completely paved over, parking is only available for two or three vehicles. Like many of the other vehicle repair and commercial uses, off-street parking is a premium. Further, a preponderance of properties have multiple curb cuts, providing numerous locations for ingress and egress. This condition, combined with limited off-street parking, impacts traffic flows on Garden Grove Boulevard.

Similar circumstances exist along Brookhurst Street and Trask Avenue. Many of the commercial properties lack a sufficient buffer from the nearby residences. This has resulted in the deterioration of both the commercial and residential structures in these areas. Many structures are being utilized for purposes for which they are not suited, there is a lack of off-street parking and loading facilities, and feature multiple points of ingress and egress.

Street and utility infrastructure also suffer from age and service demands in excess of capacity. For example, the intersection of Garden Grove Boulevard is operating at LOS F. Level of Service (LOS) analysis is used to review traffic conditions by evaluating the congestion and delay experienced on arterials and highways. The relative level of congestion is evaluated on a scale of A through F, where LOS A indicates good operating conditions, and LOS F indicates heavy congestion with frequent delays and stops. LOS D is considered by transportation engineers as the worst acceptable level in an urbanized area.

To accommodate this demand and reduce the LOS levels at this intersection, both the County of Orange and the City of Garden Grove have identified needed improvements. Beach Boulevard is slated to be widened to eight (8) lanes by prohibiting on-street parking. Garden Grove Boulevard is also proposed to be widened to accommodate six (6) travel lanes, eliminating on-street parking and further exacerbating the off-street parking deficiencies of the parcels located in this area.

The Garden Grove Land Use study also identified numerous other public improvement needs along Garden Grove Boulevard. The existing domestic water supply is provided by both the Metropolitan Water District and ground water wells. While the existing system adequately supplies this area, it is anticipated that facility improvements will be required to service vacant property in the area and accommodate future redevelopment. Insofar as the sanitary sewer utility, the existing system currently operates at capacity. The ability of the system to accommodate additional development is contingent upon the type and intensity of uses proposed, and the type of improvements made. The Garden Grove Sanitary District recently completed a Sewage Collection System Master Plan and found deficiencies in the existing system servicing this area which require replacement or relief facilities. These deficiencies are caused by an aging system, changes in land use, population increases in the tributary areas, and lack of sufficient slope.

Area "F"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	651	62.42%	95.92	54.94%
<i>Defective Design & Character of Physical Condition</i>	430	41.23%	71.64	41.04%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	196	18.79%	32.84	18.81%
<i>Inadequate Provision for Light, Ventilation & Open Space</i>	45	4.31%	7.66	4.39%
<i>Inadequate Public Improvements</i>	97	9.30%	25.01	14.33%
<i>Mixed Character</i>	349	33.46%	59.15	33.88%
<i>Parcelization Problems</i>	50	4.79%	13.49	7.73%
<i>Shifting of Uses</i>	70	6.71%	12.45	7.13%
AREA "F" TOTAL	1043	100.00%	174.58	100.00%

Area "G"

Area "G" is 5.61 acres in size and includes one of the City's water wells. The City Public Service Department plans to increase the City's water production capacity by approximately twenty-five percent (25%) through the addition and expansion of several water wells. The City also plans to construct a new reservoir at the corner of Magnolia Street and Trask Avenue, within this area. These facility improvements are required to adequately meet future development demands within the Project Area, and are among the infrastructure projects proposed to be funded through redevelopment. Along with these improvements, the City also

plans to improve the aesthetics of the entire facility to complement the adjacent Garden Grove Auto Center.

Area "G"

<u>BLIGHTING CONDITIONS</u>	<u>Units</u>	<u>% of Total</u>	<u>Acreage</u>	<u>% of Total</u>
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	3	100.00%	3.93	70.05%
AREA "G" TOTAL	3	100.00%	5.61	100.00%

Area "H"

Area "H", 10.85 acres in size, is comprised of a community retail center, a gas station and a restaurant on the southwest corner of Brookhurst Street and Westminster Avenue. The conditions present in this area include multiple ownership. The retail center is owned by four (4) different parties. As a result, the overall character of the center is mixed with uses including a thrift shop, a vacant nightclub, a full-service restaurant and a home improvement center. These commercial uses are not buffered from the residential areas located to the rear of the center.

With traffic counts of 75,000 cars per day, the Westminster Avenue/Brookhurst Street intersection ranks as the second busiest in the City, making it a prime commercial site. Despite the retail potential, this retail center continues to experience high vacancies, with occupied spaces housing transitional uses. The site lacks landscaping, uniform signage, and other site improvements, which make it an eyesore in relation to the adjacent retail uses in the area. The center's structures also need to be rehabilitated to replace the disjointed appearance that the individual facades present. The buildings are old and deteriorating, testifying to the inability to attract quality users into the center. This site has also been the subject of hundreds of code violations over the past three (3) years. Among these citations, the highest infractions were for inadequate parking lot maintenance and illegal uses, illegal on-site storage, illegal vehicle sales, and illegal debris disposal.

Area "H"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	15	0.86%	10.32	2.32%
<i>Defective Design & Character of Physical Condition</i>	14	87.50%	9.84	90.69%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	15	93.75%	10.32	95.12%
<i>Mixed Character</i>	14	87.50%	9.84	90.69%
AREA "H" TOTAL	16	100.00%	10.85	100.00%

Area "I"

The 29.89 acres south of Stanford Avenue and west of the railroad right-of-way, identified as Area "I", include industrial and vehicle-related uses intermixed with single-family residences. The area also contains office and other strip commercial retail uses. The mixed character of uses combined with inadequate public improvement plagues this residential/commercial/industrial site. Presently, portions of this area require undergrounding of utilities and/or the reconstruction of sewers and storm drains to correct deficiencies. Many of the structures have been constructed close together, sacrificing off-street parking and adequate loading facilities. Access is also a problem as some properties can only be reached via a private alleyway or by traversing a parking lot.

The uses in this 29.89 acre site are dominated by industrial and residential, which make up 20.19 acres, or 67.55% of the total site. The industrial buildings on Nutwood and Stanford are in decay due to lack of maintenance. The City's Code Enforcement unit indicates that these problem conditions, as a result of the intensity and mix of the land uses, have spread to the residential uses as well. Twenty-five percent (25%) of the residential properties have been cited

for parking on unpaved areas. Moreover, of the sixteen (16) single-family dwelling units within this area, all show signs of deterioration due to their age and lack of maintenance. Code enforcement data for the past three (3) years shows numerous debris, illegal storage, and parking violations.

Crime also is a problem in this area. During calendar year 1990, the Garden Grove Police Department reported 46 crimes occurred within this 20.19 acre area, with burglaries and thefts constituting nearly two-thirds of the reported cases. This area lies within Police District 114, which reported 292 crimes in 1990, 38% above the City's average.

Area "I"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	77	56.62%	21.74	72.73%
<i>Defective Design & Character of Physical Condition</i>	36	26.47%	11.00	36.80%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	21	15.44%	6.52	21.81%
<i>Inadequate Public Improvements</i>	120	88.24%	27.73	92.77%
<i>Mixed Character</i>	14	10.29%	3.71	12.41%
<i>Parcelization Problems</i>	2	1.47%	1.38	4.62%
<i>Shifting of Uses</i>	2	1.47%	1.69	5.65%
AREA "I" TOTAL	136	100.00%	29.89	100.00%

Area "J"

Located west of the existing Project Area on Euclid Street, Area "J" is 2.81 acres in size and involves sixteen (16) single family residences. The properties in the existing Project Area were once used for residential purposes. However, they were allowed to convert to commercial uses in the 1960s. Many of these uses are housed in residential structures and lack off-street parking and loading facilities, and buffers with the adjoining residential uses to the east.

The sixteen (16) residential uses in Area "J" abut the rear of the Euclid Street properties. Being in this close proximity, they suffer from noise, glare and smoke impacts from the adjacent commercial uses. Due to these impacts, the properties are not being maintained and property values are decreasing.

The Agency proposes to include these properties to facilitate the redevelopment of the Euclid Street parcels. The Euclid Street parcels average 8,712 square feet in size and are not large enough to accommodate commercial development, as constructed today. The properties in Area "J" would allow the Agency to combine properties into larger parcels to accommodate development, while eliminating the current conflict between adjoining uses.

Area "J"

<u>BLIGHTING CONDITIONS</u>	<u>Units</u>	<u>% of Total</u>	<u>Acreage</u>	<u>% of Total</u>
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	16	100.00%	2.81	100.00%
<i>Defective Design & Character of Physical Condition</i>	12	75.00%	2.14	76.16%
<i>Inadequate Public Improvements</i>	15	93.75%	2.64	93.95%
<i>Mixed Character</i>	15	93.75%	2.61	92.88%
AREA "J" TOTAL	16	100.00%	2.81	100.00%

Area "K"

Predominantly a residential site, Area "K" is experiencing a transition of uses similar to many other portions of the Added Area as light manufacturing uses are increasingly locating within this area. Located between the Trask Avenue/Euclid Street/Garden Grove Freeway off-ramp and the Garden Grove Freeway, along the south side of Trask Avenue, Area "K" is approximately 14.59 acres in size and features older structures with deep setbacks.

The City is planning to widen Trask Avenue from two (2) to four (4) lanes to accommodate the traffic flows. Also planned is the construction of curbs, gutters and sidewalks, which do not exist in this area, as well as the realignment of the Trask/Euclid off-ramp with the Garden Grove Freeway. These public improvement efforts will require the acquisition of at least part of these properties along Trask Avenue.

The primary uses along this three-block stretch of Trask Avenue are light industrial (9 units) and single-family detached (13 units). Because these uses are located adjacent to one another, both of these very different uses do not compatibly co-exist. Some of the residential structures have been turned into commercial, stand-alone sales and service uses. Further impacting the residential uses in this area is the Garden Grove Freeway which abuts all of these properties to the south.

Area "K"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	27	81.82%	11.59	79.44%
<i>Defective Design & Character of Physical Condition</i>	23	69.70%	6.18	42.36%
<i>Inadequate Public Improvements</i>	14	42.42%	2.60	17.82%
<i>Mixed Character</i>	1	3.03%	0.16	1.10%
<i>Shifting of Uses</i>	2	6.06%	0.36	2.47%
AREA "K" TOTAL	33	100.00%	14.59	100.00%

Area "L"

South of Westminster Avenue and west of Newhope Street are the ten (10) parcels which comprise 7.33 acres of Area "L". Mixed land uses dominate this area, with uses including industrial, single family residential, office/professional, vehicle repair, and heavy storage. The residential and other uses do not integrate well with one another, and many of the structures are dilapidated. Further, off-street parking and loading facilities are limited. Finally, the area is also impacted by multiple ownership, with the ten (10) parcels owned by nine (9) property owners. This limits a cohesive effort to comprehensively redevelop the area.

Area "L"

<u>BLIGHTING CONDITIONS</u>	<u>Units</u>	<u>% of Total</u>	<u>Acreage</u>	<u>% of Total</u>
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	28	93.33%	2.90	39.56%
<i>Defective Design & Character of Physical Condition</i>	5	16.67%	1.09	14.87%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	3	10.00%	0.72	9.82%
<i>Inadequate Public Improvements</i>	5	16.67%	2.37	32.33%
<i>Shifting of Uses</i>	1	3.33%	0.19	2.59%
AREA "L" TOTAL	30	100.00%	7.33	100.00%

Area "M"

Area "M" is 67.90 acres in size and is developed with a mixture of commercial and industrial uses. Generally bordering Harbor Boulevard from Trask Avenue south to the Garden Grove/Santa Ana boundary, this area once featured viable automobile and commercial uses adjoining Harbor Boulevard, with industrial uses occupying the lots to the rear. Many of the commercial uses have relocated, leaving vacant structures. The automotive uses are relocating to the Garden Grove Auto Center, taking many of the automotive related uses with them. Other retail commercial uses have either relocated or ceased doing business. The industrial properties are experiencing increasing vacancies due to the relocation of manufacturing uses. In general, this area is in transition, and the Agency proposes to use redevelopment to facilitate a successful transition.

Harbor Boulevard has also been designated as a "Super-Street"; this will result in a number of improvements to the street, as well as the need to reconfigure properties adjacent to the street to maintain their viability. The "Super-Street" concept includes intersection widenings, restriping,

median modifications, access consolidation to maximize roadway capacity. Properties will be impacted by partial takes for right-of-way acquisition, decreased parking due to the elimination of off-street parking, and decreased access due to closure of ingress/egress points. According to the City's traffic counts, the Harbor Boulevard and Trask Avenue intersection ranks as the busiest intersection in the City, with approximately 78,000 vehicles per day.

Apart from these street improvements, this area includes many uses in transition, with a somewhat equal distribution between office, industrial and commercial. Specifically, the field survey found that five (5) buildings were being utilized for purposes for which they were not suited. An illustration is a service station facility at the south end of Harbor Boulevard at Westminster Avenue which currently houses a carpet sales operation. Vacancies, particularly in the vehicle sales structures, are evident as well. Since the opening and now planned expansion of the Garden Grove Auto Center, auto dealers are finding that Harbor Boulevard is no longer a viable location. It is expected that the remaining dealerships on Harbor Boulevard will be relocated to the Auto Center, vacating 10.92 acres, 16.08% of the total area. Industrial uses, which constitute 23.25 acres or over a third of the area, are also experiencing increasing vacancies. Many of these structures are showing signs of deterioration and the need for rehabilitation.

Statistics on arrests in this area indicate that crime is also a problem. According to Police Department data collected for 1990, ninety-eight (98) crimes were reported along this portion of Harbor Boulevard. The nature of these offenses is mainly property related, such as burglary and auto theft. There were also incidences of rape/sexual assault, robbery and assault.

Area "M"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	69	47.59%	31.11	45.82%
<i>Defective Design & Character of Physical Condition</i>	10	6.90%	2.97	4.37%
<i>Shifting of Uses</i>	5	3.45%	1.86	2.74%
AREA "M" TOTAL	145	100.00%	67.90	100.00%

Area "N"

Southwest of the Harbor Boulevard/Chapman Avenue intersection, Area "N" is 13.16 acres of vacant and mobile home uses. This area is contiguous on the north and east, to the existing Project Area. The Oasis Mobile Home Park is the predominant use, which covers 12.21 acres. This park adjoins commercial uses, located to the north and east, which has resulted in commercial intrusion such as noise and glare, and a marked increase in crime and vagrancy.

The problems resulting from these incompatibilities will intensify as the adjoining commercial uses redevelop. Including this area within the Project Area will afford the Agency the opportunity to incorporate this area into the larger Project Area and comprehensively plan for its reuse, if the park converts to commercial use in the future.

Area "N"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	-----	92.78%	12.21	92.78%
<i>Mixed Character</i>	-----	92.78%	12.21	92.78%
AREA "N" TOTAL	-----	100.00%	13.16	100.00%

Area "O"

Area "O" is a 7.49 acre collection of parcels located both on and off Harbor Boulevard. The Agency proposes to include this area as part of the Added Area to better facilitate commercial development and increased retail activity, through the consolidation and reparcelization of these small, shallow lots into more appropriately sized parcels. These efforts will also include buffering the nearby residential properties. Existing uses include the single family residences adjacent to commercial properties, community commercial uses, convenience retail operations, and strip commercial uses.

The lots fronting Harbor Boulevard are too shallow for their commercial uses. Including these properties in the Added Area will accomplish more effective redevelopment, and will buffer the adjoining residential units in the vicinity. Like many other properties included in the Added Area, these parcels were designed for residential uses. Because commercial uses have been developed in the adjacent areas without adequate buffering, a majority (98.18%) of the sixty (60) residential units show signs of deterioration.

Area "O"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	54	98.18%	6.93	92.52%
<i>Defective Design & Character of Physical Condition</i>	50	90.91%	6.25	83.44%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	1	1.82%	0.17	2.27%
<i>Inadequate Provision for Light, Ventilation & Open Space</i>	1	1.82%	0.18	2.40%
<i>Mixed Character</i>	55	100.00%	7.45	99.47%
AREA "O" TOTAL	55	100.00%	7.49	100.00%

Area "P"

Declining sales tax revenue and increasing crime rates have prompted the inclusion of the 23.57 acres that comprise Area "P" in the Added Area located on the southeast corner of Chapman Avenue and Harbor Boulevard; the commercial uses are experiencing high vacancy rates and diminished retailer interest. Some retail space has remained unoccupied for years, spawning a decline in the surrounding businesses. Some of the smaller commercial uses are residential conversions. Crime problems have been attributed to a growing homeless presence and vagrancy problem. The Garden Grove Police Department compiled arrest statistics for this area and found that in 1990 alone, 158 crimes were either attempted or committed. Of these, over seventy percent (70%) were theft related. The area is also frequented by prostitutes.

Code enforcement has cited addresses in this area on numerous occasions for illegal overnight parking of commercial vehicles in the parking lots of the large retail center. One address on Chapman Avenue has been cited for sixty-four (64) code violations since January of 1988. Many of these citations were for illegal land use and commercial vehicle storage. These violations are less indicative of a specific problem unique to the property than they are evidence of a larger problem of the blighted conditions present within this area.

Despite the fact that the City has developed the Harbor Corridor Specific Plan to guide the revitalization of this area, private sector interest in this site as a viable commercial center has declined as a result of these complex problems.

Area "P"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	15	93.75%	8.03	34.07%
<i>Defective Design & Character of Physical Condition</i>	8	50.00%	1.10	4.67%
<i>Mixed Character</i>	3	18.75%	0.46	1.95%
<i>Shifting of Uses</i>	2	12.50%	0.15	0.64%
AREA "P" TOTAL	16	100.00%	23.57	100.00%

Area "Q"

Like other areas proposed to be added along Harbor Boulevard, the 2.88 acres of mixed uses within Area "Q" exhibit physical and social conditions which prevent further economic growth of this area. Prostitutes and vagrants frequently loiter around the motel. Ownership segmentation has created a mix of land uses which are incompatible, including single family residential, a fast food restaurant and stand-alone retail in addition to the motel property.

Furthermore, the area lacks a satisfactory buffer separating these general commercial uses from the neighboring single family developments. Finally, the structures show signs of deterioration and dilapidation due to the lack of maintenance and upkeep.

Area "Q"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	4	57.14%	1.34	46.53%
<i>Defective Design & Character of Physical Condition</i>	1	14.29%	0.23	7.99%
AREA "Q" TOTAL	7	100.00%	2.88	100.00%

Area "R"

As a prime commercial site with freeway visibility on the east end of Garden Grove Boulevard, Area "R" contains incompatible uses which detract from the potential commercial activity. Specifically, 3.24 acres of the total 18.42 acre area is developed with the Orange County Vector Control facility, a non-conforming land use, which lies in the center of the other commercial, vehicle repair and industrial uses in the area. As a reaction to the incompatible Vector Control facility, private enterprise has not viewed this area as an attractive commercial site with the potential for higher and better usage to capitalize on the freeway visibility.

Within this area, an assortment of other non-conforming uses, including office/professional, community convenience retail, vehicle repair and stand alone retail, do not fully utilize the potential value of this freeway site. Because of its location, a long-term goal would be the development of more intensive commercial uses.

Area "R"

<u>BLIGHTING CONDITIONS</u>	<u>Units</u>	<u>% of Total</u>	<u>Acreage</u>	<u>% of Total</u>
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	10	12.20%	3.14	17.05%
<i>Defective Design & Character of Physical Condition</i>	8	9.76%	1.59	8.63%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	1	1.22%	1.09	5.92%
AREA "R" TOTAL	82	100.00%	18.42	100.00%

Area "S"

One of the few areas proposed in this Amendment not adjacent to the existing Project Area is Area "S", generally located on three (3) corners of the intersections of Valley View Street and Chapman Avenue. The uses in this area are commercial in nature, blended with vehicle-related and office uses. Area "S" is 26.37 acres in size.

Each commercial corner in the area has distinct characteristics and conditions which necessitate redevelopment. The southwest corner includes the greatest variety of uses and suffers from traffic congestion generated by poor access to and within the commercial uses. Some of the parcels on the southern portion of this area are underutilized.

The parcels on the southwest corner of Chapman Avenue and Valley View Street have multiple curb cuts, causing hazardous traffic congestion on Valley View. Present land uses include a mixed use retail center, vehicle repair shops, full-service restaurants and other commercial uses. The majority of these structures are in fair to poor condition because of their age, their design and the lack of maintenance. There is evidence of deterioration and dilapidation as well. While the size of the lots are appropriate for commercial-intensive uses, some of these parcels are

underutilized with vast parking lots and relatively wide alleyways. Unlike neighboring commercial properties, there is no landscaping or other on-site enhancements.

The center on the northwest corner of Chapman Avenue and Valley View Street is newer with a better site layout. However, the center is not adequately buffered from the adjacent residential dwellings. Additionally, provisions have not been made for sufficient loading and unloading facilities, resulting in traffic conflicts and impacts on adjoining uses.

The design and present condition of the retail center on the northeast corner of Chapman Avenue and Valley View Street has made it obsolete for potential new commercial uses. The primary problem with the center is that the space dedicated for an anchor tenant is too small. According to City staff, this particular space has seen a high turnover, including a supermarket, an indoor swap meet, and a sporting goods store. Eventually, the space was subdivided into smaller units. However, this effort, also, has been unsuccessful as the center has remained empty, resulting in depressed sales activity. This center also exhibits signs of significant physical decay. The parking lot, exterior facade and signage have not been adequately maintained and have deteriorated. Code enforcement data suggests a reoccurring problem with illegal land uses and illegal vehicle sales on this property.

Area "S"

BLIGHTING CONDITIONS	Units	% of Total	Acreage	% of Total
<i>Age/Obsolescence or Deterioration, Dilapidation</i>	55	90.16%	23.51	89.15%
<i>Defective Design & Character of Physical Condition</i>	20	32.79%	10.33	39.17%
<i>Faulty Interior Arrangement & Exterior Spacing</i>	54	88.52%	22.16	84.03%
<i>Mixed Character</i>	15	24.59%	3.83	14.52%
AREA "S" TOTAL	61	100.00%	26.37	100.00%

SECTION C

PROPOSED METHOD OF FINANCING THE REDEVELOPMENT OF THE EXISTING AND ADDED AREAS

GENERAL FINANCING METHODS AVAILABLE TO THE AGENCY

Redevelopment of the Existing and Added Areas is proposed to be financed as follows:

- o Financial assistance from the City, County, State of California and/or Federal Government;
- o Tax increment revenue;
- o Interest income;
- o Agency bonds;
- o Donations;
- o Loans from private financial institutions; and
- o Any other legally available source.

Financial Assistance from the City, County, State, and/or the Federal Government

The funds may include loans and advances from the City of Garden Grove for planning, construction and operating capital for administration of this Project until such time that sufficient tax increment revenue is raised to repay loans and provide other means of operating capital.

As available, other funds such as gas tax funds and Community Development Block Grants may also be used to pay the costs of Project implementation. The Agency and City will work together to pursue available grants and loans to assist with Project implementation. The City or other public agency may also issue bonds on behalf of the Agency and provide in-kind assistance.

Property Tax Increment

The Agency is proposing to use property tax increment as provided for in Article 6, Section 33670 of the Law as the primary financing mechanism to implement the Project. Tax increment revenue may only be used to pay indebtedness incurred by the Agency. Indebtedness includes principal of and interest on loans, moneys advanced, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, community development activities.

Bonded Debt

The Agency may from time to time issue bonds and/or notes for any of its corporate purposes. The Agency may issue such types of bonds on which the principal and interest are payable in whole or in part from tax increment revenue.

Lease or Sale of Agency-Owned Property

If the Agency acquires property within or outside of the Project Area, the revenue generated by selling or leasing such properties may be used to pay the costs of Project implementation.

Participation in Development

If the Agency enters into agreements with property owners, tenants and/or other developers which provide for revenues to be paid or repaid to the Agency, such revenues may be used to pay Project implementation costs.

Other Available Sources

Any other loans, grants or financial assistance from the federal government, or any other public or private source will be utilized, as available and appropriate. The Agency will also consider use of the powers provided by Chapter 8 (Redevelopment Construction Loans) of the Law to provide construction funds for appropriate projects. Where feasible and appropriate, the Agency may use assessment district and/or Mello-Roos bond financing to pay for the costs of public infrastructure, facilities and operations.

PROPOSED REDEVELOPMENT ACTIVITIES AND ESTIMATED COSTS

Table D-1 details \$311,742,333 in potential projects and programs needed to improve the both the Project Area's and Added Area's infrastructure, public facilities, and overall economic viability. Additionally, the Agency has estimated a net outlay of \$156,650,000 for potential acquisition or rehabilitation assistance subsidies.

Because projects will commence construction over the next ten (10) years, cost inflation could occur. Further, it is assumed that the majority of these projects will be financed through the issuance of tax allocation bonds. Consequently, factoring in debt service costs, the total implementation expenses for these non-housing projects could be \$1,405,176,999 in 1992 dollars.

The Agency also intends to fully fund its obligations to set aside twenty percent (20%) of available tax increment revenue to fund affordable housing programs. As set forth in Table C-1, it is anticipated that the Agency will deposit approximately \$64,657,937 into the low and moderate income housing fund from revenues generated within the Added Area. This will augment projected set-aside funds from the existing Project Area, expected to be \$249,179,512, as indicated in Table C-2. Consequently, total monies for housing programs over the forty (40) year amended Plan are anticipated to be \$313,837,449. The Agency

anticipates funding programs that will achieve the affordable housing goals set forth in the Garden Grove General Plan.

ESTIMATED TAX INCREMENT REVENUE

Project implementation, and specifically new development throughout the Project Area, will generate tax increment revenue. Tables C-1 and C-2 present estimates of projected tax increment revenues for the Added Area and existing Project Area, respectively. For the Added Area, Table C-1 discounts the 2% inflation adjustment pass-through to taxing entities presently drawing revenue from the Added Area. Taxing agencies (other than the City) may claim this revenue through adopting a resolution requesting this revenue. Table C-1 also identifies the balance accruing to the Agency, and divides this balance between the 80% non-housing funds ("Project Fund"), and 20% housing funds ("Housing Fund"). Since the Agency currently does not have pass-through agreements with any taxing agencies for the existing Project Area, the tax increment projections presented in Table C-2 do not incorporate a 2% pass-through adjustment. Both sets of projections assume a 4.5% annual growth rate for secured valuation, and a 2.0% annual growth rate for unsecured valuation.

Table C-1 demonstrates that there will be an increase in total assessed valuation to \$2,706,628,922 over the forty (40) year life of the Project; for a net increase of \$2,365,239,547 in assessed valuation. This results in a total of \$323,289,685 in tax increment revenue from the Added Area. No taxing agency agreements are assumed at this time. Likewise, Table C-2 estimates an increase in assessed valuation in the existing Project Area of \$6,590,256,561 over the forty (40) year life of the Project. This results in a total of \$1,245,897,560 in tax increment revenue for Project implementation. The total projected revenue for both the existing Project Area and Added Area is \$1,569,187,245.

As discussed earlier, these tax increment dollars would be allocated to two funds; specifically the Housing Fund for low and moderate income housing assistance programs and the Project Fund for other non-housing related redevelopment projects. Between the Added Area and the existing Project Area, the Agency is projected to generate a combined total of \$313,837,449 for low and moderate income housing programs, and \$1,255,349,796 for non-housing programs.

Column 2 of the tax increment projection tables (Tables C-1 and C-2) indicate the annual amount of increased assessed valuation resulting from projected new construction within the Added Area and existing Project Area. These new development projects were derived by estimating which properties within these areas would redevelop. Estimated construction valuation and construction time frames were then formulated. Within the Project Area and Added Area, a new development assessed valuation total of approximately \$480,888,500 has been projected to increase future tax increment.

ASSESSMENT OF THE ECONOMIC FEASIBILITY OF THE PROJECT

As presented in Table D-1, the total cost of implementing non-housing projects, in 1992 dollars, is \$468,392,333. The Agency will need to issue bonds to raise the needed capital to implement these projects. The scope and nature of these projects require that they be constructed as one project; as such a pay-as-you-go funding basis is not feasible. If the Agency would fund all of the aforementioned costs through the issuance of bonds, a total of \$1,405,176,999 would be required to finance these projects. This compares to a total non-housing projected tax increment revenue of \$1,569,187,245.

The Agency recognizes that although the entire list of projects is needed, improvements can only be implemented as funds become available, supplemented by the general fund monies.

REASONS FOR INCLUDING TAX INCREMENT PROVISIONS IN THE PLAN

Tax increment provisions must be included because other funding sources are not sufficient to fully finance the cost of project implementation. The City's general fund alone cannot fund this level of need, and other financing programs do not generate sufficient funds for the kinds of improvements which are needed. Without the tax increment component, sufficient revenue would not be available to fund the needed programs and improvements.

Tax Increment Projections - Added Area
4.50% Secured & 2.00% Unsecured Annual Growth Rate

Table C-1

Fiscal Year	(1)	(2)	(3)	Total Assessed Value	Net Incremental Valuation	(5)	(6)	Adjusted Gross Tax Increment	Housing Fund	Project Fund
	(1)	(2)	(3)	(4)	(4)	(5)	(6)	(7)	(8)	(9)
Base	305,760,952		35,628,423		0	0	0	0	0	0
1	319,520,195	0	36,340,991	355,861,186	0	385,683	104,838	280,846	56,169	224,677
2	333,898,604	8,991,300	37,067,811	379,957,715	38,568,340	607,310	158,834	448,476	89,695	358,781
3	358,319,949	5,991,300	37,809,168	402,120,417	60,731,042	1,126,950	213,911	913,039	182,608	730,432
4	380,705,255	34,813,800	38,365,351	454,084,406	112,695,031	1,465,200	270,089	1,195,111	239,022	956,089
5	434,217,413	14,355,300	39,336,658	487,909,371	146,519,996	2,291,061	327,391	1,963,670	392,734	1,570,936
6	468,758,485	61,613,600	40,123,391	570,495,476	229,106,101	2,597,666	385,838	2,211,828	442,366	1,769,462
7	554,238,829	5,991,300	40,925,859	601,155,988	259,766,613	2,917,868	445,455	2,472,413	494,483	1,977,930
8	585,440,485	5,991,300	41,744,376	633,176,161	291,786,786	3,252,274	506,264	2,746,010	549,202	2,196,808
9	618,046,215	5,991,300	42,579,264	666,616,779	325,227,404	3,601,520	568,289	3,033,231	606,646	2,426,585
10	652,119,203	5,991,300	43,430,849	701,541,352	360,151,977	3,966,269	631,555	3,334,714	666,943	2,667,771
11	687,725,476	5,991,300	44,299,466	738,016,242	396,626,867	4,347,214	696,086	3,651,128	730,226	2,920,903
12	724,934,031	5,991,300	45,185,455	776,110,786	434,721,411	4,745,081	761,907	3,983,173	796,635	3,186,539
13	763,816,971	5,991,300	46,089,164	815,897,435	474,508,060	5,160,625	829,045	4,331,580	866,316	3,465,264
14	804,449,643	5,991,300	47,010,948	857,451,890	516,062,515	5,594,639	897,526	4,697,113	939,423	3,757,690
15	846,910,785	5,991,300	47,951,166	900,853,252	559,463,877	6,047,948	967,376	5,080,572	1,016,114	4,064,457
16	891,282,679	5,991,300	48,910,190	946,184,169	604,794,794	6,521,416	1,038,624	5,482,793	1,096,559	4,386,234
17	937,651,308	5,991,300	49,888,394	993,531,002	652,141,627	7,015,946	1,111,296	5,904,650	1,180,930	4,723,720
18	986,106,525	5,991,300	50,886,161	1,042,983,987	701,594,612	7,532,480	1,185,422	6,347,058	1,269,412	5,077,647
19	1,036,742,228	5,991,300	51,903,885	1,094,637,412	753,248,037	8,072,004	1,261,030	6,810,974	1,362,195	5,448,779
20	1,089,656,536	5,991,300	52,941,962	1,148,589,799	807,200,424	8,513,025	1,338,151	7,174,874	1,434,975	5,739,900
21	1,138,691,081	5,991,300	54,000,802	1,192,691,882	851,302,507	9,036,236	1,416,814	7,619,423	1,523,885	6,095,538
22	1,189,934,179	5,991,300	55,080,818	1,245,012,997	903,623,622	9,582,722	1,497,050	8,085,672	1,617,134	6,468,538
23	1,243,479,127	5,991,300	56,182,434	1,299,661,561	958,272,186	10,153,524	1,578,891	8,574,633	1,714,927	6,859,707
24	1,299,435,688	5,991,300	57,306,083	1,356,741,771	1,015,352,396	10,749,731	1,662,368	9,087,363	1,817,473	7,269,890
25	1,357,910,294	5,991,300	58,452,204	1,416,362,498	1,074,973,123	11,372,481	1,747,515	9,624,966	1,924,993	7,699,973
26	1,419,016,257	5,991,300	59,621,248	1,478,637,506	1,137,248,131	12,022,963	1,834,366	10,188,597	2,037,719	8,150,878
27	1,482,871,989	5,991,300	60,813,673	1,543,685,662	1,202,296,287	12,702,418	1,922,953	10,779,465	2,155,893	8,623,572
28	1,549,601,228	5,991,300	62,029,947	1,611,631,175	1,270,241,800	13,412,145	2,013,312	11,398,833	2,279,767	9,119,066
29	1,619,333,283	5,991,300	63,270,546	1,682,603,829	1,341,214,454	14,153,499	2,105,478	12,048,021	2,409,604	9,638,417
30	1,692,203,281	5,991,300	64,535,957	1,756,739,238	1,415,349,863	14,927,897	2,199,487	12,728,410	2,545,682	10,182,728
31	1,768,352,429	5,991,300	65,826,676	1,834,179,105	1,492,789,730	15,736,821	2,295,377	13,441,444	2,688,289	10,753,156
32	1,847,928,288	5,991,300	67,143,209	1,915,071,498	1,573,682,123	16,581,818	2,393,184	14,188,633	2,837,727	11,350,907
33	1,931,085,061	5,991,300	68,486,074	1,999,571,135	1,658,181,760	17,464,503	2,492,948	14,971,555	2,994,311	11,977,244
34	2,017,983,889	5,991,300	69,855,795	2,087,839,684	1,746,450,309	18,386,567	2,594,707	15,791,860	3,158,372	12,633,488
35	2,108,793,164	5,991,300	71,252,911	2,180,046,075	1,838,656,700	19,349,775	2,698,501	16,651,274	3,330,255	13,321,019
36	2,203,688,856	5,991,300	72,677,969	2,276,366,825	1,934,977,450	20,355,970	2,804,370	17,551,600	3,510,320	14,041,280
37	2,302,854,855	5,991,300	74,131,529	2,376,986,383	2,035,597,008	21,407,081	2,912,358	18,494,723	3,698,945	14,795,779
38	2,406,483,323	5,991,300	75,614,159	2,482,097,482	2,140,708,107	22,505,121	3,022,505	19,482,617	3,896,523	15,586,093
39	2,514,775,073	5,991,300	77,126,442	2,591,901,515	2,250,512,140	23,652,195	3,134,855	20,517,341	4,103,468	16,413,873
40	2,627,939,951	5,991,300	78,668,971	2,706,608,922	2,365,219,547	24,849,685	3,252,195	21,797,150	4,322,937	17,274,213
				209,643,500				323,289,685	64,657,937	258,631,748

Table C-2

Tax Increment Projections - Existing Area
 4.50% Secured & 2.00% Unsecured Annual Growth Rate

Fiscal Year	Annual Secured AV	New Development	Annual Unsecured AV	Total Assessed Value	Net Incremental Valuation	Estimated Gross Tax Increment	Unitary Utility Revenue	Adjusted Gross Tax Increment	Housing Fund	Project Fund
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1992-93	119,652,319	0	25,952,660	1,169,534,460	1,023,929,481	10,239,295	0	10,239,295	2,047,859	8,191,436
1993-94	952,721,340	21,000,000	216,813,121	1,237,743,183	1,092,138,204	10,921,382	0	10,921,382	2,184,276	8,737,106
1994-95	995,593,800	33,000,000	225,572,371	1,320,912,892	1,175,307,913	11,753,079	0	11,753,079	2,350,616	9,402,463
1995-96	1,062,340,521	60,215,000	230,083,818	1,434,929,663	1,289,324,684	12,893,247	0	12,893,247	2,578,649	10,314,597
1996-97	1,144,630,845	7,820,000	234,685,495	1,501,569,402	1,355,964,423	13,559,644	0	13,559,644	2,711,929	10,847,715
1997-98	1,259,063,908	39,070,000	239,379,204	1,602,342,888	1,456,737,909	14,567,379	0	14,567,379	2,913,476	11,653,903
1998-99	1,323,893,683	7,820,000	244,166,788	1,676,283,838	1,530,678,859	15,306,789	0	15,306,789	3,061,358	12,245,431
1999-00	1,424,297,049	102,320,000	249,050,124	1,847,932,441	1,702,327,462	17,023,275	0	17,023,275	3,404,655	13,618,620
2000-01	1,496,562,316	0	254,031,127	1,817,938,747	1,672,333,768	16,723,338	0	16,723,338	3,344,668	13,378,670
2001-02	1,563,907,621	0	259,111,749	1,893,395,213	1,747,790,234	17,477,902	0	17,477,902	3,495,580	13,982,322
2002-03	1,634,283,463	0	264,293,984	1,972,120,204	1,826,515,225	18,265,152	0	18,265,152	3,653,030	14,612,122
2003-04	1,707,826,219	0	269,579,864	2,054,258,263	1,908,653,284	19,086,533	0	19,086,533	3,817,307	15,269,226
2004-05	1,784,678,399	0	274,971,461	2,139,960,388	1,994,355,409	19,943,554	0	19,943,554	3,988,711	15,954,843
2005-06	1,864,988,927	0	280,470,890	2,229,384,319	2,083,779,340	20,837,793	0	20,837,793	4,167,559	16,670,235
2006-07	1,948,913,429	0	286,080,308	2,322,694,841	2,177,089,862	21,770,899	0	21,770,899	4,354,180	17,416,719
2007-08	2,036,614,533	0	291,801,914	2,420,064,102	2,274,459,123	22,744,591	0	22,744,591	4,548,918	18,195,673
2008-09	2,128,262,187	0	297,637,953	2,521,671,938	2,376,066,959	23,760,670	0	23,760,670	4,752,134	19,008,536
2009-10	2,224,033,986	0	303,590,712	2,627,706,227	2,482,101,248	24,821,012	0	24,821,012	4,964,202	19,856,810
2010-11	2,324,115,515	0	309,662,526	2,738,363,239	2,592,758,260	25,927,583	0	25,927,583	5,185,517	20,742,066
2011-12	2,428,700,713	0	315,855,777	2,853,848,022	2,708,243,043	27,082,430	0	27,082,430	5,416,486	21,665,944
2012-13	2,537,992,245	0	322,172,892	2,974,374,788	2,828,769,809	28,287,698	0	28,287,698	5,657,540	22,630,158
2013-14	2,652,201,896	0	328,616,350	3,100,167,332	2,954,562,353	29,545,624	0	29,545,624	5,909,125	23,636,499
2014-15	2,771,550,982	0	335,188,677	3,231,459,453	3,085,854,474	30,858,545	0	30,858,545	6,171,709	24,686,836
2015-16	2,896,270,776	0	341,892,450	3,368,495,411	3,222,890,432	32,228,904	0	32,228,904	6,445,781	25,783,123
2016-17	3,026,602,961	0	348,730,299	3,511,530,393	3,365,925,414	33,659,254	0	33,659,254	6,731,851	26,927,403
2017-18	3,162,800,094	0	355,704,905	3,660,831,004	3,515,226,025	35,152,260	0	35,152,260	7,030,452	28,121,808
2018-19	3,305,126,098	0	362,819,004	3,816,675,776	3,671,070,797	36,710,708	0	36,710,708	7,342,142	29,368,566
2019-20	3,453,856,773	0	370,075,384	3,979,355,711	3,833,750,732	38,337,507	0	38,337,507	7,667,501	30,670,006
2020-21	3,609,280,327	0	377,476,891	4,149,174,833	4,003,569,854	40,035,699	0	40,035,699	8,007,140	32,028,559
2021-22	3,771,697,942	0	385,026,429	4,326,450,779	4,180,845,800	41,808,458	0	41,808,458	8,361,692	33,446,766
2022-23	3,941,424,349	0	392,726,958	4,511,515,403	4,365,910,424	43,659,104	0	43,659,104	8,731,821	34,927,283
2023-24	4,118,788,445	0	400,581,497	4,704,715,422	4,559,110,443	45,591,104	0	45,591,104	9,118,221	36,472,884
2024-25	4,304,133,925	0	408,593,127	4,906,413,079	4,760,808,100	47,608,081	0	47,608,081	9,521,616	38,086,465
2025-26	4,497,819,952	0	416,764,989	5,116,986,839	4,971,381,860	49,713,819	0	49,713,819	9,942,764	39,771,055
2026-27	4,700,221,850	0	425,100,289	5,336,832,122	5,191,227,143	51,912,271	0	51,912,271	10,382,454	41,529,817
2027-28	4,911,731,833	0	433,602,295	5,566,362,060	5,420,757,081	54,207,571	0	54,207,571	10,841,514	43,366,057
2028-29	5,132,759,765	0	442,274,341	5,806,008,296	5,660,403,317	56,604,033	0	56,604,033	11,320,807	45,283,227
2029-30	5,363,733,955	0	451,119,828	6,056,221,810	5,910,616,831	59,106,168	0	59,106,168	11,821,234	47,284,935
2030-31	5,605,101,983	0	460,142,224	6,317,473,796	6,171,868,817	61,718,688	0	61,718,688	12,343,738	49,374,951
2031-32	5,857,331,572	0	469,345,069	6,590,256,561	6,444,651,582	64,446,516	0	64,446,516	12,889,303	51,557,213
2032-33	6,120,911,493	0	478,614,993	6,878,871,554	6,738,446,516	67,389,303	0	67,389,303	13,460,807	54,118,048
Total	271,245,000	0	2,245,897,560	1,245,897,560	1,245,897,560	249,179,512	0	249,179,512	996,718,048	996,718,048

**SECTIONS D AND E
DESCRIPTION OF SPECIFIC PROJECTS PROPOSED BY THE AGENCY
AND HOW THESE PROJECTS WILL ALLEVIATE CONDITIONS
DESCRIBED IN SECTIONS A AND B**

Table D-1 presents projects the Agency proposes to undertake to address the conditions described in Sections A and B of this Report. The projects address traffic and circulation system improvements, community development projects and programs, and affordable housing programs.

TABLE D-1

**PLAN AMENDMENT COST PROJECTIONS
EXISTING AND ADDED AREAS
JANUARY 1992**

IMPROVEMENTS

**Est. Cost
In 1992 Dollars**

CIVIC CENTER IMPROVEMENTS

Rehabilitate existing City Hall (Short Term)	\$ 3,500,000
Construction of 40,000 sq. ft. City Hall (Long Term)	14,000,000
Construction of Civic Center Parking Structure	1,500,000
Rehabilitate Don Wash Auditorium	300,000
Expand Heritage Park	<u>1,000,000</u>
SUBTOTAL	\$ 20,300,000

PUBLIC IMPROVEMENTS

Intersection widening, including right-of-way and traffic signal modification at the following locations:

Trask Avenue/Euclid Street	\$ 450,000
Garden Grove Boulevard/Euclid Street	600,000
Brookhurst Street/Garden Grove Boulevard	600,000
Harbor Boulevard/Garden Grove Boulevard	600,000
Trask Avenue/Harbor Boulevard	580,000
Garden Grove Boulevard/West Street	600,000
Garden Grove Boulevard/Newhope Street	600,000
Trask Avenue/Newhope Street	600,000
Harbor Boulevard/Westminster Avenue	600,000

Euclid Street/Westminster Avenue	600,000
Brookhurst Street/Westminster Avenue	600,000
Brookhurst Street/Trask Avenue	680,000
Garden Grove Boulevard/Dale Street	600,000
Knott Street/Garden Grove Boulevard	600,000
Trask Avenue/Newhope Street	400,000
Chapman Avenue/West Street	400,000
Valley View Street/Chapman Avenue	600,000
Valley View Street/Lampson Avenue	600,000
Knott Street/Chapman Avenue	600,000
Knott Street/Lampson Avenue	600,000
Garden Grove Boulevard/Beach Boulevard	600,000
Magnolia Street/Chapman Avenue	600,000
Garden Grove Boulevard/Haster Street	200,000
Garden Grove Boulevard/Fairview Street	400,000
Chapman Avenue/Harbor Boulevard	600,000
Chapman Avenue/Lewis Street	600,000
Magnolia Street/Trask Avenue	680,000
Garden Grove Boulevard/Harbor Boulevard	600,000
Garden Grove Boulevard/Magnolia Street	600,000
Garden Grove Boulevard/Gilbert Street	600,000
Garden Grove Boulevard/Brookhurst Way	<u>300,000</u>

SUBTOTAL \$ 17,290,000

Freeway On/Off Ramp Modifications (Including Right-Of-Way)

Euclid Street/Trask Avenue/22 Freeway <i>Southbound to Westbound 22</i>	\$ 1,900,000
Brookhurst Street/22 Freeway <i>Northbound to Eastbound 22</i>	<u>2,000,000</u>

SUBTOTAL \$ 3,900,000

Street Widening at the Following Locations:

Euclid Street (Trask Avenue to Acacia Parkway)	\$ 1,700,000
Harbor Boulevard (Garden Grove Boulevard to Chapman Avenue)	4,500,000
Harbor Boulevard (Trask Avenue to Westminster Boulevard)	2,000,000
Harbor Boulevard (Garden Grove Boulevard to Westminster Boulevard)	925,000
Haster Street (North City Limit to Garden Grove Boulevard)	1,700,000
Fairview Street (South City Limit to Garden Grove Boulevard)	3,000,000
Magnolia Street (Realignment from Garden Grove Boulevard to Trask Avenue)	5,000,000
Trask Avenue (Brookhurst Street to Newhope Street)	5,000,000
Garden Grove Boulevard (Beach Boulevard to Coast Street)	400,000

Chapman Avenue:	
Magnolia Street to Gilbert Street	500,000
Brookhurst Street to Euclid Street	4,800,000
Ninth Street to West Street	2,000,000
Harbor Boulevard to Haster Street	500,000
Harbor Boulevard to West Street	500,000
Construct bus turn-out bays on all streets serving Agency Project Areas (other than those included in intersections)	<u>6,000,000</u>
SUBTOTAL	\$ 38,525,000

Storm Drain Construction at the Following Locations:

Newland/Magnolia/Garden Grove Boulevard	\$ 5,600,000
Garden Grove Boulevard, Gilbert Street to Galway Street	600,000
Nelson Street/Nutwood Street	1,500,000
Magnolia, Westminster to 22 Freeway	875,000
Line Belgrave Channel	250,000
Trask Avenue Storm Drain	<u>4,500,000</u>
SUBTOTAL	\$13,325,000

Underground Utilities

Trask Avenue - Magnolia Street to Harbor Boulevard	\$ 2,800,000
Knott Street - Garden Grove Boulevard to Chapman Avenue	900,000
Chapman Avenue - Ellen Street to Loara Street	500,000
Newhope Street - Westminster Boulevard to 22 Freeway	500,000
Katella Avenue - Euclid Street to Nutwood Street	<u>500,000</u>
SUBTOTAL	\$5,200,000

Improve Water Systems/Complete Water Mains at the Following Locations:

Harbor Boulevard (Chapman Avenue to Westminster Boulevard)	\$ 250,000
Garden Grove Boulevard (Beach Boulevard to Fairview Street)	77,400
Euclid Street	205,815
Knott Street	205,815
Magnolia Street	226,136
Brookhurst Street	280,502
Valley View Street	205,815
Chapman Avenue	120,348
Trask Avenue	<u>280,502</u>
SUBTOTAL	\$1,852,333

Construct new reservoir, Magnolia Street/Trask Avenue	\$ 10,000,000
Upgrade Booster Stations	750,000
Provide street reconstruction, street lighting and landscaping as necessary throughout the Project Area	16,000,000
Construct and install street furniture on all major streets; service the Community Center Area, Harbor Boulevard Corridor, Brookhurst/Chapman Specific Plan, Garden Grove Boulevard Study Areas No.1 and 2, and the Central Industrial District	3,000,000
Construct public improvements on Garden Grove Boulevard between Beach Boulevard and Magnolia Street as recommended in the Garden Grove Boulevard Study	<i>(Costs Reflected Elsewhere)</i>
Construct necessary sanitary sewer facilities identified in Master Plan for the Garden Grove Sanitary District	15,000,000
Underground overhead electrical and communication lines as identified in the City Master Plan	<u>5,200,000</u>
SUBTOTAL	\$ 49,950,000

PUBLIC SAFETY FACILITIES/PROGRAMS

Construct Police Facility in western area of City	\$ 2,000,000
Expand existing Police Administration building and/or	3,000,000
Build Class 1 Jail (80 inmates)	3,000,000
Rehabilitate existing Fire Administration building for jail and police offices	1,500,000
Construct new Fire Administration building near Garden Grove Boulevard and Nelson	4,500,000
Rehabilitate Fire Stations Nos. 6 and 7	<u>200,000</u>
SUBTOTAL	\$ 14,200,000

TRANSPORTATION FACILITIES

Construct light rail system connecting the proposed convention center and hotels along the Harbor Corridor with specific destinations within Orange County (such as Anaheim Convention Center and Disneyland) *(3 miles with approximately 3-5 stations)*

SUBTOTAL	\$ 142,500,000
-----------------	-----------------------

OTHER PUBLIC FACILITIES

Assist in construction of classroom facilities in conjunction with the Coast Community College District, Rancho Community College District, North Orange County College District and Garden Grove Unified School District in the eastern portion of Garden Grove.

Construct ancillary corporation yard in West Garden Grove to serve the Center Industrial District.

SUBTOTAL **\$ 2,000,000**

COMMUNITY CENTER AREA

Rehabilitate the Gem Theatre	\$ 1,000,000
Rehabilitate the Amphitheater (including roof cover and new restrooms)	500,000
Construct parking structure for the Village Green	<u>1,200,000</u>

SUBTOTAL **\$ 2,700,000**

TOTAL PUBLIC IMPROVEMENT COSTS **\$ 311,742,333**

COMMUNITY DEVELOPMENT PROGRAMS

Estimated net cost to Agency for acquisition and rehabilitation assistance over life of the Amendment and continued development of the Community Center Project Area through residential, commercial/retail, office and entertainment projects.

TOTAL COMMUNITY DEVELOPMENT PROGRAM COSTS **\$ 156,650,000**

GRAND TOTAL **\$ 468,392,333**

HOUSING/LOW AND MODERATE INCOME ASSISTANCE

As provided by Section 33334.2(a) of the Law, not less than twenty percent (20%) of all tax increment revenue allocated to the Agency shall be used by the Agency for the purpose of increasing, improving or preserving the community's supply of low and moderate income housing. This assistance will be provided in accordance with the goals and programs outlined in the Garden Grove General Plan.

DESCRIPTION OF HOW THESE PROJECTS/PROGRAMS ADDRESS CONDITIONS DESCRIBED IN SECTION A AND B

Traffic/Circulation System Improvements. The traffic/circulation system improvements are those that have been identified in the various studies the City has commissioned to address circulation deficiencies within the Project Area and Added Area. These improvements will be designed to increase the operational capacity of the major arterials within through the addition of travel lanes, left turn lanes, the reconfiguration of freeway on- and off-ramps, and intersection improvements. Finally, the construction of a commuter rail station will reduce overall traffic congestion by providing convenient access to regional rail transportation. Through the construction of these various public improvements, the Agency will be effectively removing many barriers to economic growth and vitality in the City.

Community Development Projects/Programs. These projects/programs are designed to improve the blighted conditions by assisting private enterprise with rehabilitation and/or expansion activities, or through the acquisition of needed property. The Agency proposes to provide funds to assist in land acquisition or the construction of on/off-site infrastructure improvements, or partially funding parking improvements. As existing commercial structures age, during the life of the Project, the Agency also proposes to provide assistance to facilitate the rehabilitation of existing structures. Such programs enable the Agency to redevelop non-conforming and incompatible properties in a manner consistent with the General Plan.

Housing/Low and Moderate Income Assistance. The expenditure of housing fund monies will assist the City in implementing the goals and programs set forth in the Housing Element of the General Plan.

APPENDIX A

Crime and Adult Business Operations Report
by Richard McCleary, PH.d and
James W. Meeker, J.D., Ph.D

Garden Grove Boulevard Land Use Study
by SLA Studio Land Inc., and
ERA Economics

These documents are on file at the Community Development Department for the Council's Review. Taxing agencies will receive copies of these reports with their Preliminary Reports.

REPORT TO COUNCIL

Document will be inserted at a later date.

DRAFT ENVIRONMENTAL IMPACT REPORT
REDEVELOPMENT PLAN AMENDMENT

PREPARED FOR:

**GARDEN GROVE AGENCY FOR
COMMUNITY DEVELOPMENT
11391 ACACIA PARKWAY
GARDEN GROVE, CALIFORNIA 92640
(714) 741-5120**

PREPARED BY:

**STEVENSON, PORTO & PIERCE, INC.
18195 MCDURMOTT EAST SUITE C
IRVINE, CALIFORNIA 92714
(714) 660-8822**

FEBRUARY 1992

SCH 91101050

91007

DRAFT ENVIRONMENTAL IMPACT REPORT
REDEVELOPMENT PLAN AMENDMENT

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FEBRUARY 1992

SCH 91101050

91007

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1.0 Introduction

1.1 Overview

This Program Environmental Impact Report (EIR) has been prepared by the Garden Grove Agency for Community Development (Lead Agency) to evaluate the potential environmental impacts that could occur due to the proposed amendment of the Redevelopment Plan for the Garden Grove Community Project to add additional Agency sponsored projects.

The purpose of this Program Environmental Impact Report (EIR) is to identify, evaluate and review the potential environmental impacts that may be associated with amending the Agency's Redevelopment Plan to allow development of the proposed projects. Since detailed project information is not available at this time for the projects proposed, the potential environmental impacts will be evaluated to the level of detail possible at this time.

At the time a project proposal is submitted to the City for approval, subsequent environmental evaluation would be conducted, if required. However, it is the intent of this environmental document to address, as thoroughly as possible at this time, the potential environmental impacts that could be expected to occur with development of proposed Agency projects based on the information available, in order to avoid redundancy in future environmental documentation.

1.1.1 Brief Project Description

The Agency proposes to encourage both public and private rehabilitation and development within the Community Development Project Area. The types of projects proposed include traffic and circulation improvements such as intersection widening, street widening and traffic signal modifications. Other projects include construction of a City Hall, civic center improvements and rehabilitation to existing civic center facilities, public improvements such as storm drain and water main upgrades, construction of a new water reservoir, construction of a new police facility in the west area of the City, rehabilitation to the existing police and fire administration buildings, rehabilitation of the Community Center Area, expansion of the existing auto mall and assisting with the development of retail and mixed use projects within the Redevelopment Area. These proposed projects would be partially or totally funded with revenue from the Agency as tax increment revenues become available.

The proposed projects would meet both long and short-term Agency goals. Short-term Agency goals include constructing projects that are small scale projects and do not require large amounts of revenue such as improvements and rehabilitation to civic center

facilities. Long-term goals would be the construction of large projects that require larger amounts of revenue such as City Hall.

1.2 Statutory Authority

This Program EIR has been prepared in accordance with the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.). This is a Program EIR, as allowed by the CEQA Guidelines Administrative Code Title 14, Chapter 3, Section 15168(a). A Program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: geographically; logical parts in the chain of contemplated actions; in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. A Program EIR was prepared because the projects proposed at this time meet the criteria stated above for a Program EIR.

The Garden Grove Agency for Community Development is the Lead Agency. An Initial Study was prepared for the proposed Redevelopment Plan Amendment and the Initial Study indicated that implementation of the proposed project could result in potential significant environmental impacts. The Agency has determined that an Environmental Impact Report should be prepared pursuant to CEQA Guidelines. Once the Initial Study was prepared the Notice of Preparation and a copy of the Initial Study was sent to various Responsible Agencies, Taxing Agencies, Trustee Agencies, County Clerk and interested persons. A copy of the Initial Study and Notice of Preparation (NOP) is included as Appendix A of this document. A list of organizations and persons that were sent a copy of the Notice of Preparation is included as Section 8.0 of this EIR. The response letters received to the Notice of Preparation are included in Appendix B of this document.

1.3 Issues To Be Addressed

The issues addressed in this Program EIR have been determined from completion of the Initial Study and correspondence with public agencies, organizations and individuals. The issues addressed in this EIR include: Earth Resources, Hydrology/Drainage, Cultural Resources, Traffic and Circulation, Air Quality, Noise, Energy Conservation, Light and Glare, Aesthetics, Public Services and Utilities including Police Service, Fire Protection, Sewer, Water, Solid Waste, Schools, Natural Gas, Electricity and Population and Housing. In addition, the EIR will address all other applicable CEQA required sections.

1.4 Organizations Affiliated With The Project

Lead Agency:

Garden Grove Agency for Community Development
Ms. Susan Evans
City of Garden Grove
11391 Acacia Parkway Room 132
Garden Grove, California 92640
(714) 741-5120

Redevelopment Consultant:

Rosenow Spevacek Group, Inc.
Mr. Frank Spevacek, Principal
540 North Golden Circle Drive Suite 305
Santa Ana, California 92705
(714) 541-4585

Environmental Consultant:

Stevenson, Porto & Pierce, Inc.
Mr. Phil Martin
18195 McDermott East Suite C
Irvine, California 92714
(714) 660-8822

1.5 Impacts Found Not to be Significant

Section 15143.5 of the CEQA Guidelines requires that the EIR must identify those impacts found not to be significant in the Initial Study process as well as the EIR process accompanied by a brief explanation of why these impacts were found insignificant. Reference may be made to the Initial Study in Appendix A and to appropriate topical Areas of this EIR for information on those impacts found not to be significant. Those Areas found not to be significantly impacted are:

1. Alteration of air movement, moisture or temperature, or any change in climate, either locally (adjacent to property) or regionally (in County).
2. Changes in currents, or the course or direction of water movements, in either marine or fresh waters.
3. The creation of objectionable odors.
4. Alteration of the direction or rate of flow of ground waters.
5. Change in quantity or quality of ground waters, either through direct additions or withdrawal, or through interception of an aquifer by cuts or excavations.
6. Exposure of people or property to water-related hazards such as flooding or tidal waves.

7. Use of abnormally high amounts of fuel or energy.
8. Conflict with zoning or general plan designation/policies for the property.
9. Conflict with adjacent, existing or planned land uses.
10. Inducement of urban growth, including population and housing beyond projected growth levels.
11. Conversion of valuable agricultural land to development.
12. Preclusion of natural resource extraction.
13. The destruction, covering or modification of a unique geologic or physical feature.
14. Alteration of waterborne, rail or air traffic.
15. Expose people to property or wildland fire hazards.
16. Alteration of a significant archaeological or historic site, structure, object or building, paleontological site or other important cultural/scientific resource.
17. Involve the risk of explosion or the release of hazardous substances, including oil, pesticides, chemical or radiation in the event of an accident or upset conditions.
18. Exposure of people who may occupy the site to hazardous substances, including but not limited to oil, pesticides, chemicals or radiation, from a previous use of the property.
19. Placement of present or future surrounding residents at risk of exposure to toxic or radioactive gas, explosions or industrial fire.
20. Interference with an emergency response plan or evacuation plan.
21. Exposure to or use of potentially hazardous materials such as toxic substances, flammables or explosives.
22. Creation of need for new facilities or the extension of existing facilities for natural gas, communications systems, parks and other recreation facilities and other services which would have adverse physical impacts.
23. Change in the diversity of species, or number of species of plants (including trees, shrubs, grass, crops and aquatic plants).

24. Reduction of the numbers of any unique, rare or endangered species of plants.
25. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species.
26. Reduction of acreage of any agricultural crop.
27. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish or insects).
28. Reduction of the numbers of any unique, rare or endangered species of animals.
29. Introduction of new species of animals into an area, or a barrier to the migration or movement of animals.
30. Deterioration to existing fish or wildlife habitat.

The reason for the finding of no significant impact in these Areas is that the site includes no significant elements which would cause the aforementioned impacts, and the project raises no issues regarding these impacts.

2.0 Executive Summary

2.1 Project Environmental Summary

The purpose of this summary matrix is to provide the reader with the potential project impacts, suggested mitigation measures and level of significance of impacts after mitigation that may be associated with adoption and implementation of the Redevelopment Plan Amendment for the Garden Grove Community Project. Since this is only a summary the reader must also read the text of this document for a complete discussion of potential impacts and issues. A summary of the potential impacts and recommended mitigation measures is presented in Table 1.

2.2 Project Alternatives

The Project Alternatives presented in Section 6.0 of this document were provided as required by the California Environmental Quality Act (CEQA) as alternatives to the proposed project to reduce potential environmental impacts that may be associated with adoption and implementation of the proposed Redevelopment Plan Amendment for the Garden Grove Community Project.

2.3 Areas of Controversy/Issues To Be Resolved

The California Environmental Quality Act requires the EIR Summary to identify areas of controversy known to the lead agency, including issues raised by public agencies, issues to be resolved including the choice among alternatives, and whether or how to mitigate significant effects. Areas of public issues that have been brought to the attention of the Agency during the Notice of Preparation process are stated below:

- effects of additional traffic on Garden Grove Freeway
- potential impacts of the proposed project on surface and groundwater quality
- potential impact on water supply
- potential impact on solid waste facilities
- consistency of projects with population forecasts adopted by the Southern California Association of Governments (SCAG)
- effect of Plan on Huntington Beach Union School District
- effect of Plan on flood control facilities and that portions of the projects are within Santa Ana River 100-year flood inundation area

- implications of the National Pollution Discharge Elimination System (NPDES) regulations for municipal, industrial and construction stormwater discharges
- include a literature and records search and field survey for historical resources
- effects on Orange County Congestion Management Program (CMP)
- all public improvements that influence circulation in the City of Anaheim be coordinated with the City
- effect of Plan on Anaheim City and Union High School Districts
- impacts of Plan Amendment on Garden Grove (22) Freeway and Santa Ana (I-5) Freeway

The above comments were received in response to the mailing of the Notice of Preparation to a listing of Responsible Agencies, Trustee Agencies, Taxing Agencies and individuals. A copy of the response letters is included as Appendix B of the EIR. The Initial Study was included within the Notice of Preparation package. This EIR will address the comments received from the above agencies to the Notice of Preparation as well as additional issues identified in the Initial Study. The complete list of issues addressed in this EIR were previously listed in Section 1.3, Issues To Be Addressed.

Table 1

Project Summary

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>1. Earth Resources</p> <p>Adoption of the Redevelopment Plan Amendment for the Garden Grove Agency Community Project would not result in significant impacts to earth resources. The Plan Amendment would not expose people or property to any known geologic hazards, however, future development within the Project Areas would be subject to seismic activity from the Newport-Inglewood, Elsinore-Whittier, San Jacinto and San Andreas faults as would any project within the City. Development and construction of the proposed Agency sponsored projects is not anticipated to result in any significant grading or earth impacts.</p>	<p>No measures are recommended.</p>	<p>There would be no unavoidable adverse impacts with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>2. Hydrology/Drainage</p> <p>Adoption and implementation of the Redevelopment Plan Amendment is not anticipated to have any significant adverse impacts on storm drain facilities within the Project Areas. The Plan could have positive impacts on City storm drain facilities by providing funds that are presently not available for construction of Master Plan Storm Drain facilities.</p>	<p>No mitigation measures are recommended.</p>	<p>There would be no unavoidable adverse impacts with project implementation.</p>
<p>3. Cultural Resources</p> <p>There are no known existing or anticipated cultural resource sites within the Project Sub-Areas. There are also no known historical buildings located within any of the Project Sub-Areas.</p>	<p>No mitigation measures are recommended.</p>	<p>There would be no unavoidable adverse impacts with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>4. Traffic & Circulation</p> <p>Adoption and implementation of the Plan Amendment would have positive impacts on proposed traffic improvements along Project Sub-Area streets. The City has identified traffic improvements that need to be done within the Project Sub-Areas. Adoption and implementation of the Plan Amendment would allow the Agency to provide funding to the City to construct and complete needed traffic improvements. Some of the projects could result in an increase in traffic volumes on area streets. Some projects may generate traffic volumes on Orange County Congestion Management Program streets that require measures to reduce traffic impacts.</p>	<p>No mitigation measures are recommended.</p>	<p>No unavoidable adverse impacts would occur with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>5. Air Quality</p> <p>There would be short-term impacts to air quality due to dust from grading and construction equipment. Exhaust emissions from Agency assisted traffic and circulation improvements could have positive air quality impacts by improving traffic flow which could reduce air emissions. Although the projects could reduce air emissions, the Project Sub-Areas are located within a non-attainment area of the South Coast Air Basin because air pollution standards are consistently exceeded. Although proposed traffic and circulation projects could reduce air emissions compared to the existing level, the air emissions would still be considered adverse because the projects are located in a non-attainment area.</p>	<p>Mitigation Measures</p> <ol style="list-style-type: none"> 1. The Agency shall work with the City to provide needed traffic and circulation improvements as identified by the City. 2. The Agency and the City shall continue to work with OCTA to provide bus service including bus turnouts, well lighted bus stops, and handicap access to bus stops. 3. The Agency shall continue to maintain pedestrian and bicycle circulation systems. 4. All construction equipment shall be properly maintained and operated. Construction shall cease on days with Stage 2 smog alerts. 	<p>There would still be unavoidable adverse impacts, even with implementation of the recommended mitigation measures.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>6. Noise</p> <p>The projects could result in increased noise levels on area roadways due to an increase in project generated traffic. The noise level increases are not anticipated to be significant. Construction noise impacts could occur during project construction, however, the City has a noise ordinance to help reduce construction noise impacts and any construction noise impacts would be short-term.</p>	<p>No mitigation measures are recommended.</p>	<p>There would be no unavoidable adverse impacts with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>7. Energy Conservation</p> <p>Project implementation would result in increased consumption of natural gas, electricity and other forms of energy. All future development within the Project Sub-Areas would be required to meet Title 24 Energy guidelines. Although no significant energy conservation impacts are anticipated, the following would help reduce energy consumption:</p> <p>All future construction would comply with Title 24;</p> <p>Exterior lighting should have sodium lamps with photo cells. Interior lighting should use fluorescent lamps with electronic ballasts. Skylights should be used whenever possible to reduce electrical consumption;</p>	<p>No mitigation measures are recommended.</p>	<p>There would be no unavoidable adverse impacts with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>7. Energy Conservation</p> <p>Air conditioners should use economizers.</p> <p>Additional development within the Project Sub-Areas would result in increased consumption of natural gas, electricity and other forms of energy. Adoption and implementation of the Redevelopment Plan Amendment is not anticipated to have significant energy consumption impacts.</p>	<p>No mitigation measures are recommended.</p>	<p>There would be no unavoidable adverse impacts with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>8. Police Protection</p> <p>The Police Department anticipates increased calls for service with additional development in the Project Sub-Areas. However, these impacts would also occur without the adoption of the Plan Amendment. The traffic improvements that could occur with adoption and implementation of the Plan Amendment could have positive impacts by reducing police service calls due to improved traffic circulation within the Project Sub-Areas. Rehabilitation and improvements to some Project Areas that are presently blighted should have a positive impact on the Department. The Department should receive fewer service calls as a result of vandalism, burglaries, assaults, etc. once specific Areas are improved.</p>	<p>No mitigation measures are recommended.</p>	<p>There would be no unavoidable adverse impacts with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>9. Fire Protection Additional development within the Project Sub-Areas would require additional fire service calls. The increase in fire protection calls could increase the need for additional fire personnel and/or equipment. The Plan Amendment would have a positive impact by proposing to assist the Fire Department in upgrading several city fire stations.</p>	<p>No mitigation measures are recommended.</p>	<p>There would be no unavoidable adverse impacts with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>10. Water Service</p> <p>The City has capacity to provide water service to the projects. System upgrades would be required to provide water service to several of the projects. The Plan Amendment proposes to upgrade water mains at several locations throughout the City and upgrade booster pump stations.</p>	<p>No mitigation measures are recommended.</p>	<p>There would be no unavoidable adverse impacts with project implementation.</p>
<p>11. Wastewater Service</p> <p>Adoption and implementation of the Plan Amendment would not result in any significant wastewater service impacts. The wastewater district that serves the Project Areas has the capacity to serve the projects.</p>	<p>No mitigation measures are recommended.</p>	<p>There would be no unavoidable adverse impacts with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>12. Solid Waste Additional development within the Project Areas would incrementally add to the volume of solid waste being taken to the County landfill sites. The incremental increase is not anticipated to be significant.</p>	<p>No mitigation measures are recommended.</p>	<p>There would be no unavoidable adverse impacts with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>13. Schools</p> <p>Adoption and implementation of the Plan Amendment is not anticipated to have any significant environmental impacts on the school districts serving the Project Sub-Areas. However, some of the projects, either directly or indirectly, could generate additional school students to area schools. The projects are not anticipated to generate a significant number of additional students because most of the projects are public works projects and would not generate additional school students. Development fees collected by the school districts would help to reduce the impact of the proposed projects generating additional students.</p>	<p>No mitigation measures are recommended.</p>	<p>No unavoidable adverse impacts are anticipated with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>14. Light and Glare Additional development within the Project Sub-Areas would increase glare and nighttime lighting impacts. The potential impact would be determined once specific development plans are prepared for each project.</p>	<p>No mitigation measures are recommended.</p>	<p>No unavoidable adverse impacts are anticipated with project implementation.</p>
<p>15. Aesthetics All Agency projects would have site design and development review by the City Development Services Department. Although some of the projects could have individual aesthetic impacts, depending upon the final site design, no significant aesthetic impacts are anticipated.</p>	<p>No mitigation measures are recommended.</p>	<p>No unavoidable adverse impacts are anticipated with project implementation.</p>

Project Impacts	Mitigation Measures	Significance After Mitigation
<p>16. Population & Housing</p> <p>Some of the projects could increase the City's population which would increase the existing City population even further beyond the Southern California Association of Governments population projection for the City for the year 2010. The Agency would use tax increment money to provide and/or assist low and moderate income families in locating affordable housing.</p>	<p>No mitigation measures are recommended.</p>	<p>No unavoidable adverse impacts would occur with project implementation.</p>

3.0 Project Description

3.1 Project Location and Boundaries

The proposed Project Area is located within the City of Garden Grove. The City is located in central Orange County as shown in Figure 1, Regional Map. More specifically, the Project Area is located throughout the City of Garden Grove as shown in Figure 2, Vicinity Map.

Within the City's existing Project Area are 11 non-contiguous project sub-areas with a total area of 1,335 acres. These non-contiguous sub-areas are scattered throughout the City and vary greatly in size (acreage). The proposed Redevelopment Plan Amendment includes retaining the existing 11 sub-areas and adding 19 additional non-contiguous sub-areas comprising 573 acres. If adopted, the Project Area would have 30 non-contiguous sub-areas totally 1,908 acres. The proposed 19 non-contiguous sub-areas are also scattered throughout the City and vary in size. Several of the proposed Sub-Areas are adjacent to existing project sub-areas. The proposed Redevelopment Plan Amendment Sub-Areas, as well as the existing sub-areas, are shown in Figure 3. Figures 4 through 7 show the different project sub-areas in Figure 3 at a larger scale.

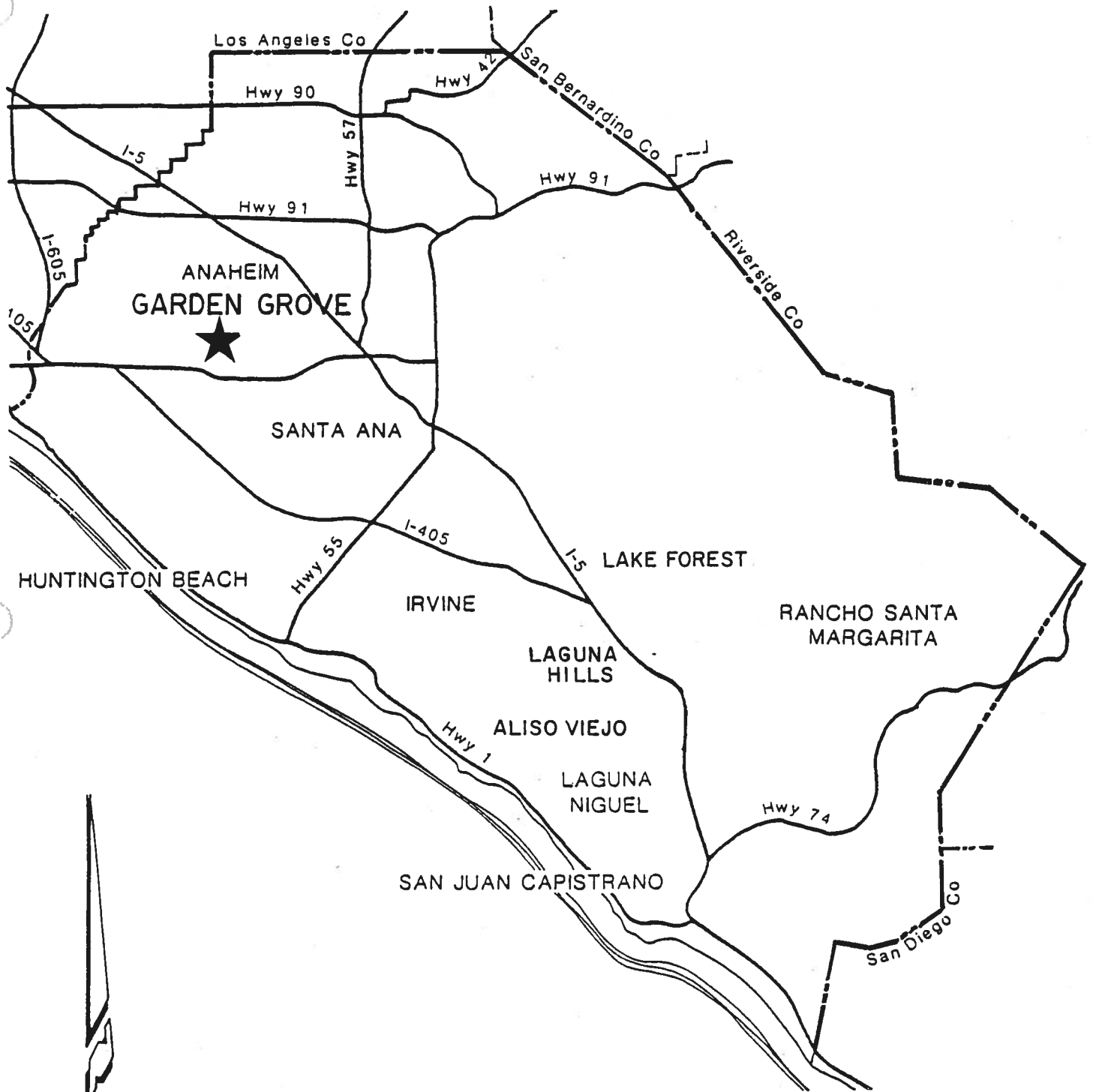
3.2 Environmental Setting

The City of Garden Grove is located in central Orange County with the Garden Grove Freeway bisecting the City. The City has a population of 143,050 people per the 1990 census. Surrounding cities include Orange and Santa Ana on the east, Anaheim, Stanton, Cypress and Los Alamitos on the north, Los Alamitos and Seal Beach on the west, and Westminster, Fountain Valley and Santa Ana on the south.

Garden Grove is an older, urbanized community that is completely developed. The City has a mix of residential, commercial and light industrial land uses. Freeway access to the City is via the Garden Grove, San Diego and Santa Ana Freeways.

3.3 Project Description

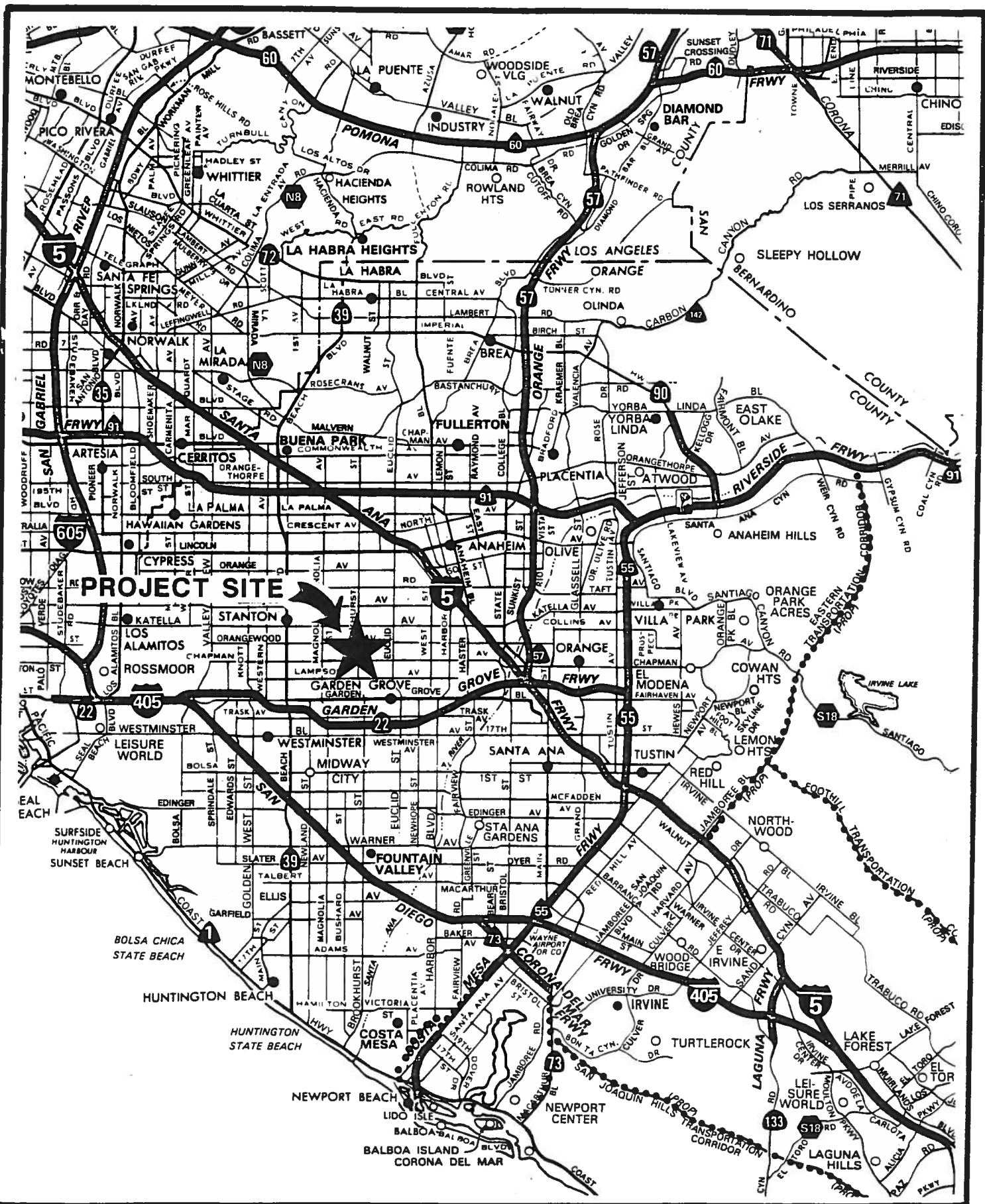
The Agency is proposing to amend the Redevelopment Plan for the Garden Grove Community Project Area. The reasons for amending the Plan are to increase and consolidate existing tax increment limitations, increase the debt limit, increase eminent domain time limit, add area to the existing Project Area, add additional public works projects within the existing and proposed Project Area, list projects for the sub-areas to be added to the existing Project Area and extend the life of the Redevelopment Plan.



SOURCE:
**STEVENSON, PORTO &
 PIERCE, INC**

TITLE:
REGIONAL MAP

1



SOURCE:
**AUTOMOBILE CLUB OF
 SOUTHERN CALIFORNIA**

TITLE:
VICINITY MAP

2



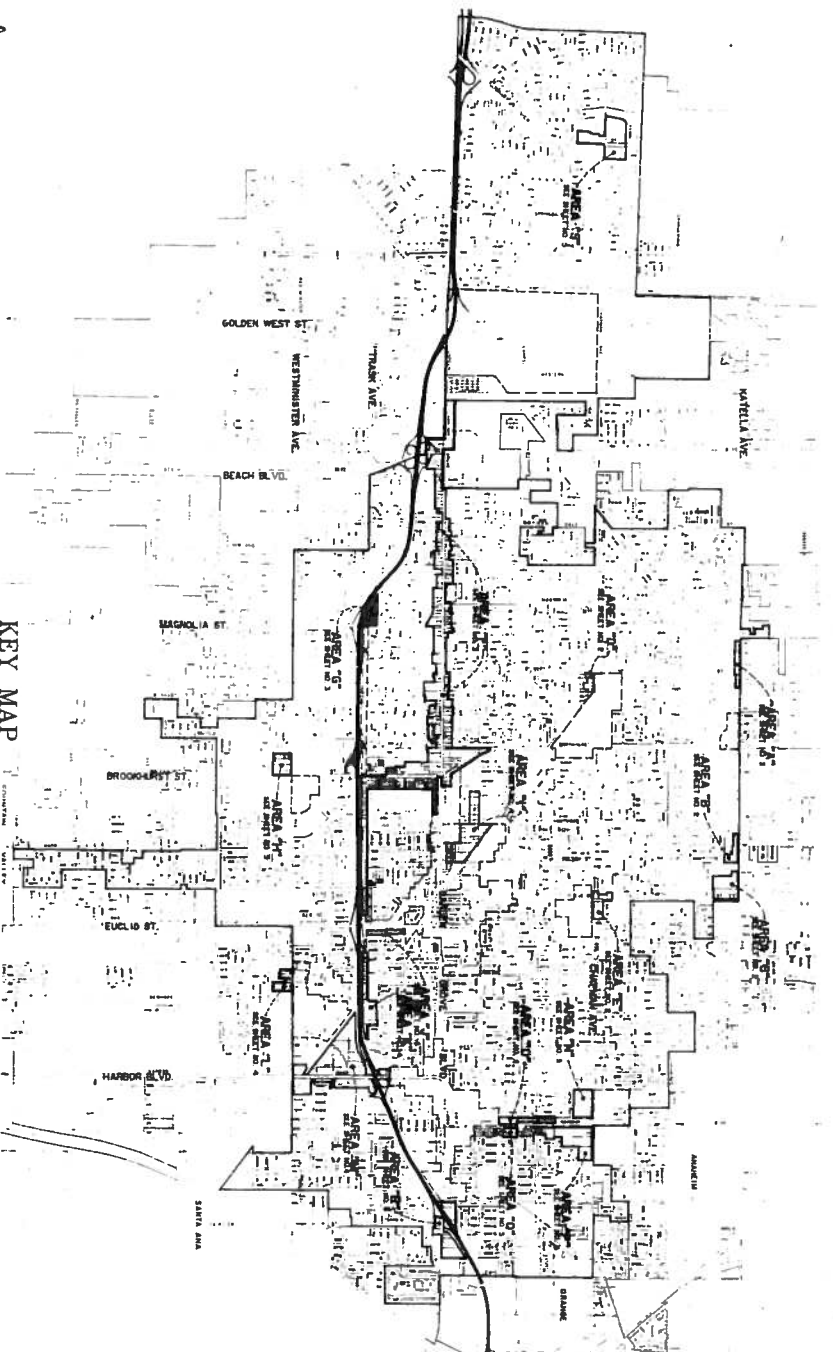
SOURCE:

STEVENSON, PORTO & PIERCE, INC.

TITLE:




PROJECT AREAS

3



KEY MAP

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT

- LEGEND:
-  PROJECT AREA AMENDMENT
 -  CITY BOUNDARY
 -  EXIST PROJECT AREA BOUNDARY

CONSULTANTS:
STEVENSON, PORTO & PIERCE, INC.
ROSENOW SPENCER GROUP, INC.



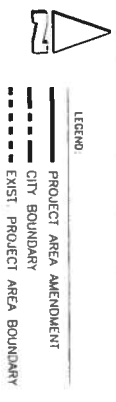
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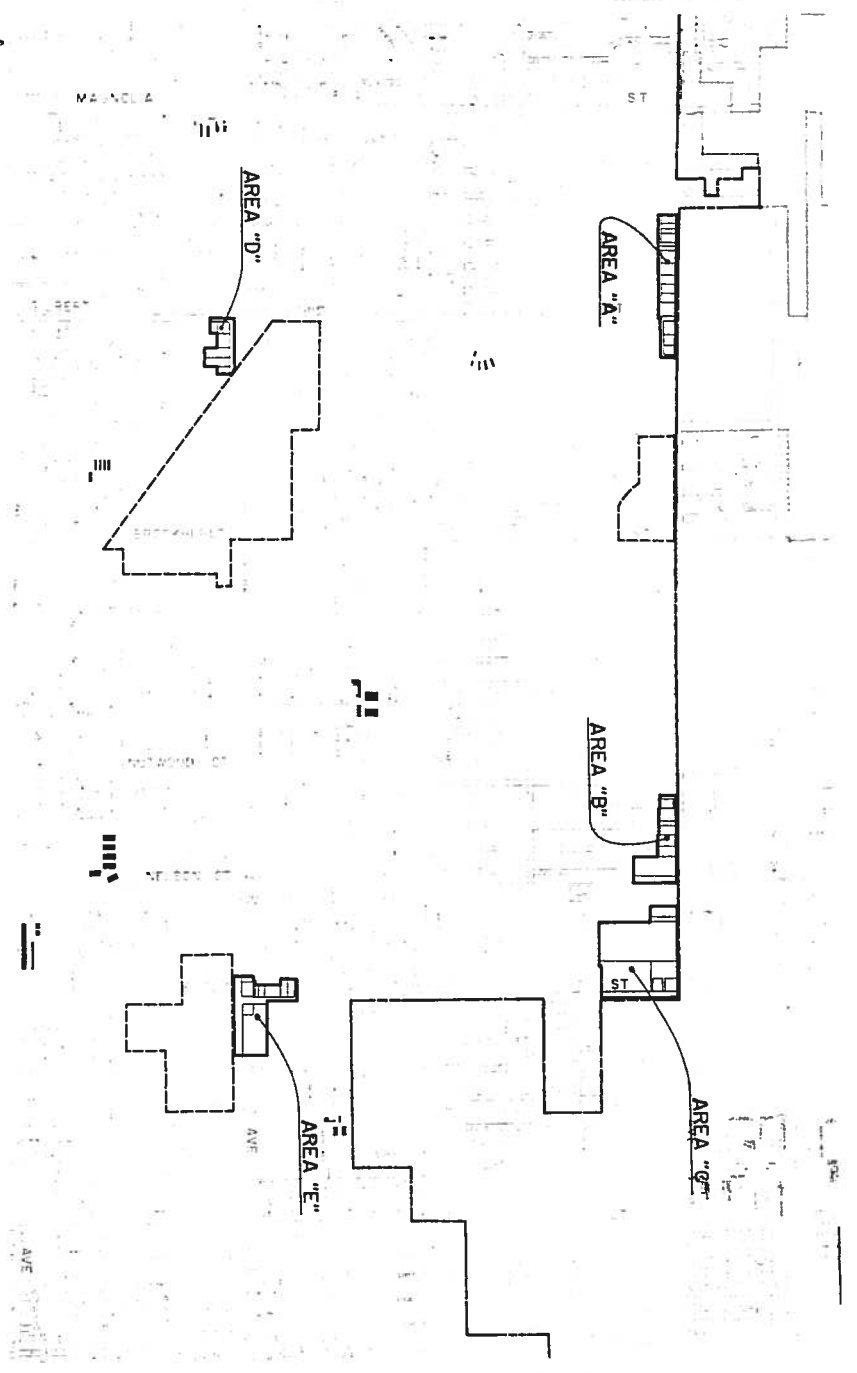
PROJECT SUB-AREAS A, B, C, D AND E

4



GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
 GARDEN GROVE COMMUNITY PROJECT

CONSULTANTS:
 STEVENSON, PORTO & PIERCE INC.
 ROSENOW SPRAGACK GROUP INC.

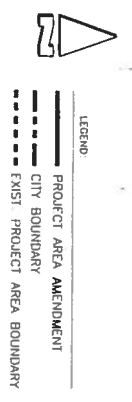




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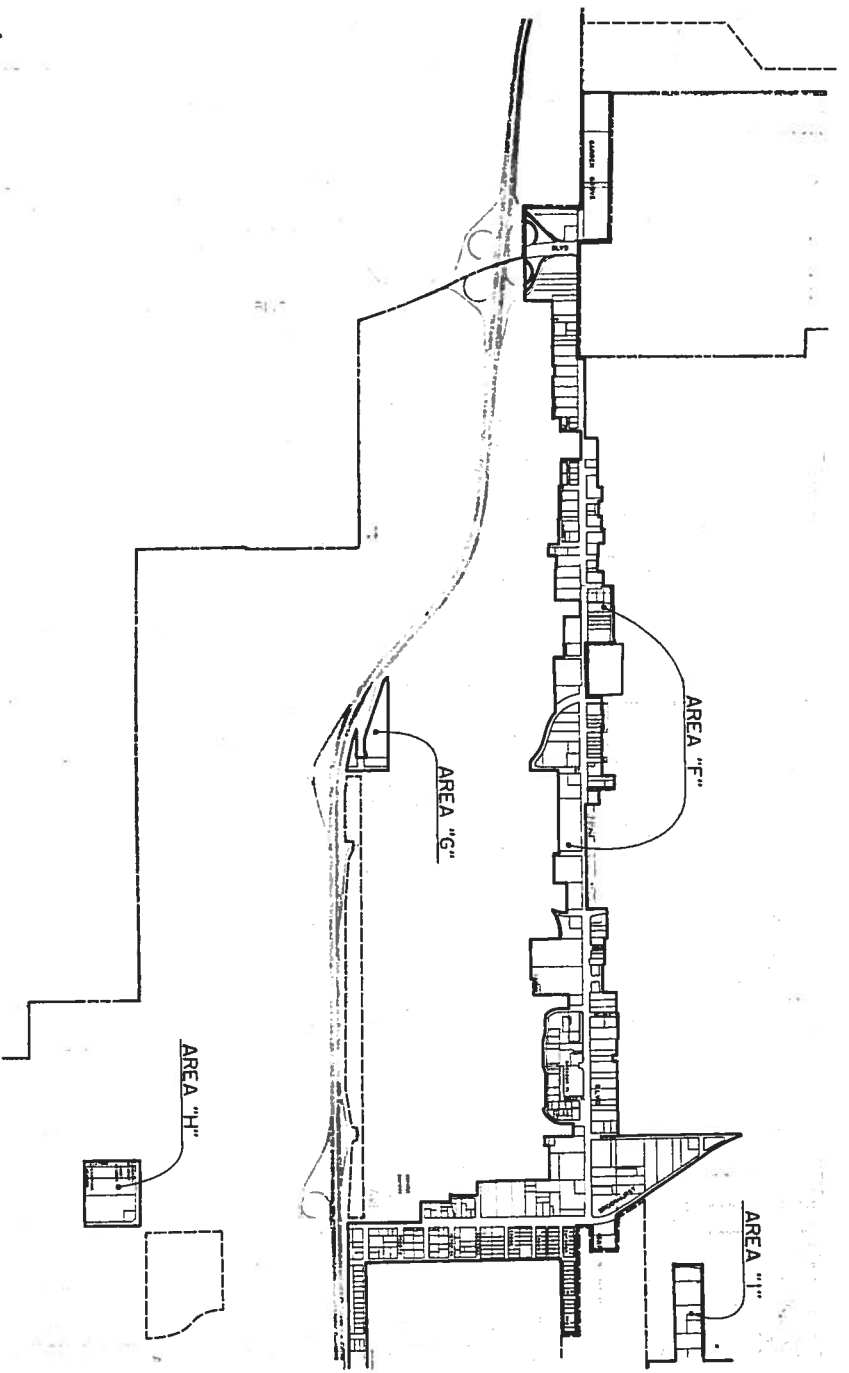
TITLE:
PROJECT SUB-AREAS F, G, H AND I

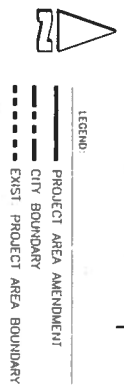
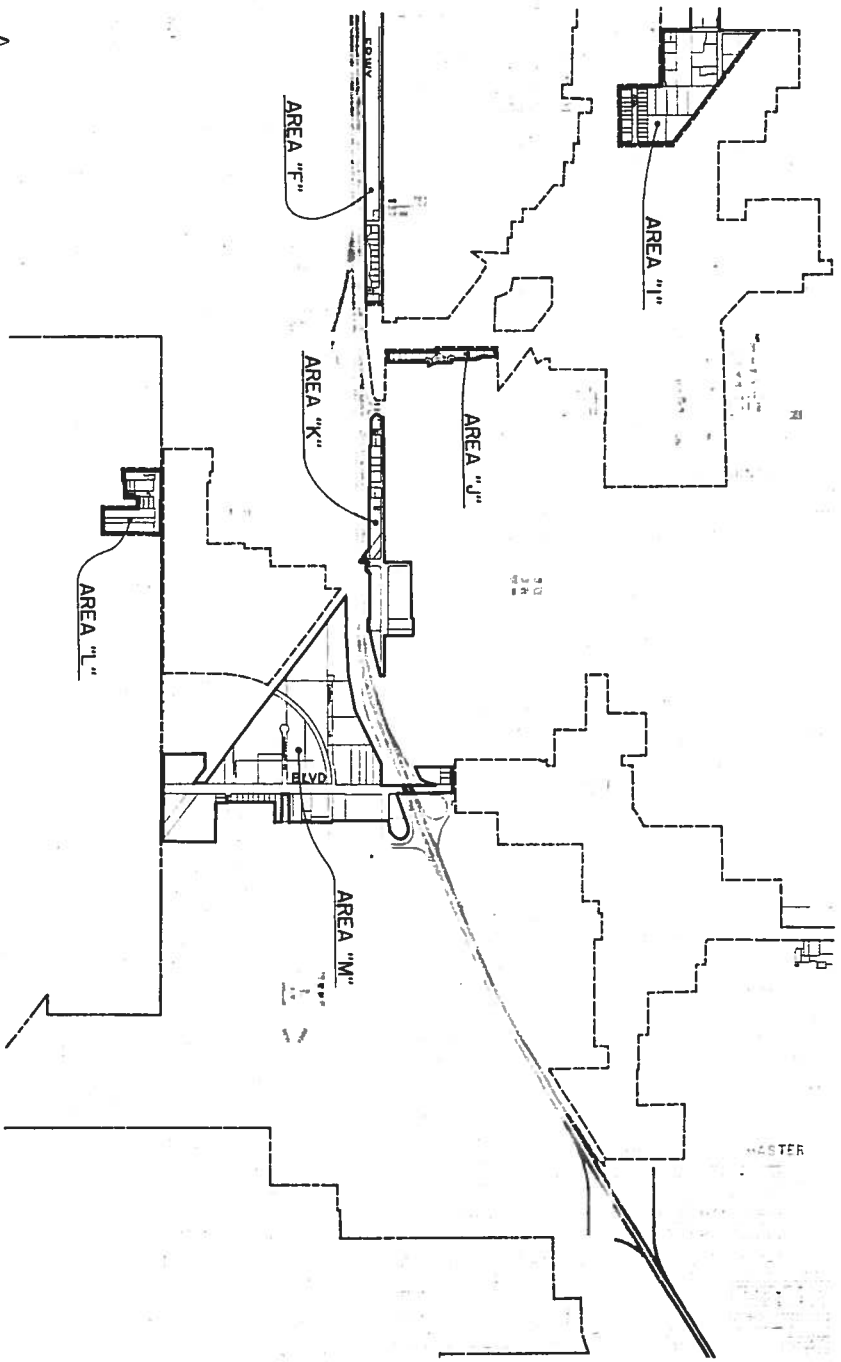
5



GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT

CONSULTANTS:
 STEVENSON, PORTO & PIERCE INC.
 ROSENOW SPVACEK GROUP INC.





GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
 GARDEN GROVE COMMUNITY PROJECT

CONSULTANTS:
 STEVENSON, PORTO & PIERCE, INC.
 ROSENOW SPEWACK GROUP, INC.



SOURCE:

STEVENSON, PORTO & PIERCE, INC.

TITLE:

PROJECT SUB-AREAS J, K, L AND M

6



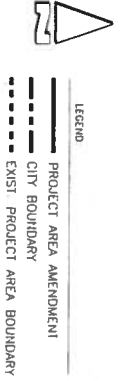
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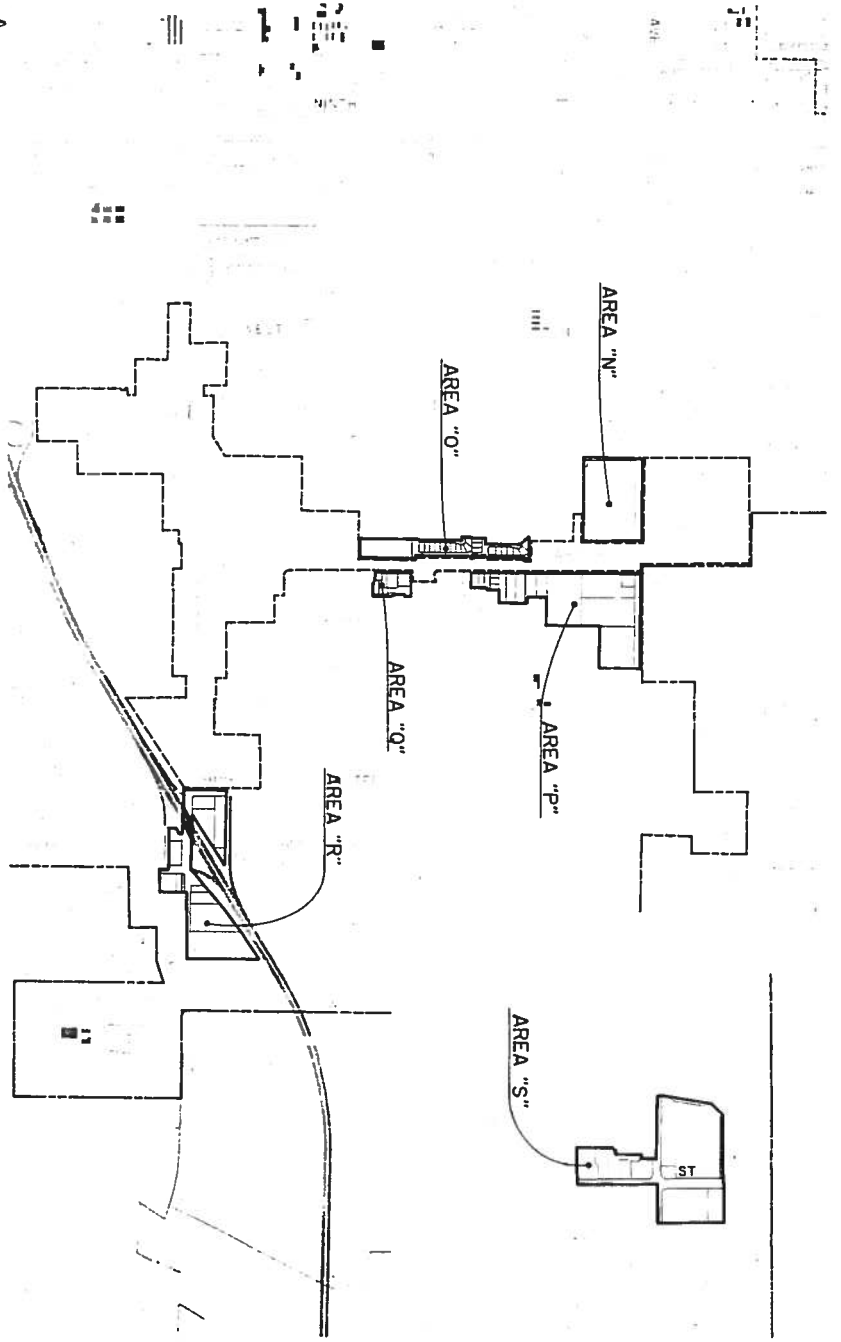
PROJECT SUB-AREAS N, O, P, Q, R AND S

7



GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
 GARDEN GROVE COMMUNITY PROJECT

CONSULTANTS
 STEVENSON, PORTO & PIERCE INC
 ROSENOW SPEWACEK GROUP INC



The existing Garden Grove Community Project Area contains approximately 1,335 acres of property in 11 non-contiguous sub-areas located throughout the City of Garden Grove. The proposed Redevelopment Plan Amendment will add 573 acres in 19 non-contiguous sub-areas. The Project Area would then total 1,908 acres with 30 non-contiguous sub-areas.

The Garden Grove Agency for Community Development has identified a list of additional projects the Agency would like to complete as part of the Redevelopment Plan. The list includes projects for the new sub-areas to be added to the existing redevelopment area as well as projects for the existing redevelopment area. The projects for the new sub-areas are:

Civic Center

Rehabilitate existing City Hall (short-term).

Construction of 40,000 square foot (approximate size) City Hall (long-term).

Construction of Civic Center parking structure.

Rehabilitate Don Wash Auditorium.

Expand Heritage Park.

Public Improvements

Intersection widenings, including right-of-way, traffic lanes, bus bays and traffic signal modification at the following locations:

- Trask Avenue/Euclid Street
- Garden Grove Boulevard/Euclid Street
- Brookhurst Street/Garden Grove Boulevard
- Trask Avenue/Harbor Boulevard
- Garden Grove Boulevard/West Street
- Garden Grove Boulevard/Newhope Street
- Trask Avenue/Newhope Street
- Harbor Boulevard/Westminster Avenue
- Euclid Street/Westminster Avenue
- Brookhurst Street/Westminster
- Brookhurst Street/Trask Avenue
- Garden Grove Boulevard/Dale Street
- Knott Street/Garden Grove Boulevard
- Chapman Avenue/West Street
- Valley View Street/Chapman Avenue
- Valley View Street/ Lampson Avenue
- Knott Street/Chapman Avenue
- Knott Street/Lampson Avenue
- Garden Grove Boulevard/Beach Boulevard
- Magnolia Street/Chapman Avenue

Garden Grove Boulevard/Harbor Boulevard
Garden Grove Boulevard/Fairview Street
Chapman Avenue/Harbor Boulevard
Chapman Avenue/Lewis Street
Magnolia Street/Trask Avenue
Knott Street/ Garden Grove Boulevard
Trask Avenue/Newhope Street
Garden Grove Boulevard/Haster Street

Garden Grove Boulevard/Magnolia Street
Garden Grove Boulevard/Gilbert Street
Garden Grove Boulevard/Brookhurst Way

Street widenings at the following locations:

Fairview Street (south City Limits to Garden Grove Boulevard)
Euclid Street (Trask Avenue to Acacia Street)
Harbor Boulevard (Garden Grove Boulevard to Chapman Avenue)
Harbor Boulevard (Garden Grove Boulevard to Westminster Boulevard)
Haster Street (North city limits to Garden Grove Boulevard)
Magnolia Street (Realignment from Garden Grove Boulevard to Trask Avenue)
Trask Avenue (Brookhurst Street to Newhope Street)
Garden Grove Boulevard (Beach Boulevard to Coast Street)
Chapman Avenue (Magnolia Avenue to Gilbert Street, Brookhurst Street to Euclid Street, Ninth to West Street, Harbor Boulevard to West Street)

Storm Drain Construction at the following sites:

Newland/Magnolia/Garden Grove Boulevard storm drain
Garden Grove Boulevard, Gilbert Street to Galway Street
Nelson Street/Nutwood Street storm drain
Magnolia Street, Westminster Boulevard to the Garden Grove 22 Freeway
Line Belgrave Channel
Trask Avenue storm drain

Improve water systems:

Complete water mains at the following locations:

Gilbert Street from Lampson Avenue to Katella Avenue
Harbor Boulevard: Chapman Avenue to Yucca Avenue;
Garden Grove Boulevard to Trask Avenue: Twinleaf Lane to Garden Grove Boulevard
Euclid Street from Chapman Avenue to Katella Avenue
Roxey Drive from Westminster Avenue to Trask Avenue
Chapman Avenue from City Well 24 to Haster Street
Haster Street
Katella Avenue from Brookhurst Street to Nutwood Street
Nutwood Street from Lampson Avenue to Katella Avenue

Construct new reservoir, Magnolia Street/Trask Avenue (10 million gallons)

Miscellaneous water main and water system improvements:

Upgrade Booster Stations
Replace Lampson Reservoir

Freeway on/off ramp modifications (including right-of-way):

1. Euclid Street/Trask Avenue/22 Freeway, southbound to westbound Garden Grove Freeway.
2. Brookhurst Street/22 Freeway northbound to eastbound Garden Grove Freeway.

Construct bus turn-out bays on all streets serving Agency Project Area (other than those included with intersection improvements).

Provide street reconstruction, street lighting and landscaping as necessary throughout the Project Area.

Construct and install street furniture on all major streets serving the Community Center Area, Brookhurst/Chapman Specific Plan, Harbor Boulevard corridor, Garden Grove Boulevard Study Areas No. 1 and 2, and the Central Industrial District.

Construct public improvements on Garden Grove Boulevard between Beach Boulevard and Magnolia Street as recommended in the Garden Grove Boulevard Study.

Construct necessary sanitary sewer facilities identified in Master Plan for the Garden Grove Sanitary District.

Underground all overhead utilities (on-site and off-site) in conjunction with construction of Agency projects.

Public Safety Facilities/Programs

Construct police facility in western area of the City

Either expand the existing Police Administration building and construct a Class 1 jail or rehabilitate the existing Fire Administration building for a jail and police offices and construct a new Fire Administration building near Garden Grove Boulevard and Nelson Street.

Rehabilitate Fire Station Nos. 6, 3, 2 and 5.

Transportation Facilities

Construct light rail system connecting the proposed convention center and hotels along the Harbor corridor with specific destinations within Orange County (such as Anaheim Convention Center and Disneyland).

Other Public Facilities

Construct ancillary corporation yard in West Garden Grove to serve the Central Industrial District.

Community Center Area

Rehabilitate the Gem Theater.

Rehabilitate the Amphitheater (including roof cover and new restrooms).

Construct parking structure for the Village Green.

Continue the development of the Community Center.

In addition to the above listed projects, the Agency is also considering developing a 70,000 square foot convention/conference center somewhere within the Project Area and expanding the existing auto center located on the north side of the Garden Grove Freeway. At this time, the Agency has not identified a specific site or developed plans for a convention/conference center. The plan for a convention/conference center is conceptual and preliminary at this time.

Some of the proposed projects listed above have not been scheduled or budgeted at this time. Specific project descriptions and designs will be prepared at the time the specific improvement is needed and as revenues become available. The projects are not listed in any specific order and project priority will change throughout the life of the Redevelopment Plan. As individual projects are designed and implemented, they will be subject to subsequent environmental review by the Development Services Department of the City at the time they are submitted for processing.

3.4 Existing Land Uses, Zoning and General Plan Designations

The existing land uses associated with the proposed Project Sub-Areas consist of retail, office, auto, light industrial and residential uses. Most of the existing land uses are retail shopping centers located along major city roadways or strip retail uses along Garden Grove Boulevard.

Some of the existing land uses are non-conforming in terms of the designated land uses based on the City's Land Use Element. Other existing land uses, although they are consistent with the existing City's land use designations, have deteriorated due to a lack of maintenance and repair.

The City has a Land Use Element of the General Plan which is one of the elements designed to implement the provisions of the Growth Policy Element. The function of the Land Use Element is to translate the population and housing projections developed in the Growth Policy Element into land uses and densities to implement the broad basic policies of the City's Growth Policy. The Land Use Element is also designed to provide a harmonious and efficient allocation and arrangement of land uses, promote good design and protect valuable land uses and preserve and enhance economic and social values.

The City of Garden Grove Development Services Department is beginning the process to update the City's General Plan. The process is anticipated to be completed in early 1993. During the General Plan update the City will also update the Land Use Map which could result in a change of land use of some of the existing areas.

The City has adopted several specific plans to revitalize and redevelop several areas of the City that include proposed Project Sub-Areas. These specific plans are: Harbor Corridor Specific Plan and Community Center Specific Plan. A brief discussion of each of these areas is presented below.

Harbor Corridor Specific Plan

This Plan was adopted by the City in June, 1985. The Harbor Corridor area consists of approximately 210 acres including portions of Garden Grove and Harbor Boulevards. The Specific Plan seeks to build investor confidence in the community through establishing higher development standards, compatible uses, incentives for quality development, consolidation of lots and elimination of inefficient and outdated uses. Three major districts have been identified for the area within the boundary of this Plan. They are Tourist Commercial District, Office Professional District and Crossroads District. Between each of the three Districts are transition areas which have special standards and regulations to act as a guide for the improvement of these areas.

Community Center Specific Plan

This Plan was also adopted in June, 1985. This Community Center Plan covers approximately 385 acres including City Hall, the library, the Community Meeting Center, Orange County Transit District offices and numerous religious facilities. The Specific

Plan encourages more effective and efficient land uses that will take maximum advantage of the area's physical, social and economic potential. The area also includes residential neighborhoods that are in need of revitalization.

Since the physical appearance of the Community Center area is of great concern, the Specific Plan calls for landscaping, streetscaping and visual improvements to build on the character and identity of the community. Within the Community Center are three district areas: Core Area, Business Center and the Project Area.

Summary of Specific Plans

Both the Harbor Corridor and Community Center Specific Plans include development regulations, guidelines and standards to implement the Specific Plans and provide the necessary vehicles to achieve the objectives of the Plans.

Garden Grove Boulevard Land Use Study

The City of Garden Grove adopted a Land Use Study for Garden Grove Boulevard in August, 1990. The study area generally includes both sides of Garden Grove Boulevard from Magnolia Avenue on the east to a little past Beach Boulevard on the west.

The section of Garden Grove Boulevard included within the Garden Grove Boulevard Land Use Study has a variety of commercial and residential uses including a particularly high concentration of adult uses and ABC licensed establishments. This Study identified the land use mix that would yield the most benefit from a land use and economic standpoint. A development strategy is identified that will support a policy of revitalization to encourage quality development, improve the area's image and increase the economic benefits.

Consistency of Plan Amendment with Specific Plans and Land Use Study

The Agency has not developed site specific development plans for any of the proposed projects. However, future development plans for any of the Project Sub-Areas would have to be consistent with the City's General Plan and/or applicable Specific Plan in place at the time of plan submittal to the City.

During the process of updating the General Plan, the City could change the existing land use designations for some of the Project Sub-Areas so that the land use designation would be consistent with the type of future use anticipated by the Agency projects. In addition, the Specific Plans can be more restrictive than the General Plan for some areas. All future Agency projects will be compatible and comply with the respective land use, zoning and

specific plan requirements as appropriate at the time of project development.

3.5 Consistency with Southern California Association of Governments (SCAG) Projections

The Southern California Association of Governments (SCAG) compiles housing and population projections throughout the southern California region. The SCAG projections are used for future planning purposes by many cities, counties, districts, etc. The SCAG projections for Garden Grove for the year 2010 are 135,142 people and 50,290 housing units.

The 1990 census data for the City of Garden Grove shows a population of 143,050 people and 44,538 households. Based on these numbers, the City's population as of 1990 is 7,908 people greater than SCAG's projected population for the City in the year 2010 while the housing stock is 5,752 units less than the 2010 SCAG housing unit projection. The City's existing population exceeds and is inconsistent with SCAG's population projections, but consistent with SCAG's housing estimates.

The proposed Redevelopment Plan Amendment would not be consistent with SCAG's population projection for the City. Since SCAG's 2010 population projection of the City of 135,142 people is presently exceeded, any additional residents generated due to the Plan Amendment Projects would result in a continued inconsistency with SCAG's population number. The proposed projects could result in both a direct and indirect generation of additional people within the community which could further increase the City's population over SCAG's 2010 projection number.

The proposed residential project on a 6.2 acre site north of Garden Grove Boulevard would be consistent with SCAG's housing projections. There is an existing difference of 5,752 residential units between the existing housing inventory and SCAG's 2010 projected housing inventory. The development of residential units on the 6.2 acre site north of Garden Grove Boulevard between Brookhurst and Nutwood Streets would generate additional residential units consistent with SCAG.

3.6 The Intended Uses of this Program EIR

This Program EIR must first be certified by the Agency and the City of Garden Grove. In order to certify this document the Agency and City must find that: this Final EIR has been completed in compliance with CEQA (California Environmental Quality Act); the decision makers, in this case the Agency and the City, have reviewed the EIR; and the EIR reflects the independent judgment of the Agency and the City.

Once certified the Program EIR will be, in conjunction with any other relevant documents, referenced by the Agency and the City in

making their decision to approve the Plan Amendment. If this Plan Amendment is approved by the Agency and the City, the certified Final EIR can be referenced in the future as adequate environmental documentation for Agency sponsored projects listed in the Plan Amendment. If it is determined in the future by the City Planning Coordinating Committee that this Program EIR adequately addresses the potential environmental impacts of the proposed project then subsequent environmental documentation would be not required. If, however, the Planning Coordinating Committee determines that this Final Program EIR does not adequately address the potential environmental impacts due to a lack of specific detailed information at the time this Program EIR was prepared, then subsequent environmental documentation will be required. This Final Program EIR can be referenced for those future projects where the information in this EIR adequately addresses the potential impacts. This EIR can also be supplemented with more current and detailed information, if required, at the time each project is submitted for approval. The Agency sponsored projects would receive the same City review in terms of environmental, site design, code compliance, etc. as any other projects within the City.

4.0 Environmental Setting, Impacts and Mitigation Measures

4.1 Earth Resources

4.1.1 Environmental Setting

Regional Geology

The City of Garden Grove is located in the central crustal block of the Peninsular Range Province, one of the major provinces of coastal Southern California. The Peninsular Range Province consists of northwesterly trending mountains and valleys that extend southeasterly some 900 miles from the Los Angeles area to the southern tip of Baja, California. The Peninsular Ranges are bounded on the easterly flank by the Colorado Desert or Salton Trough; the Coachella and Imperial Valleys, and are separated by a series of parallel fault systems. California's major fault, the San Andreas, divides in Southern California. The main fault line extends southeast along the Salton Trough and a western extension continues in a more southerly direction along the base of the San Jacinto Mountains. This westerly fault line, the San Jacinto fault, is the most prominent of the various faults running through the Peninsular Range Province. The Whittier-Elsinore fault is located about twelve miles to the northeast and follows a virtually parallel course to the San Jacinto fault. These two faults along with the Newport-Inglewood fault, which extends southeasterly from the Baldwin Hills area in the Los Angeles area to the Newport Beach area and then extends offshore roughly paralleling the shoreline, separate the Peninsular Range Province into three major crustal blocks; the eastern, central and western.

Local Geology

The City is located on an alluvial flood plain, the Downey Plain, formed by deposits of the Los Angeles depositional basin, the majority of which is loosely consolidated gravel, sand and silt deposited by the Santa Ana River. These alluvial sediments which are less than 11,000 years old make up the upper layer, approximately 175 feet, of a 3,000-foot thickness of fresh water bearing sediments that are less than three million years old. Below these fresh water bearing sediments are primarily marine sediments that are from three to seventy million years old that overlie crystalline basement rocks at depths estimated to be as great as 30,000 feet in the central portion of the Los Angeles Basin.

Regional Seismicity

The major faults of potential significance to Garden Grove are the San Andreas, San Jacinto, Whittier-Elsinore and the Newport-

Inglewood fault systems. The San Andreas is the most dominant of the four regional faults and is a major structural element of California. The fault extends for more than 800 miles from north of San Francisco southeasterly into the Gulf of California. Numerous major earthquakes, including the 1906 (magnitude 8.25) San Francisco earthquake and the 1857 (magnitude 8-plus) Fort Tejon earthquake, have originated on this fault. The San Jacinto fault, as part of the San Andreas system, is considered by many to be the most active branch. It has been the source of many important earthquakes, most notably those occurring in 1890, 1899, 1918 and 1923. The Whittier-Elsinore fault system is considered to be seismically active. Though there has not been a destructive earthquake of known record, at least three earthquakes of magnitude 6 or greater may have occurred on it since 1856 and microseismic activity in the Whittier area make it a likely zone for future movement.

The fourth major fault system that is considered to be seismically active is the Newport-Inglewood fault system. The 1933 (magnitude 6.3) Long Beach earthquake was the most recent large earthquake associated with this fault system. Although it was not a major magnitude, it ranks as the third most destructive in U.S. history with a property loss of about \$40 million. The number of deaths is placed at 115. It is estimated by the South Coast Regional Commission that a present day recurrence of this earthquake would cause damage estimated at about \$600 million.

Local Seismicity

Three localized faults of potential significance to Garden Grove are the Norwalk, El Modeno and Shady Canyon faults. The "Whittier" earthquake of 1929 (magnitude 4.7) was attributed to the Norwalk fault. Data indicates that the Norwalk fault exists, despite some disagreement as to its precise location. No historic ground surface rupture has been recorded on the fault although it is considered to be seismically active because of the 1929 earthquake. There is no data available to indicate recent historical activity of the El Modeno fault. Both the El Modeno and Norwalk faults appear, by geological evidence, to have been active during the period from 11,000 to 3,000,000 years ago. The El Modeno fault is not considered to be capable of generating a significant earthquake. The Shady Canyon fault, which is mapped on the ground surface in the San Joaquin Hills, has been delineated in the subsurface of the Downey Plain by drilling and seismic techniques. This subsurface trace has been projected through the City. The Shady Canyon fault is not considered to be active, as indicated by unbroken strata truncating the subsurface fault tract, but it is possible that nearby epicenters of minor shocks could indicate microseismic activity on this fault.

The City of Garden Grove is generally flat with existing elevations ranging from approximately 125 feet above sea level near the east

City limit boundary to 25 feet near the west City limit boundary. In addition, elevations range from 100 feet to 55 feet above sea level near the north and south City limits, respectively. Overall, the City slopes from north to south and east to west at less than 1 percent.

4.1.2 Project Impact

Some of the proposed projects would require grading for project construction. The grading would range from trench excavation for utility improvements to cut and fill for building pads, parking lots, roadways, etc. Since the Project Area is basically flat it is not anticipated at this time that any of the projects would require large quantities of cut or fill. Therefore, it is not anticipated that implementation of any of the proposed projects would result in significant grading or earth compaction impacts.

The proposed projects are not anticipated to expose people or property to any known geologic hazards. However, future development within the proposed Project Area would be subject to seismic activity from several known faults in the area including the San Andreas, San Jacinto, Whittier-Elsinore, Newport-Inglewood, Norwalk, El Modeno and Shady Canyon. Future development within the Project Area would be designed and constructed for the seismic zone of the area as required by the City's Building Department.

In order to reduce the potential for future earth or grading impacts, a soils and geologic study would be prepared when required by the City. The smaller projects involving utility improvements or upgrades, bus turnouts and minor street improvements may not require geologic studies but soil borings and soil tests may be required. The larger scale projects such as construction of a city hall, police facility, fire administration building, retail development, expansion of the auto mall, etc. would require such studies conducted so that any potential geotechnical impacts can be identified and remedial measures incorporated into the project.

4.1.3 Mitigation Measures

No mitigation measures are recommended.

4.1.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.2 Hydrology

4.2.1 Environmental Setting

The City of Garden Grove has a Master Plan of Drainage that identifies storm drain facilities that are needed in the City. The Master Plan identifies both existing storm drain facilities and proposed facilities. The City has been divided into study areas and development drainage fees are collected and applied towards the construction of proposed storm drains within the study area as the fees are collected. The drainage fees vary for each study area and are dependent upon the amount of storm drain facilities proposed within each area. The drainage fees are collected at the time building permits are issued. In lieu of collecting drainage fees the City may require, in conjunction with the development of a project, the construction of the Master Plan facilities adjacent to a site. A developer is reimbursed by the City for any over-sizing or additional construction that is provided by their project, but not directly required by their project.

The City of Garden Grove recently (September 1991) updated its Master Plan of Drainage to reflect changes that have occurred to the previous master plan. The most notable change is the Orange County Environmental Management Agency's method for determining peak discharges. In addition, storm drains have been constructed in the City that differ in alignments from the original master plan. This updated plan provides revised peak discharges and sizes for all proposed storm drains and shows the correct locations of existing storm drains.

The updated Master Plan serves as a tool for future drainage projects. The Master Plan identifies all needed storm drain facilities in the City and provides a construction priority ranking for those storm drains facilities that are needed to improve the City's drainage system.

The City of Garden Grove has in the past been subjected to extensive street flooding and occasional property damage, particularly during the 1960's and earlier. During the 1970's and 1980's a number of major backbone storm drains were constructed, both by the City and the County of Orange (county) which has resulted in a reduced flood threat and improved traffic circulation during rainy periods. However, many deficiencies still remain and consequently flooding is reported at some locations in the City almost every year.

Major floods occurred during 1938, 1969, 1978 and 1983 which affected various parts of the City. Of these storms, the March 1, 1983 storm was exceptionally intense and flooding was reported at a number of locations throughout the City (Howell, 1990). An examination of this storm is useful because the calculated or identified candidate drainage facilities should coincide with areas

of reported flooding. The City has been divided into eight (8) study areas as shown in Figure 8. A brief description of the March 1983 flooding conditions within each area is described below:

In Study Area "A" at the westerly end of the City, the Belgrave Avenue Storm Drain reached bank stage. Just west of the city limits, the drain joins the county's Bolsa Chica Flood Control Channel which has breached its banks due to an undersized culvert under the San Diego Freeway. Consequently some water backed up into the Belgrave system and water was observed to be flowing out of several catch basins at Bartlett Street. The street was inundated but no property damage was endured. (The county has recently authorized funding to enlarge the culvert under the freeway.) Along the southeasterly portion of this Study Area the county's Anaheim-Barber City Channel breached its banks just upstream of the Garden Grove Freeway and overbank flow caused extensive flooding in Knott Street resulting in a temporary closure of the street. No property damage was reported.

In Study Area "B", significant street flooding was reported along Magnolia Street near Bestel Avenue. This segment of street is perhaps the only remaining arterial street in the City that relies on a mid-block cross gutter to convey drainage and nuisance flows across the street and traffic congestion has been an ongoing concern.

In Study Area "C", an existing equalizer structure conveys flows across Magnolia Street near MacAlpine Road. This structure consists of a catch basin on the east side of the street which is connected to a small storm drain pipe under Magnolia Street that bubbles the water back to the surface on the west side of the street. This area experienced heavy flooding.

No significant flooding was reported within Areas "D" or "E".

In Study Area "F", extensive property damage occurred in the vicinity of Nelson Street just north and upstream of the Pacific Electric Railroad right-of-way. Homes were flooded when an existing 24 inch diameter culvert could not convey the flows under the abandoned railroad embankment.

Flooding in Area "G" was reported at the West Street Retarding Basin at Chapman Avenue. The basin was unable to hold all of the flow and the water reached sidewalk level before subsiding.

Significant flooding was observed at three locations within Study Area "H". Haster Basin was full to capacity and was on the verge of spillway flow. The outlet channel was flowing at full capacity. Along Westminster Avenue, major street flooding was reported in the vicinity of Roxey Drive and several condominium units were flooded. In the vicinity of Trask Avenue near Rancho Way, three houses



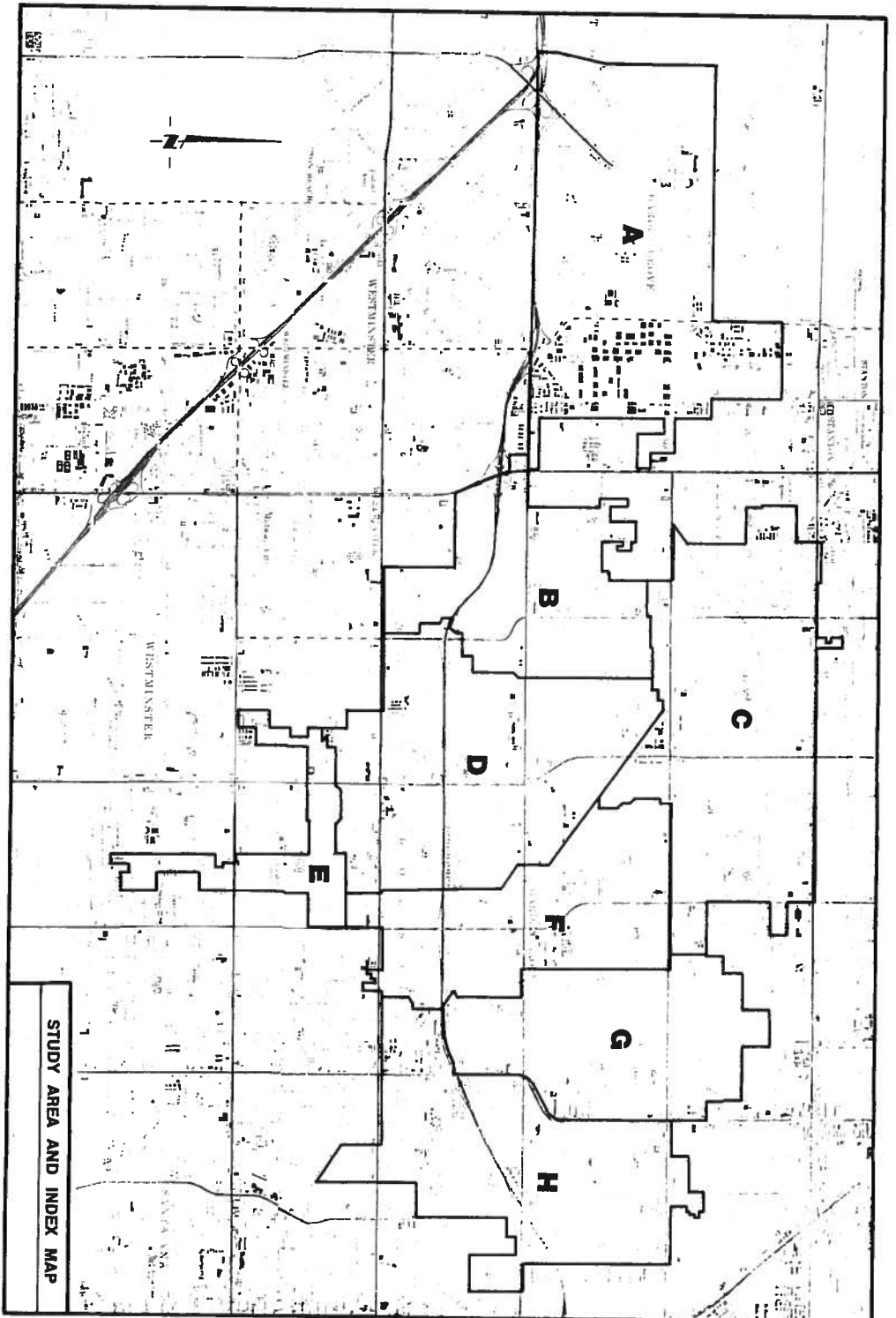
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CITY OF GARDEN GROVE

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CITY OF GARDEN GROVE HYDROLOGY AREAS

8



were flooded to depths approaching three feet above their floor elevations.

One of the goals of the City's Master Drainage Plan is to retain a 10-year storm within the city streets. New development within the City must meet this goal of the drainage study and in addition protect buildings from the 100-year storm. The Master Plan of Storm Drains provides a priority list of storm drains. The storm drains were prioritized based on the storm drains considered most important toward improving drainage in the City. The priority list of proposed storm drains as identified in the Master Plan of Drainage is shown in Table 2.

**TABLE 2
STORM DRAIN PRIORITY LIST**

PRIORITY	LINE DESIGNATION	LOCATION/ NAME	CONSTRUCTION COST (\$) (a)	PROJECT COST (\$) (b)
1	B5	Newland St./ Yockey St.	4,500,000	5,600,000
2	H10	Trask Ave./ Fairview St.	3,100,000	3,900,000
3	F2	Civic Center	940,000	1,200,000
4	H11	Westminster Ave./Roxey Dr.	700,000	870,000
5	F11	Euclid St./ Westminster Ave.	700,000 (b)	880,000 (b)
6	B1	Coast St./ Larson Ave.	770,000	960,000
7	A7	Belgrave Channel	170,000	210,000
8	C20	Palma Vista Avenue	<u>120,000</u>	<u>150,000</u>

TOTAL \$11,000,000 \$13,770,000

- (a) Does not include major laterals. Figures have been rounded to two significant figures.
- (b) Only the downstream portion of Line F11 from Westminster Channel to Westminster Avenue is proposed for priority construction.

The priority list was established with consideration given as to whether or not there has been a history of flood problems or if these has been unusually high maintenance in an area due to a lack of adequate drainage facilities. The larger major system drains were generally given a higher ranking than the smaller drains because they typically address more severe flood prone areas of the city and are more cost efficient to construct.

Table 2 also shows the construction and project costs associated with each storm drain. The construction costs is an estimate of the amount that would be paid to a contractor for the actual construction of the storm drain line. The estimated project cost represents the total cost of the project to the City and includes overhead and other incidentals.

The source of flooding in the City is from the Santa Ana River located near the east city limit boundary. Flooding from the Santa Ana River in the eastern portion of the City would be due to failure of the Santa Ana River levee. The City of Garden Grove adopted Flood Plain Ordinance No. 2043 on April 14, 1988 that requires 100 year flood protection for the construction of any new buildings in the City.

4.2.2. Project Impact

The list of proposed Agency projects includes the construction of storm drain facilities in compliance with the City's Master Plan of Drainage. The Agency proposes to assist the City in the construction of needed storm drain improvements as identified in the Master Plan. Although the Agency has not identified specific storm drain facilities, the Agency would assist the City Public Works Department in the cost of constructing needed improvements as identified by the Public Works Department. The Agency would provide tax increment funding as it becomes available to assist Public Works in providing needed storm drains as identified by the Master Plan.

The Agency's participation in assisting Public Works would result in positive impacts by allowing the City to provide storm drain facilities sooner than without Agency participation. The construction of new storm drain facilities would reduce existing localized flooding in the area of the City where the improvements would be constructed and the potential for flooding in the future.

All Agency sponsored projects that resulted in the construction of buildings would be required to be protected from a 100-year storm per Ordinance No. 2043. It is not anticipated at this time that adoption and implementation of the Redevelopment Plan Amendment

¹The above information was taken from the City of Garden Grove Master Plan of Drainage, September, 1991.

4.3 Cultural Resources

4.3.1 Environmental Setting

All of the Project Sub-Areas that are proposed to be included in the Redevelopment Plan Amendment are developed with buildings, parking lots, landscaping, etc. There may be several small vacant areas within some of the Project Sub-Areas but for the most part the areas are developed. There are no known cultural resources associated with any of the proposed project areas nor are there any known historical buildings located on any of the areas.

The Agency is presently having a two-phased cultural resource investigation prepared for certain parcels situated within the City's Community Center area. The two-phased investigation includes a 30 acre site and a 15 acre site. The 30 acre site encompasses property bounded by Euclid Street on the east, Nelson Street on the west, Acacia Parkway on the north and Century Boulevard on the south. The 15 acre site incorporates property bounded by Nelson Street on the east, Taft Avenue on the west, Garden Grove Boulevard on the north and Century Boulevard on the south. The two sites are located within an existing redevelopment project area. A portion of the 30 acre site located north of Garden Grove Boulevard along Nelson Street is situated adjacent to proposed Area I of the Project Amendment Project Area.

The purpose of this cultural investigation is to evaluate the potential for the presence of significant cultural artifacts that may exist at this site. This is an isolated cultural resource site and is unique to this specific location only. It is not anticipated that there are other resource sites existing within the proposed Project Areas.

4.3.2 Project Impact

Since all of the proposed project areas are developed it is not anticipated that further development of proposed Agency projects would result in any significant cultural impacts. If there are cultural resources present at any of the proposed sites, the resources were probably destroyed or removed during construction of the existing uses. Because there are no known cultural resources within any of the proposed sites and the sites have been disturbed and developed, the projects should not result in any significant cultural resource impacts.

4.3.3 Mitigation Measures

No mitigation measures are recommended.

4.3.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.4 Traffic and Circulation

4.4.1 Environmental Setting

Regional access to the City of Garden Grove is provided directly by the Garden Grove (22) and San Diego (405) Freeways. The Santa Ana (5) Freeway provides indirect access via the Garden Grove Freeway. The Garden Grove Freeway extends in an east-west direction through the City and provides local access to City streets at eight locations (on and off ramps).

The streets that serve the proposed project areas are classified as either Major, Primary or Secondary roadways. These roadways also extend throughout the rest of the City and allow the movement of goods and services and people throughout the community.

The City of Garden Grove Public Works Department has taken recent traffic counts on city streets. The counts were taken in April of 1991 and are 24-hour counts in both directions. Figure 9 shows the traffic counts that were taken on city streets.

The Orange County Transit District provides bus service on all major arterials within the City and has numerous bus stops throughout the City. Most of the proposed project areas have bus stops located either adjacent to or in close proximity to them.

Katella Avenue is a major east-west arterial roadway in Orange County. Katella Avenue forms the northern city limit boundary with the City of Anaheim and extends along and adjacent to three project areas. Katella Avenue is one of the streets in Orange County designated as a Super Street by the Orange County Transportation Authority. Super Streets are one solution to the growing transportation demands in Orange County by providing increased capacity and improved traffic flow on major arterials. The super street concept involves a range of improvements, on-street parking modifications, restriping existing roadways and providing bus turnouts.

The Katella Avenue Super Street Improvement Study Area covers a distance of approximately 14.3 miles and extends from Interstate 605 on the west to State Route 55 of the east. Katella Avenue is classified as a major arterial on the Orange County Master Plan of Arterial Highways. Affected jurisdictions within the Katella Avenue study area include the cities of Los Alamitos, Cypress, Stanton, Garden Grove, Anaheim, Orange and the County of Orange.

Funds for the construction improvements to Katella Avenue are available through OCTA with Measure M funds. The cities must apply for the funds and once funding is appropriated, the construction improvements will be completed. The proposed improvements to Katella Avenue within the City of Garden Grove have been identified. At this time, the cities of Garden Grove and Anaheim

are working towards an alignment that is acceptable to both jurisdictions. The ultimate alignment of Katella Avenue between the two cities may require the acquisition of right-of-way on the south side, north side, or on both sides of Katella Avenue.

4.4.2 Project Impact

The Agency has not prepared project specific information for any of the proposed projects. At this time the Agency has only identified projects in a general form that would be developed over the life of the Plan. Once the Agency obtains the funding necessary for each project, more detailed site specific information would be available. Once more detailed project information for each Project Area becomes available, it would then be possible to more accurately determine the potential traffic impacts associated with each project.

The intent of the Agency is to improve the economic viability of the City. With physical improvements to each of the Project Areas it is the Agency's goal to improve the economic viability of each center or area and the City as a whole. Associated with the economic viability of the Project Areas would be an associated increase in traffic. In conjunction with improvement of the commercial areas there would be a subsequent increase in vehicular traffic.

Many of the public improvement projects would not result in an increase in traffic on city roadways. For example, the civic center improvements, storm drain construction projects, water system improvements, undergrounding utilities, rehabilitation of community center buildings, etc. would not generate or result in an increase in traffic trips. These public improvement projects are not considered to be traffic generating projects.

There could, however, be traffic congestion during construction of some of the public improvement projects. The traffic congestion impacts that could be associated with the projects include re-routing of traffic, slowing, stopping or detaining traffic, reduction in the number of travel lanes, etc. The congestion impacts could be greater with construction on major thoroughfares as opposed to local streets. These potential impacts would short-term interim impacts that would occur only during project construction.

The development of the proposed mixed-use, residential and commercial, medical office, auto center, residential and retail projects would result in an increase in traffic. Some of the proposed project sites have existing uses which currently generate traffic. It is anticipated that development of the projects as identified and anticipated at this time would result in a net increase in traffic. Depending upon the project, its location and the traffic volumes on the adjacent streets to the project, the

traffic impacts on adjacent roadways due to an increase in project generated traffic could be significant. In addition to an increase in traffic volumes there could be a subsequent level of service impact to key intersections either adjacent to or in the immediate vicinity of the project. The potential traffic impact on the transportation system adjacent to and serving each Project Area would be fully evaluated at the time each project is designed and submitted to the City for processing.

Once site specific development plans for each project are prepared, a site specific detailed traffic study can be prepared if required by the City's Planning Coordinating Committee. A traffic study would evaluate the amount of traffic that would be generated based on the proposed use, its impact on adjacent roadways in terms of volumes and level of service, site ingress and egress, on-site circulation and other traffic related issues. The potential traffic impacts associated with these issues cannot be fully evaluated at this time until a site specific design is prepared. Once the site specific traffic impacts are identified, mitigation measures can then be recommended, if required, to reduce or eliminate any significant traffic impacts that may be associated with each project.

Since the future alignment of Katella Avenue for super street improvements has not been determined it may be necessary for three Project Areas (Areas A, B and C) to provide additional right-of-way for improvements to Katella Avenue. Future Agency sponsored improvements to these three Project Areas may require the additional dedication of right-of-way to allow for the improvements to Katella Avenue as part of the super street designation.

In order to improve traffic flow and circulation on city streets the Agency, in conjunction with the Orange County Transit District, proposes to provide bus turnouts whenever possible. For those Project Areas that may result in major demolition and/or rehabilitation to the existing uses, the Agency would work with OCTD and provide bus turnouts along with covered bus stops whenever possible. The bus turnouts could be provided and designed into the Project Areas that would have major renovation as well as other areas throughout the City as suggested by OCTD.

The Agency, in conjunction with the City and Caltrans, proposes to modify and improve the on-off ramps at the Garden Grove Freeway and Euclid Street and Trask Avenue and at Brookhurst Street. The proposed modifications would improve the traffic circulation at these ramps and in the immediate vicinity of the ramps. The proposed on-off ramp improvements include modifying both the westbound on-ramp to the Garden Grove Freeway from Trask Avenue and the eastbound on-ramp from Brookhurst Street. The Agency would have to coordinate the improvements with Caltrans including design approval and construction.

The Orange County Transportation Authority has a county-wide Congestion Management Program (CMP) that identifies specific roadways as major thoroughfares for moving people and goods throughout the County. The roadways that are part of this system are identified in the Congestion Management Program Highway System (CMPHS). The roadways in the City of Garden Grove that are included in the CMPHS are Katella Avenue, Beach Boulevard, Garden Grove Freeway, Bolsa Avenue and Harbor Boulevard. As stated in the CMP, any projects that directly access the CMPHS and generate more than 1,600 average daily trips must prepare a Traffic Impact Analysis (TIA). If a project does not directly access a CMPHS roadway the threshold number is 2,400 average daily trips. Therefore, if a project that does not directly access a CMPHS roadway generates more than 2,400 vehicle trips to a CMPHS roadway, a traffic impact analysis must be prepared.

In addition, if a project results in the level of service (LOS) on any CMPHS link or intersection to fall below LOS E or if the existing LOS is F and it declines by .10 or more, a deficiency plan must be developed. The deficiency plan by law must include mitigation measures to improve traffic circulation on effected roadways as well as improve air quality.

Some of the proposed projects could impact CMPHS roadways within the City. Any of the proposed projects that generate vehicle trips in excess of the CMP threshold numbers would be required to comply with the CMP and have a traffic impact analysis prepared in conjunction with the CMP guidelines.

Overall, the traffic and circulation improvements proposed by the Agency are anticipated to result in positive transportation impacts for the City. Although there could be short-term traffic impacts during construction of some of the projects, the long-term impacts should be positive. The positive impacts would be due to improvements to existing roadways resulting in improved levels of service, traffic flow and circulation. The improvements would reduce or eliminate existing traffic deficiencies and restrictions and provide better traffic circulation.

4.4.3 Mitigation Measures

No mitigation measures are recommended.

4.4.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.5 Air Quality

4.5.1 Environmental Setting

The Project Area is located in the South Coast Air Basin (SCAB). The SCAB consists of all of Orange County and the non-desert portions of Los Angeles, Riverside and San Bernardino counties and covers approximately 6,600 square miles.

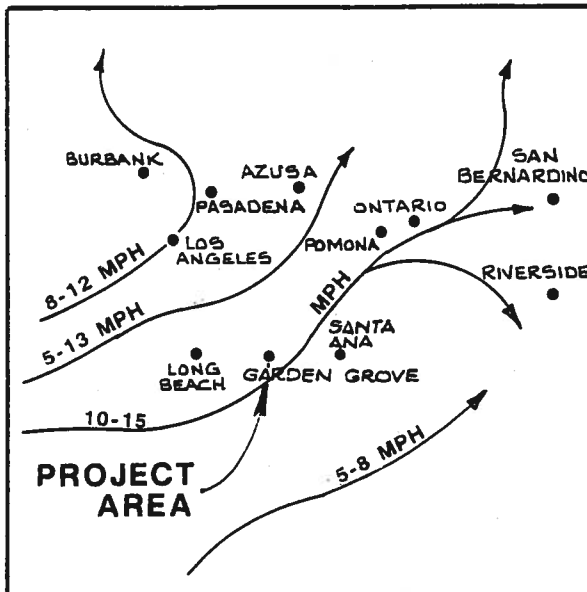
The distinctive climate of the South Coast Air Basin is determined by its terrain and geographical location. The Basin is a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter. The general region lies in the semi-permanent high pressure zone of the eastern Pacific. As a result, the climate is mild, tempered by cool sea breezes. This usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds.

The annual average temperature varies little throughout the 6,600 square mile Basin, ranging from the low to the middle 60's. However, with a less pronounced oceanic influence, the eastern portion shows greater variability in annual minimum and maximum temperatures. All portions of the Basin have had recorded temperatures well above 100°F in recent years. January is the coldest month at all stations.

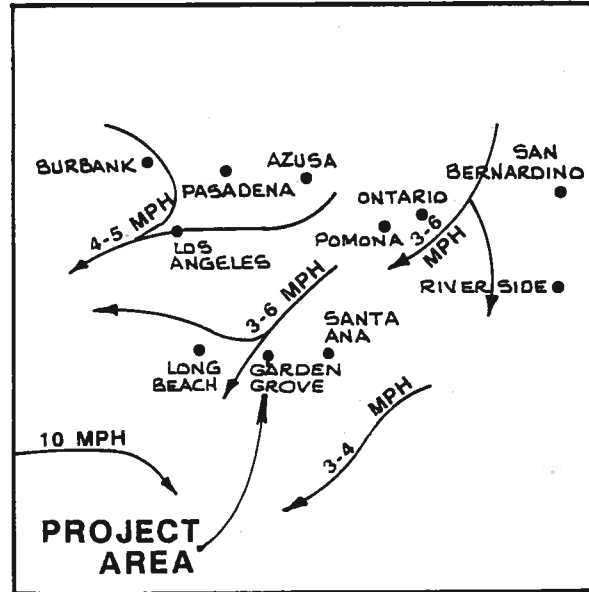
Practically all of the annual rainfall in the Basin falls during the November-April period. Summer rainfall normally is restricted to widely scattered thundershowers near the coast and slightly heavier shower activity in the east and over the mountains. Monthly and yearly rainfall totals are extremely variable. Rainy days vary from five to ten percent of all days in the Basin, the frequency of such days being higher near the coast.

Although the South Coast Air Basin has a semi-arid climate, the air near the surface is surprisingly moist because of the presence of a shallow marine layer on most days. Except for infrequent periods when dry, continental air is brought into the Basin by off-shore winds, the ocean effect is dominant. Periods with heavy fog are frequent; and low stratus clouds, sometimes referred to as "high fog" are a characteristic climate feature. Annual average relative humidity is 70% at the coast and 57% in the east.

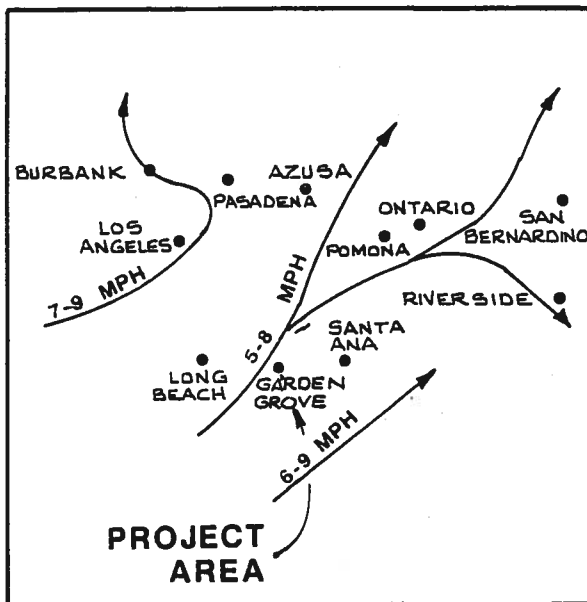
The dominant daily wind pattern is a daytime sea breeze and a night time land breeze, as shown in Figure 10. This regime is broken only by occasional winter storms and infrequent strong northeasterly Santa Ana flows from the mountains and deserts north of the Basin.



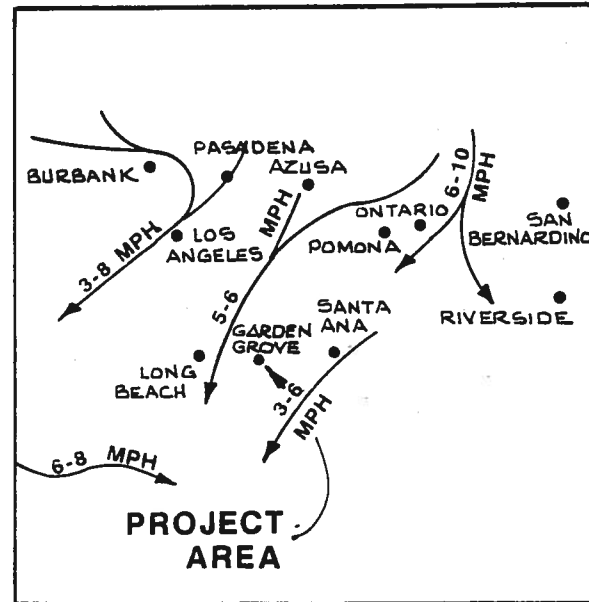
**TYPICAL SUMMER DAYTIME
OCEAN WINDS
(Noon to 7:00 PM)**



**TYPICAL SUMMER NIGHT
DRAINAGE WINDS
(Midnight to 5:00 AM)**



**TYPICAL WINTER DAYTIME
OCEAN WINDS
(Noon to 5:00 PM)**



**TYPICAL WINTER NIGHT
DRAINAGE WINDS
(Midnight to 7:00 AM)**



SOURCE :

S.C.A.Q.M.D.

TITLE :

**TYPICAL WIND
PATTERNS IN AREA**

10

On practically all spring and early-summer days, most of the pollution produced during an individual day is moved out of the Basin through mountain passes or is lifted by the warm, vertical currents produced by heating of mountain slopes. In those seasons, the Basin can be "flushed" of pollutants by a transport of ocean air of sixty miles or more during the afternoon. From late summer through the winter months, the flushing is less pronounced because of lighter wind speeds and the earlier appearance of off-shore (drainage) winds. With extremely stagnant wind flows, the drainage winds may begin near the mountains by later afternoon. Pollutants remaining in the Basin are trapped and begin to accumulate during the night and the following morning. A low average morning (6:00 a.m. to noon) wind speed in pollution source areas is an important indicator of air stagnation potential.

Because of persistent low inversions and cool coastal ocean water, morning fog and low stratus clouds are common. There are 185 clear days (zero to 0.3 of the sky obscured by clouds), 106 partly cloudy days (0.4 to 0.7 cloud cover), and 74 cloudy days (0.8 to full cloud cover) each year on the average.

The vertical dispersion of air pollutants in the South Coast Air Basin is hampered by the presence of a persistent temperature inversion in the layers of the atmosphere near the surface of the earth. Because of expansional cooling, temperature usually decreases with altitude. A reversal of this state of atmosphere, wherein temperature increases with altitude, is termed an inversion which can exist at the surface or at any height above the ground as illustrated in Figure 11. The height of the base of the inversion at any given time is known as the "mixing height". The mixing height can change under conditions when the top of the inversion does not change.

Usually, inversions are lower before sunrise than during the daylight hours. The mixing height normally increases as the day progresses, because the sun warms the ground which in turn warms the surface air layer. As this heating continues, the temperature of the surface layer approaches the potential temperature of the base of the inversion layer. When these temperatures become equal, the inversion layer begins to erode at its lower edge. If enough warming takes place, the inversion layer becomes weaker and weaker and finally "breaks". The surface air layers can then mix upward without limit. This phenomenon is frequently observed in the middle to late afternoon on hot summer days when the smog appears to clear up suddenly. Winter inversions frequently break by mid-morning, thereby preventing contaminant build-up.

The net input of pollutants into the Basin atmosphere from mobile and stationary sources is very much the same nearly every day of the year. Pollutants enter the surface air layers and can mix with less contaminated air from anywhere below the inversion base. The contaminants in the surface layers tend to diffuse and form a

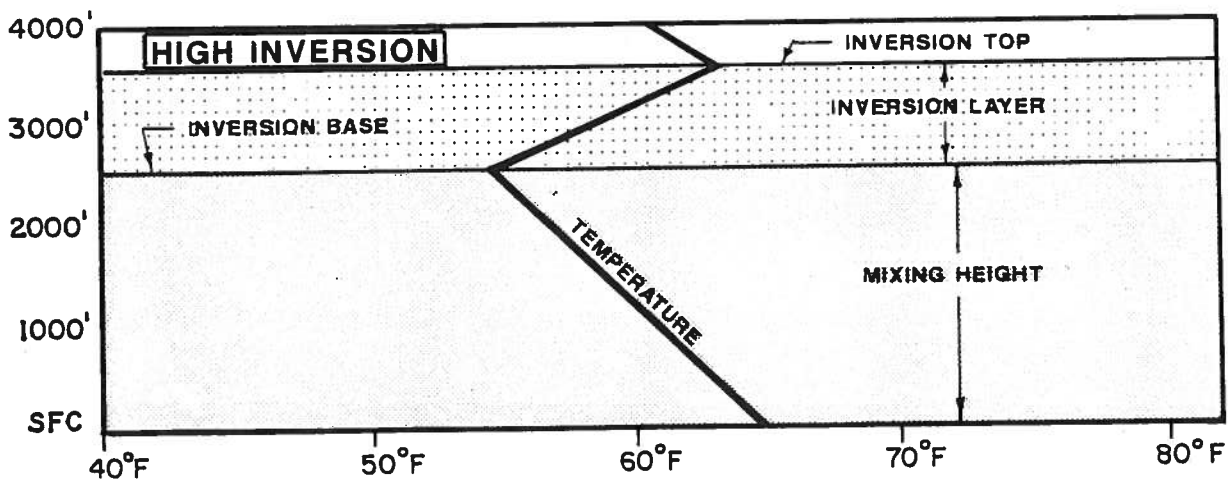
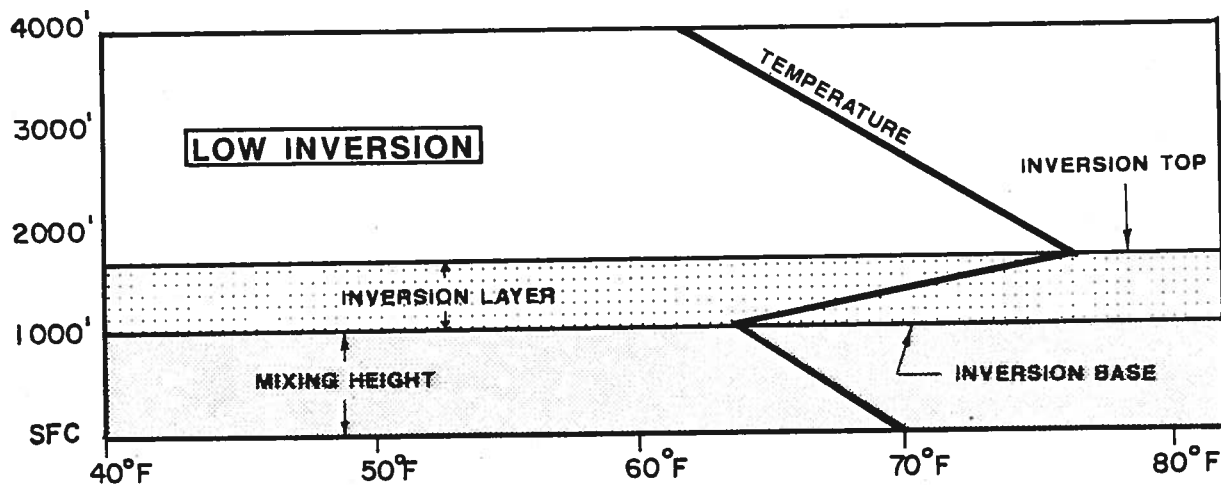
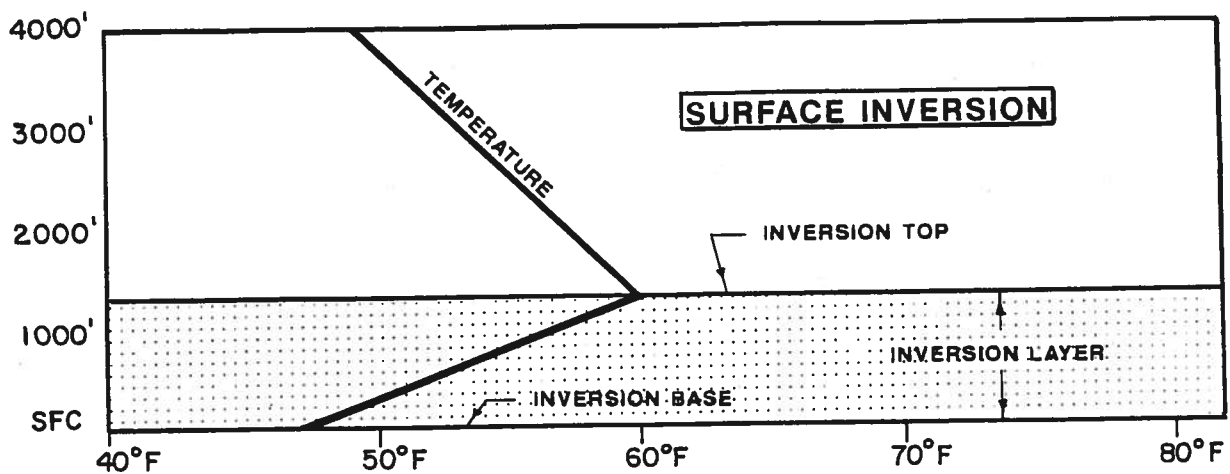


FIGURE PLOTS AIR TEMPERATURE ON THE X AXIS VERSUS ALTITUDE ON THE Y AXIS WITH DIAGRAMS OF TYPICAL INVERSIONS: SURFACE-BASED, LOW AND HIGH INVERSIONS. MOST OF THE AIR POLLUTANTS ARE CONFINED TO THE AIR VOLUME BELOW THE BASE OF ANY INVERSION, OR IN A VERY SHALLOW LAYER NEAR THE GROUND IN THE CASE OF A SURFACE INVERSION.



SOURCE :

S.C.A.Q.M.D.

TITLE :

TYPICAL INVERSIONS

11

relatively uniform mixture (in some cases higher concentrations exist immediately below the inversion base) all the way up to the mixing height. They cannot rise through the inversion. As a result, these air pollutants become more and more concentrated unless the inversion layer lifts, is broken, or unless surface winds are strong enough to disperse the pollutants horizontally.

The combination of low wind speeds and low inversions produces the greatest concentration of pollutants. On days of no inversion or on days of winds averaging over 15 mph, there would be no important smog effects, summer or winter. In the winter, the greatest pollution problems are carbon monoxide and oxides of nitrogen because of extremely low inversions and air stagnation during the night and early morning hours. Photochemical smog levels are much lower during this season due to the lack of strong inversions during the daylight hours and the lack of intense sunlight which is needed for the photochemical reactions.

In the summer, the longer daylight hours and the brighter sunshine combine to cause a reaction between hydrocarbons and oxides on nitrogen to form more of the typical photochemical smog. Carbon monoxide is not as great a problem in summer because inversions are not as low and intense in the surface boundary layer (within one hundred feet of the ground) as in winter and because horizontal ventilation is better in summer.

Along the Southern California coast, surface air temperatures are relatively cool. The resultant shallow layer of cool air at the surface, coupled with warm, dry, subsiding air from aloft, produces early morning inversions on about 87% of the days.

The Basin-wide average occurrence of inversions at the ground surface is eleven days per month; the averages vary from two days in June to 22 days in December and January. Higher inversions, but less than 2500 feet above sea level occur 22 days each month. Restricted maximum mixing heights, 3500 feet above sea level or less, average 191 days each year.

The potential for high concentrations varies seasonally for many contaminants. During late spring, summer and early fall, light winds, low mixing heights and brilliant sunshine combine to produce conditions favorable for the maximum production of photochemical oxidants, mainly ozone.

During the spring and summer, when fairly deep marine layers are frequently found in the Basin, sulfate concentrations are at their peak.

When strong surface inversions are formed on winter nights, and are coupled with near-calm winds, carbon monoxide (CO) from automobile exhausts becomes highly concentrated. The highest yearly CO values are generally measured during November, December and January.

Similarly, concentrations of oxides of nitrogen and nitrates are highest during the late fall and winter.

The main sources of air pollutant emissions in the Project Area include mobil and stationary sources. The mobil sources include automobiles, motorcycles, trucks, etc. Motor vehicles comprise the largest generator of air pollutant emissions in the Project Area. The stationary sources include mostly combustion of natural gas for the operation of heating systems.

The Air Quality Management District has monitoring stations located throughout the Basin that measure pollutant levels. The closest stations to the Project Area are located in Anaheim and Los Alamitos as shown in Figure 12. These monitoring stations are located in Source/Receptor Area No. 17. The District measures air quality continuously at monitoring stations in the coastal and desert stations. These stations are distributed to provide comprehensive coverage of the entire District. Existing air quality for a particular site may be assumed to be the same as the monitored air at the closest station.

Both State of California and the Federal governments have standards for pollutant levels. Table 3 shows the State and Federal standards for the various pollutants. Table 4 shows the number of days both the State and Federal pollutant standards were exceeded from 1987 to 1990. The SCAB is considered to be a non-attainment basin because air pollution standards are consistently exceeded. The South Coast Air Quality Management District has adopted Air Quality Management Plan Services to provide guidelines and restrictions on pollutants to attempt to meet state air quality standards.

The single most important pollutant in the Project Area is ozone which contributes to the formation of smog. The South Coast Air Quality Management District has a chart that indicates the various levels of smog episodes for ozone and the protective actions recommended by SCAQMD to reduce exposure to unhealthy levels of ozone. Figure 13 shows the ozone episodes and their meaning.

To assist in the evaluation of the air pollution situation the various contaminants and their health effects are discussed below.

Carbon Monoxide (CO)

A colorless, odorless, toxic gas produced by incomplete combustion of carbon-containing substances. Carbon monoxide concentrations are generally higher in the winter when meteorological conditions favor the build-up of directly emitted contaminants. School and health warnings and alerts based on carbon monoxide occur almost entirely in winter.

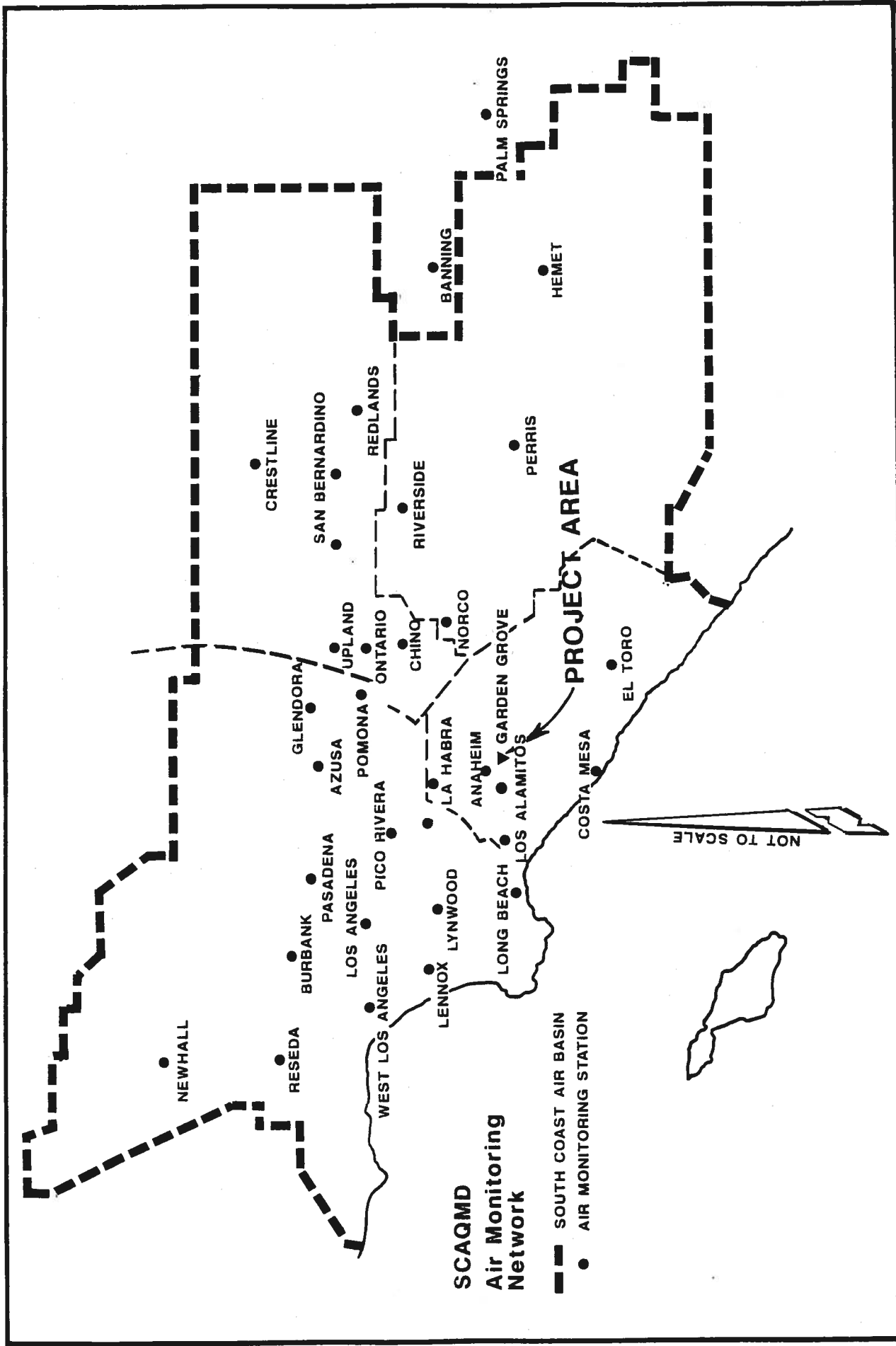


TABLE 3
STATE AND FEDERAL AIR QUALITY STANDARDS - 1990

AIR POLLUTANT	STATE CONCENTRATION	FEDERAL	
		PRIMARY	SECONDARY
OZONE	>.09 PPM, 1-HR.	0.12 PPM, 1-HR. AVG	0.12 PPM, 1-HR. AVG.
CARBON MONOXIDE	> 9.1 PPM, 8-HR. > 20 PPM, 1-HR.	9 PPM, 8-hr. AVG 35 PPM, 1-HR. AVG	9 PPM, 8-HR. AVG 35 PPM, 1-HR. AVG
NITROGEN DIOXIDE	> .25 PPM, 1-HR.	0.05 PPM, ANNUAL AVG	0.053 PPM, ANNUAL AVG.
SULFUR DIOXIDE	> .05 PPM, 24-HR. AVG WITH OZONE > .10 PPM, 1-HR. OR TSP > 100 UG/CU. M, 24-HR.	0.03 PPM, ANNUAL AVG 0.14 PPM, 24-HR. AVG	0.53 PPM, 3-HR. AVG.
SUSPENDED PARTICULATES (PM10g) *	> 50 UG/M3, 24-HR.	75 UG/CU. M, ANNUAL GEOMETRIC MEAN 260 UG/CU. M, 24-HR. AVG	60 UG/CU. M, ANNUAL GEOMETRIC MEAN 150 UG/CU. M, 24-HR. AVG
SULFATES	> 25 UG/CU. M, 24-HR.	N/A	N/A
LEAD	> 1.5 UG/CU. M, MO. AVG	1.5 UG/CU. M, CALENDAR QUARTER	1.5 UG/CU. M, CALENDAR QUARTER
VISIBILITY REDUCING PARTICLES	IN SUFFICIENT AMOUNTS TO REDUCE THE PREVAILING VISIBILITY TO LESS THAN 10 MILES AT RELATIVE HUMIDITY LESS THAN 70%, 1 OBSERVATION	N/A	N/A

UG/M3 = MICROGRAMS PER CUBIC METER OF AIR

* G = PM10 REFERS TO FINE PARTICLES WITH AERODYNAMIC DIAMETER OF 10 MICROMETERS OR LESS.

SOURCE: SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

TABLE 4

NUMBER OF DAYS STATE AND FEDERAL EMISSION STANDARDS WERE EXCEEDED
AT THE ANAHEIM MONITORING STATION

YEAR	CARBON MONOXIDE/1 MAXIMUM CONCENTRATION IN PPM, 1-HR		OZONE/2 MAXIMUM CONCENTRATION IN PPM, 1-HR		NITROGEN DIOXIDE/3 MAXIMUM CONCENTRATION IN PPM, 1-HR		SULFUR DIOXIDE/4 MAXIMUM CONCENTRATION IN PPM	
	STATE	FED	STATE	FED	STATE	FED	STATE	FED
1987	0	0	48	25	0	0	0	0
1988	0	0	53	19	1	0	0	0
1989	0	0	42	13	1	0	0	0
1990	0	0	34	11	0	0	0	0

/1 STATE STANDARD: > 20 PPM 1-HOUR; FEDERAL STANDARD: > 35 PPM 1-HOUR
 /2 STATE STANDARD: > 0.09 PPM 1-HOUR; FEDERAL STANDARD: > .12 PPM 1-HOUR
 /3 STATE STANDARD: > 0.25 PPM 1-HOUR; FEDERAL STANDARD: >.0534 PPM
 (ANNUAL ARITHMETIC MEAN)

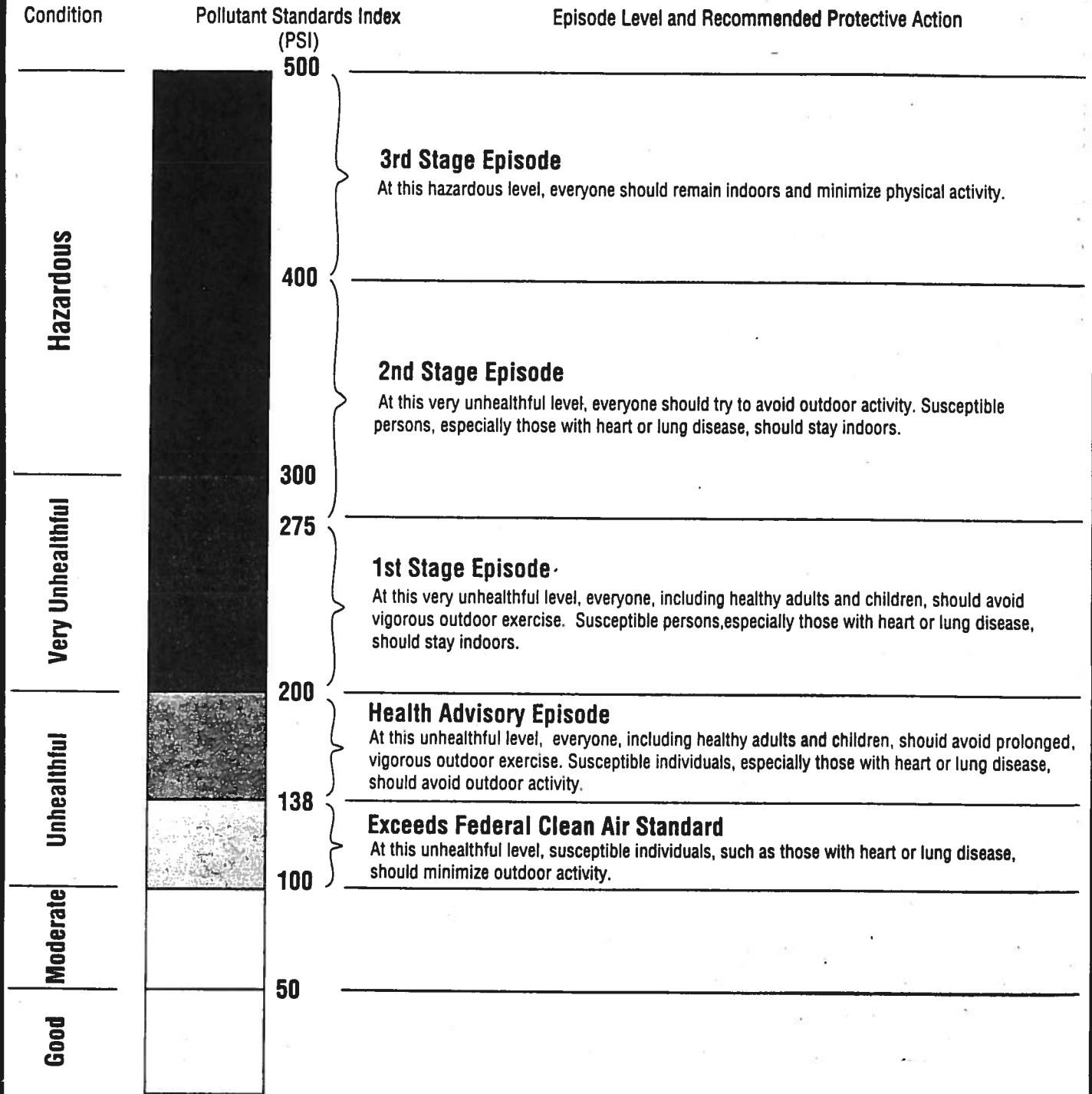
/4 a) STATE STANDARD: > 0.25 PPM 1/24-HOUR; FEDERAL STANDARD: >.14 PPM 24-HOUR
 NM POLLUTANT NOT MONITORED

a) TWENTY-FOUR HOUR AVERAGE SO2 > 0.05 PPM WITH 1-HOUR OZONE > 0.10 PPM,
 OR WITH 24-HOUR TSP > 100 UG/M3.

SOURCE: SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT,
 "AIR QUALITY DATA" 1987-1990.

The following chart shows the various levels of smog episodes that are reported for the pollutant ozone. The protective actions listed will help reduce exposure to unhealthful levels of ozone, but this information is not intended to be a substitute for medical advice from a physician.

Generally, in the event of an ozone episode, outdoor activities should be scheduled for morning or early evening hours to avoid the peak, midday period of ozone pollution. However, peak concentrations may vary depending on the time of the year and the location. For more specific information, please call our Public Information Center at (800) 242-4666.



SOURCE:
S.C.A.Q.M.D.

TITLE:
SMOG (OZONE) EPISODES AND WHAT THEY MEAN

13

Sources:

Internal combustion engines, principally in automobiles, contribute carbon monoxide due to incomplete fuel combustion. Various industrial processes also produce carbon monoxide emissions through incomplete combustion. Gasoline powered motor vehicles are the major source of this contaminant in this Basin.

Effects:

Carbon monoxide does not irritate the respiratory tract, but passes through the lungs directly into the blood stream, and, by interfering with the transfer of fresh oxygen to the blood, deprives sensitive tissues of oxygen. CO is not known to have adverse effects on vegetation, visibility or materials.

Oxides of Nitrogen (NOx)

There are a number of oxides of nitrogen, but only two are important in air pollution. These are: nitric oxide (NO), a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure; and nitrogen dioxide (NO₂), a reddish-brown irritating gas formed by the combination of nitric oxide with oxygen.

Sources:

High combustion temperatures cause nitrogen and oxygen to combine and form nitric oxide. Further reaction produces additional oxides of nitrogen. Combustion in motor vehicle engines, power plants, refineries and other industrial operations are the primary sources in the region. Ships, railroads and aircraft are other significant emitters.

Effects:

Oxides of nitrogen are direct participants in photochemical smog reactions. The emitted compound, nitric oxide, combines with oxygen in the atmosphere in the presence of hydrocarbons and sunlight, to form nitrogen dioxide and ozone. Nitrogen dioxide, the most significant of these pollutants, can color the atmosphere at concentrations as low as 0.5 ppm on days of 10-mile visibility. NOx is an important air pollutant in the region because it is a primary receptor of ultraviolet light which initiates the reactions producing photochemical smog. It would also react in the air to form nitrate particulates.

Sulfur Dioxide (SO₂)

SO₂ is a colorless, pungent, irritating gas formed primarily by the combustion of sulfur-containing fossil fuels. In humid atmospheres some of SO₂ may be changed to sulfur trioxide and sulfuric acid

mist, with some of the latter eventually reacting with other materials to produce sulfate particulates.

Sources:

This contaminant is the natural combustion product of sulfur or sulfur-containing fuels. Fuel combustion is the major source while chemical plants, sulfur recovery plants, and metal processing are minor contributors. SO₂ levels are generally higher in winter. Changing levels of SO₂ reflect the effect of use of natural gas in power plants and boilers. Natural gas is very low in sulfur. Low sulfur fuel oil can be substituted.

Effects:

At sufficiently high concentrations, sulfur dioxide irritates the upper respiratory tract. At lower concentrations, when in combination with particulates, SO₂ appears able to do still greater harm by injuring lung tissue. Sulfur oxides, in combination with moisture and oxygen, can yellow the leaves of plants, dissolve marble and eat away iron and steel. Sulfur oxides can also react to give sulfates which reduce visibility and cut down the light from the sun.

Photochemical Oxidant (Ox)

The term "photochemical oxidant" can include several different pollutants, but consists primarily of ozone (more than 90 percent) and a group of chemicals called organic peroxy nitrates. Photochemical oxidants are created in the atmosphere rather than emitted directly into the air. Reactive organic gases, including hydrocarbons, and oxides of nitrogen are the emitted contaminants which participate in the reaction. Ozone is a pungent, colorless toxic gas which is produced by the photochemical process. Photochemical oxidant is a characteristic of Southern California type smog, and reaches its highest concentrations during the summer and early fall.

Sources:

Photochemical smog is caused by complex atmospheric reactions involving oxides of nitrogen and reactive organic gases with ultraviolet energy from sunlight. Motor vehicles are the major source of oxides of nitrogen and reactive organic gases in the Basin.

Effects:

The common manifestations of oxidants are damage to vegetation and cracking of untreated rubber. Photochemical oxidants in high concentrations can also directly affect the lungs, causing respiratory irritation and possible changes in lung functions.

Particulates

Atmospheric particulates are made up of finely divided solids or liquids such as soot, dust, aerosols, fumes and mists. About 90% by weight of the emitted particles are larger than 10 microns in diameter, but about 90% of the total number of particulates are less than 5 microns in diameter. The aerosols formed in the atmosphere, primarily sulfate and nitrate, are usually smaller than 1 micron. In areas close to major sources, particulate concentrations are generally higher in the winter, when more fuel is burned and meteorological conditions favor the build-up of directly-emitted contaminants. However, in areas remote from major sources and subject to photochemical smog, particulate concentrations are higher during summer months.

Sources:

Particulate matter consists of particles in the atmosphere resulting from many kinds of dust and fume-producing industrial and agricultural operations, from combustion, and from atmospheric photochemical reactions. Natural activities also put particulates into the atmosphere; wind-raised dust and ocean spray are two such sources of particulates.

Effects:

In the respiratory tract very small particles of certain substances may produce injury by themselves, or may contain absorbed gases that are injurious. Suspended in the air, particulates of aerosol size can both scatter and absorb sunlight, producing haze and reducing visibility. They can also cause a wide range of damage to materials.

Hydrocarbons and Other Organic Gases

Any of the vast family of compounds consisting of hydrogen and carbon in various combinations are known as hydrocarbons. Fossil fuels are included in this group. Many hydrocarbon compounds are major air pollutants, and those which can be classified as olefins or aromatics are highly photochemically reactive. Atmospheric hydrocarbon concentrations are generally higher in winter because the reactive hydrocarbons react more slowly in the winter and meteorological conditions are more favorable to their accumulating in the atmosphere to higher concentrations before producing photochemical oxidants.

Sources:

Motor vehicles are the major source of reactive hydrocarbons in the Basin. Other sources include evaporation of organic solvents and petroleum refining and marketing operations.

Effects:

Certain hydrocarbons can damage plants by inhibiting growth and causing flowers and leaves to fall. Levels of hydrocarbons currently measured in urban areas are not known to cause adverse effects in humans. However, certain members of this contaminant group are important components in the reactions which produce photochemical oxidants.²

4.5.2 Project Impact

There are several short-term impacts that would occur due to future development of proposed Agency sponsored projects within the Project Area. Emissions generated from construction equipment and dust during project grading are the two largest sources of short-term or temporary air quality impacts. Vehicular emissions from construction employees driving to and from the work site would also generate air emissions both within and outside the Project Area.

Site preparation is characterized by clearing the site of existing vegetation, rocks, etc. and grading to finish pad elevations. Exhaust from heavy duty equipment used during this phase of a project is a major source of emissions. Dust and other particulate matter could be a potential problem during the construction and grading phase. The heavy duty vehicles may be either gasoline or diesel powered and could be used during both the grading and/or construction phase. There would be emissions from heavy equipment associated with travel to and from the Project Area that would be delivering materials and equipment to the individual projects once they are under construction. There would be emissions from stationary gasoline and diesel powered engines if they are used during project construction. Another source of emissions would be at power plants outside the area that would provide temporary electrical power to construction sites for the use of power tools, lighting, etc. Although the emissions at the power plants would occur outside the Project Area, the power plants are located within the South Coast Air Basin.

The South Coast Air Quality Management District has adopted Rule 403, "Fugitive Dust" which lists provisions for reducing dust emissions from a project site. The City Building Department would require that a plan or evidence of compliance to Rule 403 be submitted and approved prior to the issuance of grading permits. Compliance with Rule 403 and City of Garden Grove requirements for reducing dust emissions during and after project grading for projects within the Project Area would reduce to insignificant levels any dust emissions due to on-site grading.

²Air Quality Handbook for Preparing Environmental Impact Reports, Revised April 1987, p. III-I - III-II.

Short-term exhaust emissions from construction equipment during grading and construction of the projects could be significant depending upon the size of the project and the operating condition of the equipment. Although the emissions would be short-term, they could be significant.

The South Coast Air Basin is considered to be a non-attainment basin because air pollution standards are constantly exceeded. Since the Project Area is located in a non-attainment area, additional development would have an impact on air quality.

Although many of the proposed projects would not directly generate air emissions, such as the public works projects, several of the projects would both directly and indirectly generate increased air emissions. The development of several of the retail, mixed commercial, office, residential and auto mall projects would generate additional air emissions due to both automobile emissions, space heating and off-site generation of electricity to supply electrical power to the projects. These projects would generate additional vehicle trips within the City as well as surrounding areas. The increased air emissions would be contributed to the South Coast Air Basin which is in a non-attainment area. These projects would also require space heating which would generate air emissions due to the use of natural gas as a fuel source for heating. The generation of electricity for these projects would result in increased air emissions also. Although the air emissions would be generated outside the area, the emissions would still be generated within the South Coast Air Basin.

A reasonably accurate estimate of the air emissions cannot be made at this time due to the unavailability of site specific information. However, construction of the proposed projects could have a significant impact on air quality by generating additional emissions in an area that has exceeded State and Federal emission standards on occasion.

As traffic volumes within the Project Area increase and levels of service decrease, traffic speeds would also decrease. When traffic speeds decrease, emission levels of various pollutants increase. Based on the emission rates shown in Figure 14, as the motor vehicle speed increases, the emissions in grams per mile decrease. The faster and more efficient that traffic is safely circulated throughout the Project Area, the less the incremental air emission impact. Construction of traffic and circulation improvements as identified in the list of proposed Agency projects could result in net positive air quality impacts by increasing traffic movement efficiency, thus reducing air emissions. The participation of the Agency would provide an alternative or supplemental funding source for the City towards the construction of proposed circulation improvements. The construction of the proposed traffic and circulation improvements could indirectly reduce air emissions within and adjacent to the Project Area.

Emissions in Grams per Mile							
Speed	% of Miles	CO	TOG	ROG	NOx	SOx	Part
IDLE	3%	0.00	0.00	0.00	0.00	-	-
5	3%	31.56	2.70	2.43	1.93	-	0.31
10	5%	21.41	1.86	1.66	1.72	-	0.31
15	5%	15.95	1.38	1.24	1.58	-	0.31
20	10%	12.40	1.08	0.97	1.48	-	0.31
25	10%	9.87	0.87	0.78	1.42	-	0.31
30	13%	8.00	0.72	0.64	1.40	-	0.31
35	17%	6.62	0.60	0.54	1.40	-	0.31
40	15%	5.62	0.52	0.47	1.42	-	0.31
45	10%	4.93	0.47	0.42	1.48	-	0.31
50	5%	4.49	0.43	0.39	1.58	-	0.31
55	3%	4.21	0.40	0.36	1.72	-	0.31
60	1%	0.00	0.00	0.00	0.00	-	0.00
Weighted Average	1.00	8.89	0.79	0.71	1.42	0.00	0.30
Crankcase Blowby:			0.000	0.000			
Diurnal Emissions: (Grams/mile)			0.085	0.085			
Hot Soak: (Grams/mile)			0.192	0.192			
RUNNING EXHAUST		8.89	1.07	0.99	1.42	0.00	0.30
COLD STARTS: (Grams/trip)		82.56	6.57	5.67	2.26		
HOT STARTS: (Grams/trip)		13.11	1.12	0.98	1.67		
Assumptions: Ambient temperature 75 degrees fahrenheit.							
Operation percentage:		Vehicle mix percentage of total:					
Cold Start:	51%	Light duty auto:	80.0%				
Hot Start:	25%	Light duty truck:	10.0%				
Hot Stabilized:	24%	Medium duty truck:	2.0%				
		Heavy duty gas truck:	1.0%				
		Heavy duty diesel truck:	5.0%				
		Motorcycle:	2.0%				
Source: South Coast Air Quality Management District, "Air Quality Handbook for Environmental Impact Reports", April 1987. Based on California Air Resources Board EMFAC7C Rates							



SOURCE:

S.C.A.Q.M.D.

TITLE:

CALIFORNIA COMPOSITE MOVING
EXHAUST EMISSION RATES
CALENDAR YEAR 1990

14

The South Coast Air Quality Management District has adopted rules and regulations that require employers which employ 100 or more persons at any work site to reduce work related trips in single-occupancy vehicles from Monday through Friday. Employers must develop and implement trip reduction programs to reduce emissions from vehicles driven for work related trips. The City of Garden Grove monitors Rule 1501 requiring employers of 100 employees to have trip reduction plans through the building permit process. The City requires that future employers, when applicable, provide them a copy of their approved AQMD plan prior to issuance of grading plans.

Construction of some of the proposed projects should have a positive impact on traffic and circulation within the Project Area by providing additional funding for construction of needed circulation improvements earlier than anticipated. Construction of the necessary street improvements would improve traffic and circulation movement in the City and allow funds that would have been earmarked for street improvements within the Project Area to be used for other uses. The traffic and circulation improvements could help reduce motor vehicle generated air emissions resulting in a positive incremental air quality impact. However, development of some of the proposed projects such as a convention/conference center or expansion of the auto center could generate additional vehicle trips resulting in an increase in vehicular emissions.

Since the Project Area is located in a non-attainment area and additional development would result in increased air emissions, the potential air emission impacts are considered to be unavoidably significant even though some of the proposed Agency projects could reduce vehicle emissions.

4.5.3 Mitigation Measures

The following mitigation measures are recommended to help reduce the unavoidable significant air quality impact associated with the proposed development within the Project Area:

1. The Agency, in conjunction with the City Public Works Department and Development Services Department, should continue to work with the Orange County Transit District to provide bus service to commuters. In addition, bus turnouts should be provided at all bus stop locations if possible, all passenger waiting areas should be improved with a bus shelter and bench, paved, well lighted handicap accessible accessways should be provided between the bus stop and adjacent buildings, and all bus stop areas should have adequate pavement thickness to support buses.
2. The City should continue to maintain adequate pedestrian and bicycle circulation systems to promote non-motorized transportation.

3. All construction equipment should be properly maintained and tuned in order to keep air emissions as low as possible. Project construction should cease on any days with a Stage 2 smog alert.

4.5.4 Unavoidable Adverse Impacts

Although mitigation measures have been recommended that would reduce air emissions, there would still be vehicular emissions in the Project Area and the total impact cannot be feasibly mitigated to a level of insignificance. Therefore, there would be unavoidable adverse air quality impacts with adoption and implementation of the Plan Amendment.

4.6 Noise

4.6.1 Environmental Setting

The main noise source in the City is from vehicular traffic. Traffic noise is generated along the major roadways that exist within the City including the Garden Grove Freeway, Beach Boulevard, Garden Grove Boulevard, Brookhurst Street, Chapman Avenue, Harbor Boulevard, etc. Truck traffic on these major roadways represents a large contributor to the overall community noise level in the community.

In addition to vehicular noise there are other noise sources in the city that contribute to the overall noise level. Some of these noise sources include train traffic, mechanical equipment used to heat and cool buildings, industrial noise in and around the industrial parks which include moving of materials and equipment, construction equipment, emergency vehicle sirens, trash collection trucks, children playing at schools, etc.

The City's Noise Element identified the present noise contours in the City at the time the Noise Element was prepared in 1975. Based on the noise levels in the City at that time, the City prepared a map identifying the noise impacted zones within the City. The impacted noise areas were those areas where the noise levels exceed the limits of acceptability established for any given usage of land or sphere of activity. At the time the noise impact map was prepared the noise impacts criteria was:

Ldn 65 for residential

Ldn 75 for commercial and industrial

The primary areas of impact are those uses along the major transportation routes throughout the City. The noise levels were also above the level of acceptability in and around the industrial parks in the City. Many of the proposed Project Areas are subject to noise levels that exceed the limits of acceptability.

4.6.2 Project Impact

Some of the proposed projects would result in short-term noise impacts during construction of the projects. The noise impacts may or may not be significant, depending upon the type of construction project, its duration, the type of construction equipment used and the types of existing land uses in the immediate vicinity and their proximity to the project.

The public works projects that include water main improvements, street repair, storm drain improvements, installation of street furniture, etc. should not result in any significant noise impacts. These construction projects would typically be of short duration lasting from a few days to several weeks, depending upon the

project. Most of these projects would be within existing street right-of-way where there would be traffic noise concurrently with the construction noise. Some of the construction noise would be louder than the traffic noise and in other cases the construction noise may not be heard due to the level of traffic noise. Although none of the public improvement type projects are anticipated to result in any significant noise impacts, depending upon the construction project and the type of existing land uses adjacent to the project, there could be short-term noise impacts. If noise sensitive land uses such as residences or hospitals are located adjacent to the construction project, there could be noise impacts to these uses and measures should be incorporated into those projects to reduce the potential impacts.

The City of Garden Grove has a noise ordinance that restricts the hours of construction activity. The City would require that all projects comply with the noise ordinance.

Some of the projects such as construction of a convention/conference center, city hall or auto center expansion could result in long-term construction noise impacts. The potential noise impacts associated with these projects would be due to construction equipment such as grading equipment, heavy trucks, mechanical compaction equipment, materials being delivered to the job sites, etc. If there are noise sensitive land uses adjacent to or in close proximity to these larger construction projects, there could be construction noise impacts to these existing uses. The City's Noise Ordinance could reduce some of the impacts by limiting the hours of construction activity, but there could still be short-term construction impacts to adjacent uses. The level of significance would depend upon the scope of the project, type of equipment used for each project and the distance of the noise sensitive land uses from the project. The potential noise impacts could be identified more specifically once site specific development plans for each project are prepared. Once the specific development plans are prepared, the potential noise impacts to adjacent land uses during construction could be more accurately determined and measures could be incorporated to reduce noise impacts when identified.

Once the commercial and residential projects are constructed, there could be noise impacts associated with several activities associated with the projects. The projects could result in an increase in traffic both on the project site and on adjacent streets. The project generated traffic volumes could increase to a point that traffic noise levels could be significant along roadways adjacent to and serving the site. The traffic noise could have an impact on existing land uses along these roadways if the uses are sensitive to noise. The potential traffic noise impacts could be determined in greater detail once project specific development plans are completed and traffic associated with the project is generated and distributed on adjacent roadways. Once

the project generated traffic is distributed noise level increases can be projected based on the difference between existing and future traffic volumes. After the noise level increases are calculated, the potential noise impacts on surrounding uses can be determined. When applicable, measures can then be recommended to reduce potential noise impacts that may occur with project implementation.

Some of the projects could have potential noise impacts due to the day to day operations associated with the on-site uses. The retail and mixed-use commercial projects could have noise impacts to surrounding uses due to trucks delivering goods and products to the sites, on-site traffic circulation, mechanical equipment used to heat and cool the buildings, trash pick up, etc. Some of the potential noise impacts could be significant if trucks make deliveries late at night and there are noise sensitive land uses adjacent to the truck unloading areas. In order to reduce the potential for these noise impacts to occur, the projects should be designed so that the truck loading and unloading areas are not adjacent to noise sensitive areas or truck deliveries are restricted to daytime hours when the potential noise impacts would be less likely to be noticed.

A more detailed noise impact analysis associated with implementation of each of the proposed projects cannot be determined at this time due to the lack of site specific information. Once detailed information for each project is obtained, a site specific noise evaluation can be made. Should it be determined at that time that potential noise impacts associated with the project could occur, measures can then be designed into the project when applicable to reduce the noise impacts. At this time no significant noise impacts have been identified with implementation of the projects.

4.6.3 Mitigation Measures

No mitigation measures are recommended.

4.6.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.7 Energy Conservation

4.7.1 Environmental Setting

Natural gas is provided to the Project Area by the Southern California Gas Company which has existing facilities in the Project Area. Electricity is provided to the Project Area by Southern California Edison Company.

4.7.2 Project Impact

Additional development within the proposed Project Sub-Areas would result in increased consumption of both natural gas, electricity and other forms of energy. The amount of energy consumed would be determined by the types of heating, cooling and lighting systems installed. In addition, there would be secondary energy consumption with employees commuting to the Project Sub-Areas and goods and services being delivered to and from the Project Sub-Areas.

All future development within the Project Area would be required to meet Title 24 Energy guidelines which require a building analysis of the amount of energy consumed by a building. A project must meet Title 24 requirements before building permits are issued. None of the proposed projects are anticipated to consume either natural gas or electricity in amounts atypical of their use. Therefore, no significant energy consumption impacts are anticipated with adoption and implementation of the Plan.

Although adoption and implementation of the Plan Amendment is not anticipated to have significant energy consumption impacts, the following measures would help reduce overall energy consumption:

Exterior lighting, utilizing either low or high pressure sodium lamps and fixtures, should be equipped with photo cells so that lights turn on and off efficiently. Interior lights should use high efficiency fluorescent lamps equipped with fully electronic ballasts. Industrial applications should consider a high intensity discharge (high pressure sodium, metal halide or mercury vapor). Skylights should be used in industrial applications when feasible. All air conditioning should include economizers along with proper air conditioning controls that shut off air conditioners when the buildings are not in use. Landscaping shall be incorporated whenever applicable to shade buildings, reducing air conditioning energy requirements. Solar panels shall be used when feasible to reduce energy demands for water heating. Implementation of these measures would aid in reducing energy consumption by the projects.

4.7.3 Mitigation Measures

No mitigation measures are recommended.

4.7.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.8 Public Services and Facilities

4.8.1 Police Protection

4.8.1.1 Environmental Setting

Police protection for the proposed project area is provided by the City of Garden Grove Police Department. The Department has 247 members of which 175 are sworn police officers. The emergency response time is approximately four and one-half minutes.

4.8.1.2 Project Impact

Construction of the proposed street improvements should result in positive impacts to the Police Department by improving traffic circulation. The street widenings and intersection improvements should reduce traffic congestion and accidents, reducing the amount of time police officers spend investigating accidents. Reducing the time spent investigating accidents allows officers more time in other police protection areas.

Proposed street improvement construction projects could have short-term traffic impacts due to congestion and increased traffic on adjacent surface streets during the construction period. Alternative traffic routes should be selected that do not impact residential neighborhoods. Street improvements should be done in phases so that major roadways are not under construction at the same time. Adequate public notice of street improvements should be given so residents can plan alternative traffic routes to lessen traffic congestion.

Development of the larger commercial and residential projects would increase the number of police service calls for thefts, burglaries, vandalism, etc. The number of potential police calls could be reduced with proper site design to eliminate areas where people can hide while breaking into buildings, provide open areas so that patrolling police officers can clearly see all exterior areas of the buildings, owners could incorporate security systems into their buildings, provide security guards, etc. These measures would not eliminate police service calls but would help reduce the number of calls for police protection.

The rehabilitation, upgrade and improvement anticipated for some of the project areas such as Sub-Area "A" should have positive impacts on the Department. At the present time the Department receives numerous service calls to some of the project sub-areas due to vandalism, burglaries, assaults, etc. Implementation of the Plan Amendment would allow these sub-areas to be upgraded and improved which would either reduce or eliminate some or all of the existing service calls at these particular locations. A reduction in service calls would have positive impacts by reducing the time officers spend investigating these calls. A reduction in police

officer time investigating these service calls would allow the officers time for other police protection work.

4.8.1.3 Mitigation Measures

No mitigation measures are recommended.

4.8.1.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.8.2 Fire Protection

4.8.2.1 Environmental Setting

The City of Garden Grove Fire Department provides fire protection services to the City. The Department has seven fire stations. Paramedic services are provided from three fire stations and serve the entire City. The Department has a five minute response time for emergency calls.

The Department has a mutual aid agreement with the County of Orange and other cities in Orange County and automatic aid agreements with the cities of Anaheim, Orange, Santa Ana and the County of Orange. The cities of Anaheim and Orange and the County of Orange provide both fire and medical assistance while Santa Ana provides fire assistance only.

4.8.2.2 Project Impact

The proposed projects are not anticipated to have any significant impacts on fire protection services. The projects that include new construction of residential, commercial and mixed-uses would incrementally increase the demand for services. The increase in the demand for services could require the need for additional personnel and/or equipment to adequately serve the demand. Some of the existing fire stations may also need improvements and upgrades to accommodate an increased staff and equipment level.

The list of projects proposed by the Agency include constructing a new fire administration building and rehabilitating Fire Stations 2, 3, 5 and 6. These projects should have a positive impact on the fire department and result in an increased ability in the Agency to provide fire protection to the community.

4.8.2.3 Mitigation Measures

No mitigation measures are recommended.

4.8.2.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.8.3 Water Service

4.8.3.1 Environmental Setting

The City of Garden Grove Public Services Department provides water service to the City including the proposed Project Areas. The majority of the City's water (85 percent) comes from wells that are located throughout the City. The remaining percentage (15 percent) of the water is purchased from Municipal Water District (MWD) which obtains its water from the California Aqueduct and the Colorado River.

There are water storage reservoirs located throughout the City that provide water storage for fire protection and domestic water use for the City. The existing water system is adequate to serve the existing needs of the City, however, some of the existing facilities in specific areas of the City need system improvements.

4.8.3.2 Project Impact

Some of the proposed projects include improvements to the existing water distribution system in the City. These improvements include completing water mains at several locations, constructing a new water reservoir at Magnolia Street and Trask Avenue and upgrading the water pressure booster stations. The completion of these projects would result in positive impacts to the City's water system.

Several of the large proposed development projects may require improvements and upgrades to the water system adjacent to the site in order to have adequate water service. For example, the mixed use development proposed for the north side of Garden Grove Boulevard between Haster and Sungrove Streets may need an additional water main extended to the site in order to provide adequate fire protection for the project. The multi-family residential project proposed for the north side of Garden Grove Boulevard between Brookhurst and Nutwood Streets should have a looped water system to provide water for both domestic and fire protection needs.

The system improvements/upgrades that would be necessary in conjunction with any of the projects would be provided with the construction of the projects. The improvements would be part of the overall improvement plans that would be approved by the City Public Works Department before building permits would be issued.

The Agency should encourage all Agency sponsored projects to incorporate water conservation measures into the projects. All projects would be required to include all State mandated water conservation measures, but the Agency should also include other measures as well. All projects, when applicable, should provide low-flow showerheads, low-flow toilets and drought tolerant plant

species and species that do not require lots of water. The use of these types of plant species would help to reduce water consumption.

Overall the proposed projects, when implemented, would have a positive impact on the City's water distribution system by upgrading the City's water distribution system.

4.8.3.3 Mitigation Measures

No mitigation measures are recommended.

4.8.3.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.8.4 Wastewater Service

4.8.4.1 Environmental Setting

The Garden Grove Sanitary District (GGSD) provides sewage collection service for the City. The District's sewer collection system includes sewer trunk lines, sewer lift stations and County Sanitation Districts of Orange County interceptor trunk sewers. The sewage collected in the City is treated at Orange County Sanitation Districts 2 and 3 treatment facilities which are located in Fountain Valley and Huntington Beach.

The Garden Grove Sanitation District had a sewer system master plan prepared in 1988³. The master plan was prepared to evaluate the condition of the existing system, the projected ultimate flows, capacity of the system and identify existing deficiencies and recommend needed improvements.

The master plan identified several deficiencies in the existing collection system. These varied from open joints, breaks and cracks in the pipe to root growth, heavy grease and sags in the lines. The master plan also recommended measures the District could take to correct the identified deficiencies. The measures include replacement of deficient reaches, provide relief facilities, clean trunk sewers and establish a routine flow measurement program.

4.8.4.2 Project Impact

One of the proposed projects in the Agency's list of proposed projects is to construct necessary sanitary sewer facility improvements identified in the Master Plan. The Agency would use tax increment funding when available to assist the City in providing the recommended measures in the Master Plan study. With the additional funding available from the Agency some of the needed improvements to the City sanitary sewer facilities could be constructed that otherwise may not be constructed or constructed well into the future.

Some of the proposed Agency sponsored projects could, as part of the project, result in the construction of additional master plan sewage facilities. The construction of these sewage facilities would be in addition to any master plan facilities constructed with the assistance of Agency funds in conjunction with the City. As with any development project proposed within the City, if proposed master plan facilities are located adjacent to the site the project developer would be required to construct the improvements. If the master plan improvements are greater in size than the facilities

³Garden Grove Sanitary District Sewage Collection System Master Plan, October 1988.

required to served the proposed project the City would reimburse the developer for the cost difference between the two line sizes. Therefore, some of the proposed Agency projects could, depending upon whether or not they are located adjacent to proposed master plan sewage improvements, result in additional sewage facility improvements to those that may be constructed jointly between the City and the Agency. The participation of the Agency in conjunction with and/or in addition to the City of Garden Grove should result in positive impacts to the City's sewer master plan. The positive impacts would be as a result of the Agency assisting the City in providing needed sewer improvements that may otherwise not be able to be provided by the City or would occur at a later time when City funds become available. The adoption of the redevelopment plan project amendment is not anticipated to result in any significant impacts to wastewater facilities.

Although specific development plans are not available at this time for the proposed projects the Agency should incorporate into the projects all applicable and reasonable water conservation measures in order to reduce and keep to a minimum wastewater flows. The City's sewage collection system master plan identified reaches in the City where there is partial blockages of sewer lines, cracked lines, open joints, etc. In an attempt to keep from further aggravating these existing conditions and reduce wastewater that must be treated at the Sanitation Districts facilities in Fountain Valley and Huntington Beach the incorporation of water conservation measures into all projects as appropriate would help reduce waste water flows to these regional wastewater treatment facilities.

4.8.4.3 Mitigation Measures

No mitigation measures are recommended.

4.8.4.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.8.5 Solid Waste

4.8.5.1 Environmental Setting

Solid waste generated within the City of Garden Grove is taken to the Olinda/Olinda Alpha Landfill and the Santiago Canyon Landfill. The Olinda landfill site is located north of Carbon Canyon Road north of the City of Brea. This landfill receives approximately 4,200 tons of solid waste a day and has a projected closing date of early 1998. The Santiago landfill is located off of Santiago Canyon Road northwest of Irvine Lake. This landfill receives 3,000 tons per day of solid waste and has a life expectancy of three to four years.

The California Integrated Waste Management Act of 1989 (AB 939-Sher) requires the County to divert 25% of solid waste from its landfills by January 1, 1995, and 50% by the year 2000. The County has not implemented mandatory programs to minimize the volume of solid waste requiring disposal at landfills. Currently, the County encourages and supports voluntary programs designed to reduce the potential adverse effects of the proposed projects.

4.8.5.2 Project Impact

Additional development due to implementation of some of the proposed projects would result in an increase in the amount of solid waste that would be taken to county landfills. Although the increased solid waste generated by the proposed projects would not have a significant impact on the County's waste disposal system the additional solid waste would incrementally reduce the County landfill capacity.

In an effort to reduce the amount of solid waste taken to County landfills, the Agency in conjunction with individual property owners associated with the proposed projects should implement all current technology available for recycling and minimizing solid waste. The recycling of waste products should be done during project demolition, construction and after project completion. Special landscaping treatment should be designed into all Agency projects to reduce and minimize the amount of yard trimmings and waste taken to County landfills.

4.8.5.3 Mitigation Measures

No mitigation measures are recommended.

4.8.4.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.8.6 Schools

4.8.6.1 Environmental Setting

The City of Garden Grove is served by several school districts. The Garden Grove Unified District serves most of the City of Garden Grove. However, the Huntington Beach Union High School District which includes the Westminster Elementary School District serves the southwest portion of the City, the Anaheim Union High School District which includes the Anaheim and Magnolia elementary schools serves two areas of Garden Grove adjacent to the City of Anaheim and Orange Unified School District serve the east portion of the City. Figure 15 shows the school districts that serve the City.

The school districts are all experiencing student over-crowding (in varying degrees) and lack facilities to accommodate increased enrollments. The Garden Grove Unified School District is experiencing over-crowded classrooms and lack of space at existing school sites to adequately provide additional portable or permanent facilities to ease the over-crowding. The other school districts are also using portable classrooms at existing school sites to alleviate school overcrowding. These districts are also facing constraints such as the lack of physical space at existing sites to located portable classrooms. All of the districts currently collect developer fees from new development. The developer fees are used to provide additional facilities to serve the students generated by a project. The developer fees currently being collected by the districts are shown in Table 5.

TABLE 5
School District Developer Fees

District	Residential	Commercial	Retirement Community
Garden Grove Unified School District	1.50 sq. ft.	.25 sq. ft.	N/A
Orange Unified School District	1.56 sq. ft.	.26 sq. ft.	.25 sq. ft.
Huntington Beach Union High School District	1.58 sq. ft.	.26 sq. ft.	N/A
Westminster School District	1.58 sq. ft.	.26 sw. ft.	N/A
Anaheim Union High School District	1.58 sq. ft.	.26 sq. ft.	N/A



SOURCE:

STEVENSON, PORTO & PIERCE, INC.

TITLE:

SCHOOL DISTRICTS WITHIN THE CITY OF GARDEN GROVE

15

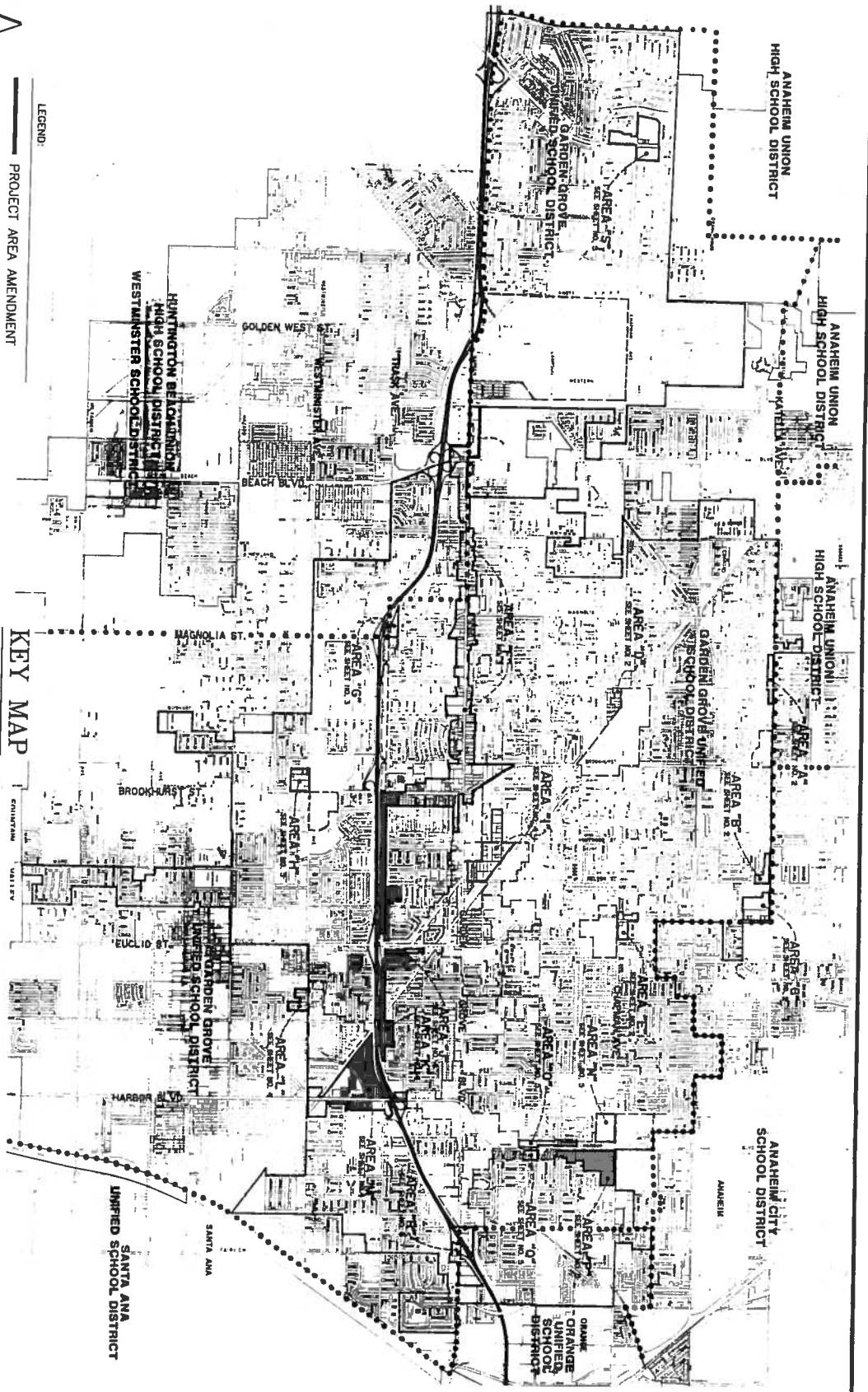


- PROJECT AREA AMENDMENT
- CITY BOUNDARY
- - - EXIST. PROJECT AREA BOUNDARY
- SCHOOL DISTRICT BOUNDARY

LEGEND:

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
 GARDEN GROVE COMMUNITY PROJECT

KEY MAP



4.8.6.2 Project Impact

Some of the proposed projects could generate school students to area schools. The number of students generated would depend upon the project and whether or not the project resulted in new students moving into the school districts that serve the City. If a project resulted in families with school age children moving into the City requiring their children to attend a different district than before they moved, there could be an impact on local schools. The potential impact would depend on the number of additional students generated to area schools and the enrollment capacities of the schools at the time.

The potential impact of additional school students on area schools could be more accurately determined once detailed project information becomes available. Depending upon the project, the type of use and whether or not the project resulted in additional students relocating to the City and attending area schools, there may or may not be an impact on student capacity at the local schools. It is anticipated that development of the projects could generate additional students, but the impact cannot be adequately identified at this time. Depending upon the scale of a project, the number of students generated and the existing enrollment at the time, the projects may or may not have a significant impact on local Districts. The number of students generated by the proposed projects is not anticipated to be significant based on the type of projects proposed which are mostly public improvements.

The proposed projects, when applicable, would be required to pay developer fees to the respective districts. The developer fees would be used to provide additional facilities for the students. The developer fees would offset some of the costs to the Districts for providing additional facilities to educate additional students.

There could be secondary or indirect impacts to school students due to implementation of the proposed projects. Schools located adjacent to major roadways serving the projects could experience an increase in vehicular noise levels and vehicle air emissions should any of the projects result in an increase in traffic and/or noise levels. Any potential secondary or indirect impacts on area schools due to implementation of Agency projects would be evaluated by the Planning Coordinating Committee at the time of project submittal to the City Development Services Department. If the Planning Coordinating Committee, during their environmental review of the project, determines that potential traffic, air quality, noise, etc. impacts could occur, the appropriate studies would be conducted to evaluate the potential impacts.

None of the projects as proposed at this time are anticipated to have a significant impact on any of the Districts that serve the City. Some of the projects could, either directly or indirectly, generate additional school students. The potential impact of the

additional students could be more accurately identified at the time of project submittal to the City.

4.8.6.3 Mitigation Measures

No mitigation measures are recommended.

4.8.6.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.9 Light and Glare

4.9.1 Environmental Setting

The proposed Project Area is developed with urban uses consisting of residential, commercial and retail land uses. As a result, existing light and glare sources in the City include sign and advertising lighting, interior building lighting, exterior building safety and security lighting, parking lot lighting, street lighting, automobile lights and glare from automobile windows as well as glare from building glazing. Lighting and glare from surrounding communities as well as the Garden Grove Freeway also generate light and glare on portions of the Project Area.

4.9.2 Project Impact

Additional Agency sponsored projects would, in certain cases, produce new sources of light and glare within the Project Sub-Areas that could affect adjacent communities. The proposed projects such as construction of a City Hall, parking structure, expansion of the auto center, etc. could result in a net generation of light sources which could have an incremental impact on the existing light intensities in the immediate area of the project. Those projects, located adjacent or in close proximity to adjacent cities, would also have some incremental light and glare impacts to land uses in the immediate surrounding communities.

The potential light and glare impacts may or may not be significant, depending upon the intensity, location and height of lighting associated with the project. At this time it is speculative to identify and specifically state the potential light and glare impacts because the impacts would depend upon the final site plan design and the type of land uses adjacent to the site at the time of project submittal. The impacts would have to be evaluated further once a site plan is prepared. At the time of project submittal, City Planning staff would review the site plan and determine the potential project lighting impact on adjacent land uses and incorporate measures into the project to reduce or eliminate the impact.

4.9.3 Mitigation Measures

No mitigation measures are recommended.

4.9.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.10 Aesthetics

4.10.1 Environmental Setting

The City of Garden Grove is an urbanized community that experienced fairly rapid growth in the 1950's and 60's. As a result of the growth during this time and the growth that has continued since most of the large parcels of vacant land have been developed, the larger vacant parcels that do exist currently are within existing redevelopment areas and any structures that were on those parcels have since been removed. These vacant sites are located throughout the Project Area and range in size from a single lot to over a hundred acres. Some of these vacant sites are completely vacant while the larger sites may have some trees, weeds, vegetation, infrastructure improvements, etc.

The aesthetic characteristics of the Project Area consist of older single-family detached homes with associated landscaping of trees, bushes, etc., older one and two story strip retail buildings that front major roadways, neighborhood and community shopping centers and several office buildings. Most of these are older style buildings that have not been remodeled or updated. Some of the buildings and centers have been improved with exterior painting, newer advertising signs, new or supplemental landscaping and other exterior upgrades and improvements.

There are no known community-wide accepted aesthetic resources within the Project Area. There are newer existing developments in the City as well as older structures that may be considered aesthetic resources, but there are not any resources that have been specifically identified as aesthetic resources that should be preserved or maintained.

4.10.2 Project Impact

The Agency does not have, at this time, site specific development plans for any of the proposed projects. The Agency only has concepts of developments they would like to construct at some time within the life of the Redevelopment Plan. More specific development plans for the proposed projects would become available in the future at the time of project submittal to the City.

Although development plans are not available at this time, the potential aesthetic impacts can be evaluated in general terms. In many of the project sub-areas such as Sub-Area A, the anticipated improvements to the existing structures or buildings should result in positive aesthetic improvements. Since in many instances the buildings have deteriorated due to a lack of maintenance and vandalism, the future improvements anticipated to be done by the Agency should result in significant aesthetic improvements to both the immediate area as well as the City as a whole. Aesthetic improvements that would have positive impacts on the City of Garden

Grove should result in similar positive impacts on adjacent cities for those projects located along the periphery of the City of Garden Grove.

There could be negative aesthetic impacts with development of some of the proposed projects however. Depending upon the final development plans which would include building density, height, architecture, set backs, landscaping, etc. the projects could have aesthetic impacts to some people. If a project results in an increase in density on a site there could be an aesthetic impact due to a reduction of open space. Although a project results in an increase in density, there are site design methods that could be incorporated to reduce the appearance or feeling of an increase in building mass. The Agency should design all future Agency sponsored public improvement projects in such a manner that the structures compliment surrounding development if appropriate and incorporate whenever feasible the community's desires for aesthetically desirable buildings. Although some projects may have individual aesthetic impacts, no significant aesthetic impacts are anticipated.

Each project would be submitted to the City Development Services Department for processing and prior to approval each project would undergo site plan review when applicable. When required a project would be reviewed for compliance with all city design and aesthetic guidelines and the public would have the opportunity to express their concerns and provide comment on their suggestions to the aesthetics and architecture of a project. Through this public review process city residents will have the ability to express any concerns they have with the proposed projects.

4.10.3 Mitigation Measures

No mitigation measures are required.

4.10.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

4.11 Population & Housing

4.11.1 Environmental Setting

The City of Garden Grove has a Housing Element that identifies the community's housing problems and needs and has developed strategies for resolving them.

The Housing Element identifies available community resources and develops goals, policies and programs for their most effective utilization in dealing with the City's housing issues.

The Housing Element provides information on housing needs, resources and constraints. A summary from the Housing Element of these areas with updated information, as available, is provided below.

1. Affordability

Most of the used and new for-sale housing in the City is beyond the means of lower income renter households. An estimated 8,014 lower income households expend 30 percent or more of their gross income for housing payments. About 6,137 of these households are renters.

2. Overcrowded Households

An estimated 3,077 households, or 7 percent of all the City's households, are overcrowded (i.e., 1.01 or more persons per room). This is a 50 percent increase from the 1976 figure. Only four percent of the owner occupied compared to 12 percent of the renter occupied units are overcrowded.

3. Housing Condition

Based on the findings of several recent housing condition surveys it is estimated that 20 percent of the City's total housing stock may be in need of moderate rehabilitation or repair (e.g., landscaping, removal of debris and better property maintenance practices). Six percent of the housing stock (2,752 units) are considered substandard of which 23 percent of these (633) are considered dilapidated. Overall, 1.3 percent of the total housing stock needs to be replaced.

4. Special Needs

The City's Housing Assistance Plan (HAP) for 1988-1991 identifies 1,312 lower income elderly renters in need of housing assistance. In regard to elderly households,

11.2 percent (1980 Census figures) of Garden Grove's population is 60 years of age or older.

The HAP identifies 1,085 lower-income large families with an unmet housing need. Overcrowding is a common housing problem of large families.

Minorities represent 21.8 percent of the City's population with Hispanic origin and Asian making up the majority of the minority groups.

Approximately 44 percent of the City's housing stock is in rental housing.

High priced homes and high financing costs have created an affordability problem for first time home buyers.

5. Housing Production

In the past few years there has been renewed interest in apartment construction; however, the rate of construction is still below that of the boom years of the 70s. During the last three years over 1,142 units (380 annually) have been constructed, 8 percent of which are single family homes (condominiums are considered multi-family).

6. Future Households

The SCAG-88 growth forecast projects that 1,786 households will be added to the community during a five-year period. According to the SCAG's Regional Housing needs Assessment (RHNA), 2,905 housing units must be supplied by the City. Garden Grove is an impacted City because of City's percentage of lower income households exceeds the region's percentage of lower income households. Conversely, the City's percentage of upper income households is less than the region.

The RHNA goal lists the following unit breakdown: 494 units are for very low income, 674 units for low income, 699 units for moderate income, and 1,038 units for the upper income.

7. Market Constraints

Most of the for-sale housing available in the City of Garden Grove is out of the economic reach of lower income households. The cost of land plus site improvement and financing costs are creating barriers to the continued affordability of housing.

8. Governmental Constraints

The City of Garden Grove has land use policies which offer a wide range of housing opportunities, choice and reasonable processing time and fees that pose no serious impediments to meeting housing needs. The most significant governmental constraint is the requirement of a public referendum for certain types of low income housing under Article XXXIV of the California Constitution.

The City of Garden Grove adopted a City of Garden Grove General Plan Element Implementation Plan which serves as a general policy guide for the City's implementation efforts in relation to all the individual implementation plans.

The Housing Element Implementation Plan will provide for the adequate housing of the residents of the City, as well as for the preservation of existing housing, the rehabilitation of deteriorating housing and the recycling of residential uses.

The City of Garden Grove has several housing assistance programs that help residents locate affordable housing. One program is the U.S. Department of Housing and Urban Development (HUD) Section 8 Existing Housing Voucher Program. Under this Program, the Garden Grove Housing Authority through HUD makes housing assistance payments on behalf of eligible families.

The City also has a Mortgage Credit Certificate (MCC) Program designed to provide financial assistance to first time home buyers interested in purchasing a home within Garden Grove. A qualified applicant may take an annual credit against federal income taxes of up to 20 percent of the annual interest paid on the applicants mortgage.

All of the above programs are intended to assist residents in locating affordable housing. These programs are intended for low and moderate income families.

Existing Population and Housing

Based on information from the Southern California Association of Governments (SCAG) the 1990 population of Garden Grove was 143,050 people. The number of housing units in the City in 1990 was 45,984 units.

4.11.2 Project Impact

One of the proposed projects is the expansion of the existing auto mall to the east side of Brookhurst Street along the south side of Trask Avenue. This expansion could result in the removal of up to 19 existing single-family homes. The City of Garden Grove

currently owns 4 of the 19 homes. The City presently rents the four homes it owns and all homes are presently rented at this time. Units owned by the City are rented on a month by month basis. Should these homes be demolished due to the auto mall expansion project, redevelopment law requires the Agency to rehabilitate or construct an equal number of replacement dwelling units within the jurisdiction of the Agency and 75 percent of the replacement units must be affordable to the same income level (very low, low or moderate) as the persons displaced from the destroyed or removed units. The housing units are to remain available at affordable housing costs to persons of very low, low and moderate income for the longest feasible time, as determined by the Agency, but for not less than the period of land use control established in the redevelopment plan.

Section 33413.5 of the Redevelopment Act requires an agency to adopt a replacement housing plan not less than 30 days prior to the execution of an agreement for the destruction of dwelling units from the low and moderate income housing market. Dwelling units cannot be destroyed or removed from the housing market until the Agency has adopted the replacement housing plan.

The replacement housing plan must include: (a) the general location of the replacement housing to be rehabilitated, developed or constructed; (b) an adequate means of financing the replacement housing; (c) a finding that approval by the voters is not required prior to development of the replacement housing; (d) the number of replacement dwelling units for low or moderate income persons; (e) the timetable for meeting the replacement plans' relocation; rehabilitation and replacement housing objections.

In order to comply with redevelopment law the Agency would be required to prepare and adopt a replacement housing plan 30 days prior to demolishing any of the existing residential units to allow development of the auto mall. Although the existing residential units may be demolished, the Agency would be required by law to assist the residents of those homes to find alternative housing. The City has several programs available the Agency could use to assist residents in finding housing.

Adoption and implementation of the redevelopment Plan Amendment for the Garden Grove Community Project would require the Agency to use 20 percent of the tax increments to increase, improve and preserve the supply of affordable housing for persons and families of low and moderate income. The tax increments must be placed in a low and moderate income housing fund until used. As the Agency receives tax increment, 20 percent will be set aside for low and moderate income housing. In an attempt to insure that agencies will spend the Housing Fund monies, the Legislative defined an "excess surplus" as an unexpended and unencumbered amount in the Housing Fund which exceeds the greater of \$500,000 or the total amount deposited in the Housing Fund during the preceding five

years. It requires agencies to spend or encumber the excess surplus within five years of its existence or transfer the excess surplus to the appropriate housing authority for expenditure within the community.

The Agency may spend money from the Housing Fund either within or outside the Project Area. The monies can be spent outside the Project Area if the Agency and legislative body find that use outside the Project Area will benefit the Project Area. It could be shown that using the low and moderate income funds outside the Area could benefit the Area. There could be people employed within the Project Area that could be assisted with the low and moderate funds. This could then be shown to benefit the Project Area.

The tax increment set aside monies would be used to facilitate construction of new affordable units, consistent with the provisions as identified in the Housing Element.

The use of the Housing Fund monies would assist the City in partially meeting some of the Housing Elements goals and policies of providing affordable housing in the City. Adoption and implementation of the Plan Amendment could have a positive impact by assisting the City in meeting some of its housing goals.

In an effort by the City to provide affordable housing whenever possible, the City should keep the Agency informed of all affordable housing projects. This way the Agency could provide funding assistance, if it is available, and further help the City meet its Housing Element goals.

4.11.3 Mitigation Measures

No mitigation measures are recommended.

4.11.4 Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

5.0 Long Term Implications of the Proposed Project

5.1 The Relationship Between Local Short-Term Uses of Man's Environment and Maintenance and Enhancement of Long-Term Productivity

The adoption and implementation of the Redevelopment Plan Amendment would allow the Agency to provide funds towards the construction of improvements in the City. Some of the proposed improvements have been identified as being necessary to improve the safety as well as the economic viability of the City.

The traffic and circulation improvements would improve traffic flow and safety as well as levels of service on local roadways. The completion of water mains, construction of a new water reservoir and upgrading existing booster stations would provide residents and businesses with better water service and fire protection. The assistance by the Agency in upgrading and improving existing shopping centers, businesses and city services should improve the long-term economic viability of the City.

Although there may be environmental impacts with implementation of some of the projects, the projects overall should result in a long-term enhancement of productivity. Some of the projects may not be completed for several years once the Plan Amendment is adopted, but the projects would, whenever constructed, provide long-term productivity.

5.2 Significant Irreversible Environmental Changes Which Would Be Involved if the Proposed Action Should be Implemented

The Agency would provide and commit future tax revenues towards improvements within the Project Sub-Areas. The revenues would be used for labor and materials to improve existing infrastructure deficiencies such as extension of water mains, traffic and circulation improvements, upgrading water booster pumps, etc. The Agency would also fund or assist in the funding of other public improvement and private projects. Nonrenewable resources, building materials and fuel for construction equipment would be used during both project construction and during the life of the project.

The use of nonrenewable resources within the Project Sub-Areas would occur with or without adoption and implementation of the Plan. Although resources would still be committed to and consumed within the Project Sub-Areas, they could be committed sooner with approval of the Plan Amendment.

The commitment of resources is justified because there is a demonstrated need for the projects the Agency would participate in. Some of the projects would be constructed with or without the participation and involvement of the Agency. Other projects may not be constructed without assistance from the Agency.

5.3 Growth Inducing Impacts

The adoption of the Redevelopment Plan Amendment is intended to assist the City of Garden Grove with development within the Project Sub-Area. Capital and infrastructure improvements are needed to properly and effectively serve the growth anticipated to occur in the City.

Most of the Project Sub-Areas are developed. The vacant parcels of land within the existing Project Sub-Areas allow specific types of developments according to the General Plan. The adoption of the Redevelopment Plan Amendment could encourage subsequent economic growth by providing needed infrastructure improvements and assist the City with revitalizing the Project Area. The assistance from the Agency could be in the form of revenues for public improvements, utility upgrades, private development, upgrade incentives, building improvements, etc. The assistance from the Agency could have growth-inducing impacts because one of the purposes of the Agency is to increase the economic growth of the City. The revenue assistance from the Agency could be used to upgrade the exterior of businesses which could increase the economic viability of the Project Area. With this in mind, the success of the Agency would encourage economic growth within the Project Area and possibly other areas in the City. An indirect, or secondary, impact could be an increase in City population due to increased employment by businesses within the Project Area. Any increase in either business expansion and/or population has been planned by the City's General Plan and future growth would be guided by the General Plan. Increased economic growth could result in the direct construction of commercial land uses and an indirect construction of residential dwelling units sooner than planned. An increased construction schedule could have a growth-inducing impact on services and utilities should the agencies and companies be required to provide their services before they have time to expand operations or facilities to adequately serve the public.

6.0 Alternatives to the Proposed Project

6.1 The "No Project" Alternative

The "No Project" alternative would mean that the Redevelopment Plan Amendment would not be adopted and implemented at this time. The existing Redevelopment Plan would remain in existence. The opportunity to adopt another Plan Amendment for the Project Area would be available for consideration at sometime in the future should the Agency desire to do so. This alternative would preclude the Agency from collecting incremental tax revenues which could be used to fund capital improvements and assist the City in vitalizing and upgrading the Project Area. As proposed at this time, the City of Garden Grove would use revenues towards traffic and circulation improvements, public improvements and private development within the Project Area in order to improve the economic viability of the City. Without the Plan Amendment, the proposed projects would be delayed until such time the City could find alternative financing to construct the improvements.

It is the intent of the Agency to assist the City in revitalizing the Project Area. This alternative would eliminate assistance the Agency could provide towards improving the business and economic climate within the Project Area and the City of Garden Grove as proposed by the Plan Amendment. Since there were no significant adverse environmental impacts associated with adoption and implementation of the proposed Plan Amendment except for air quality, this alternative would not eliminate any significant environmental impacts. The significant impact to air quality may occur without the Plan Amendment so this "No Project" alternative would not necessarily be superior environmentally to the proposed Redevelopment Plan Amendment.

This alternative would also eliminate any benefits to the City with Agency assistance in providing low and moderate income housing. There is a need for low and moderate income housing in the City and the Agency would provide additional financial assistance, as required by redevelopment law, towards providing additional low and moderate housing. This alternative would not provide the opportunity of the Agency to possibly provide other benefits for the Project Area and City such as infrastructure upgrades and improvements, civic center improvements, etc. Although the City may be able to provide these facilities without the Plan Amendment, financial assistance from the Agency could result in these facilities being provided much sooner than without Agency assistance.

6.2 Reduced Project Area

This alternative would reduce the number of sub-areas proposed for the Redevelopment Plan Amendment with a subsequent reduction in area. Several of the sub-areas that could be eliminated with this

alternative include Sub-Areas G, L, R, the portion of S located northwest of the intersection of Chapman Avenue at Valley View Street and the portion of M located north of Cardinal Circle and along both sides of Harbor Boulevard. A reduced Project Area could reduce or eliminate Agency projects. Redevelopment projects must be located within the Project Area unless a benefit can be shown to the Project Area. A reduced project area would eliminate projects that are proposed within the areas. The elimination of projects from the Plan Amendment would not mean the projects could not be constructed, only that they could not be funded in whole or part by the Agency. The projects could still be funded by the City which may take longer to fund and construct than if projects were included in the Plan Amendment. As with the "No Project" alternative, this alternative would not reduce or eliminate any significant adverse impacts, except for air quality, that are associated with the proposed Plan Amendment. Unavoidable adverse air quality impacts would occur even without the Plan Amendment because the Project Area is located in the South Coast Air Basin which is a non-attainment area for certain pollutants. The elimination of projects under this alternative may result in the elimination of impacts, but not any impacts identified as significant or adverse. Again, projects proposed as part of the Plan Amendment could be developed with City funds, but it may take longer for the City to fund the projects than if assisted by the Agency. Since this alternative would not reduce or eliminate any significant environmental impacts, this would not be a superior alternative project to the proposed Plan Amendment and Project Area.

The Project Sub-Areas included in the Plan Amendment were included because these are areas in the City in need of improvements to increase economic viability. Should Project Sub-Areas be eliminated they would not be available to receive Agency assistance. A reduction of areas could result in certain areas being improved economically while adjacent areas in need of improvements would not be improved and therefore the viability would not be enhanced. The Project Areas as proposed include areas within the City that could be improved with the Plan Amendment adoption and implementation.

The potential environmental impacts associated with the selection of this alternative in terms of the impacts on issues addressed for the proposed Plan Amendment are discussed below.

Earth Resources: Potential earth resources impacts associated with this alternative would result in similar levels of impacts identified with the proposed Plan Amendment. This alternative would not expose people or property to any known geologic hazards, however, development associated with this alternative, as with the proposed Plan Amendment, would be subject to seismic activity from known identified faults in the region. As with the proposed Plan Amendment, this alternative would not result in any significant earth resources impacts.

Hydrology/Drainage: This alternative would result in similar hydrology/drainage impacts as the proposed Plan Amendment. As with the Amendment, this alternative could have positive impacts if needed storm drain improvements within the reduced project area are completed due to financial assistance from the Agency. This alternative could, however, result in fewer storm drain improvement being completed if areas needing improvements are removed from the project area with this alternative. If areas presently needing storm drain improvements are deleted from a reduced area the Agency may not be able to assist the City in completing these improvements and as a result, this alternative could have fewer positive impacts to storm drain facilities than the proposed Plan Amendment. This alternative would not result in any significant impacts to storm drain facilities in the City.

Cultural Resources: This alternative would result in the same cultural resource impacts as the proposed Plan Amendment. Since there were no cultural resources identified or anticipated with the Plan Amendment, this alternative would not result in any significant cultural resource impacts.

Traffic and Circulation: This alternative could result in a reduction in the number of proposed traffic improvements if areas proposed for improvements are deleted with this alternative. Some of the proposed projects could result in an increase in additional traffic on area roadways. The increase in traffic could result in traffic impacts, depending upon the project and the existing traffic volumes at the time of implementation. This alternative could result in less or fewer traffic impacts if projects that may generate increased traffic with the proposed Plan are eliminated with this alternative. Although there were no significant traffic impacts identified with any of the proposed projects, any potential traffic impacts associated with the proposed projects could be reduced or eliminated with this alternative. This alternative is not anticipated to result in any significant impacts.

Air Quality: This alternative could result in a net reduction of automobile air emissions if this alternative results in a reduction of vehicle trips, thereby reducing air emissions. However, this alternative would still have unavoidable adverse impacts because there would be air emissions generated in a non-attainment air basin. This alternative could result in an improvement in air quality by increasing traffic flow and efficiency with the construction of traffic improvements. There would still be vehicular air emissions with subsequent unavoidable adverse air quality impacts however. The mitigation measures recommended for the Plan Amendment would be similar measures recommended for this alternative. This alternative would result in unavoidable adverse impacts that are not mitigatable to insignificant levels as the proposed Plan Amendment projects.

Noise: The potential noise impacts associated with this alternative would be similar as the proposed Plan Amendment. This alternative could result in fewer noise impacts if those projects that would generate increased traffic volumes with subsequent noise level increases are eliminated. Although noise levels could increase with the Plan Amendment, the noise level increases are not anticipated to result in any significant noise impacts and the same would apply with this alternative.

Energy Conservation: This alternative would result in similar impacts as the proposed Plan Amendment in that natural gas, electricity and other forms of energy would be consumed during construction and the life of the project. This alternative could result in less energy consumption than the proposed Plan Amendment depending upon the areas deleted and the developments associated with the deleted areas. This alternative could have less of an energy impact than the proposed Plan Amendment even though the Plan Amendment would not result in any significant impacts.

Public Services: This alternative would result in similar impacts to public services as the proposed Plan Amendment. Depending upon the areas deleted from the proposed Project Areas, the Agency may not be able to assist the fire department in improving existing fire stations. This alternative could reduce accordingly any impacts the projects may have on public services even though there are not any significant impacts identified with the proposed Plan Amendment. This alternative is not anticipated to result in any significant public service impacts.

Public Utilities: This alternative would result in similar impacts as the proposed Plan Amendment. Agency sponsored projects that are included in both the proposed Plan Amendment as well as this alternative would require the same demands on public utilities. This alternative may result in the elimination of some Agency projects which, if they require public utilities, this alternative could reduce the impact by not requiring utilities. Neither the proposed Plan Amendment nor this alternative would result in any significant impacts on public utilities.

Light and Glare: This alternative would result in similar impacts as the proposed Plan Amendment. However, this alternative could result in fewer impacts with the elimination of the larger construction projects such as the residential and commercial projects. This alternative is not anticipated to result in any significant impacts.

Aesthetics: This alternative could have greater aesthetic impacts than the proposed Plan Amendment, depending upon the Areas deleted. Some of the buildings located within the Project Areas are in need of rehabilitation, repair and aesthetic upgrades. Should those areas in need of improvements be deleted with this alternative, these buildings would not be eligible for rehabilitation by the

Agency. As a result, the buildings would remain as they exist until the owners improve the buildings.

Population and Housing: This alternative would result in similar impacts as the proposed Plan Amendment whereby 20 percent of the tax increment revenue would have to be set aside to provide low and moderate income housing in the City. This alternative would not result in any significant impacts on population and housing in the City, but this alternative could reduce the amount of revenue set aside for low and moderate income housing. A reduction in set aside revenue would depend upon the areas deleted, whether or not they are currently developed or vacant, and their future development potential.

This alternative could have less of an impact than the proposed Plan Amendment should the area containing existing residential homes be deleted with this alternative. If the area containing the nineteen residential homes is deleted with this alternative, the residents would not be displaced and the Agency would not be required to assist them in finding alternative housing. This could have a positive impact for those nineteen families.

This alternative could reduce the number of additional residents that would be generated by the proposed Plan Amendment with the elimination of those projects that could either directly or indirectly generate additional residents to the City. Development of the public works projects only would not generate additional city residents.

This alternative would not result in any significant housing and population impacts as is the case for the proposed Plan Amendment.

6.3 Larger Project Area

This alternative would expand the Project Area to include other City commercial/industrial sub-areas. Although these sub-areas may not be contiguous to the Project Area, they could be included in the Plan Amendment. Some further potential areas include additional shopping centers located throughout the City.

In order for any additional sub-areas to be eligible for inclusion in the Project Area they would have to be blighted as defined by redevelopment law. A blighted area is one which is characterized by one or more specified conditions which cause a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical, social or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone.

Non-blighted properties may be included only if their inclusion is necessary for the effective redevelopment of the area of which they are part and shall not be included for the purpose of obtaining tax

increment revenues from such area without other substantial justification for their inclusion.

In the case of the commercial/industrial/retail areas within the City outside the proposed Project Area it may be difficult to prove structural or economic blight. Unless blight could be substantiated additional areas could not be included in the Project Area.

The incorporation of additional sub-areas into the Project Area may result in environmental impacts that were not identified or associated with the proposed Plan Amendment. This alternative may not be environmentally superior to the proposed Plan Amendment because the proposed Plan Amendment does not have any significant impacts associated with it except for air quality. Significant air quality impacts would be associated with any additional areas that would be considered for inclusion in the Project Area because the South Coast Air Basin is in a non-attainment area for air quality. Any additional air emissions would be significant because of the non-attainment status of the Basin. This could be a viable alternative environmentally if there are not any significant impacts associated with including other areas and the areas would meet the definition of blight.

The potential environmental impacts associated with the selection of this alternative in terms of the impacts on issues addressed for the proposed Plan Amendment are discussed below.

Earth Resources: Potential earth resources impacts associated with this alternative would result in similar levels of impacts identified with the proposed Plan Amendment. This alternative would not expose people or property to any known geologic hazards. Development associated with this alternative, as with the proposed Plan Amendment, would also be subject to seismic activity from faults in the region. As with the proposed Plan Amendment, this alternative would not result in any significant earth resources impacts.

Hydrology/Drainage: This alternative would result in similar hydrology/drainage impacts as the proposed Plan Amendment. This alternative could have even greater positive impacts than the proposed Plan Amendment if needed storm drain improvements are located within the larger project area and are constructed with assistance by the Agency. This alternative is not anticipated to result in any significant impacts.

Cultural Resources: This alternative would not have any anticipated cultural resource impacts since there are no known cultural or historical resources associated with any of the Project Area.

Traffic and Circulation: This alternative could result in positive impacts to traffic and circulation. If additional areas included with this alternative need traffic and circulation improvements the required improvements could be funded with Agency assistance. Without this alternative the improvements may have to wait for City funding. This alternative could have positive traffic impacts if this additional problem traffic areas in the City are improved.

Air Quality: This alternative could result in greater adverse impacts than the proposed Plan Amendment if projects with this alternative resulted in improvements to areas that generated additional vehicle trips. Since the City is located in an air basin that is non-attainment in terms of air quality, the generation of additional vehicle trips would be considered adverse. Therefore, if this alternative resulted in increased vehicle trips and subsequent air emissions, this alternative would be considered adverse. If this alternative resulted in greater air emissions than the proposed Plan Amendment then this alternative would have greater adverse impacts.

Noise: The potential noise impacts associated with this alternative would be similar as the proposed Plan Amendment. There could be noise level increases along roadways that may have traffic improvement projects associated with them under this alternative. As traffic speeds increase the noise levels will also increase. If traffic improvements are completed and traffic speeds increase then noise levels would increase along those roadways as well. Noise levels could also increase if projects generate additional vehicular traffic on area roadways. Although noise levels could increase with the Plan Amendment as well as this alternative, the noise level increases are not anticipated to result in any significant noise impacts.

Energy Conservation: This alternative would result in similar impacts as the proposed Plan Amendment in that natural gas, electricity and other forms of energy would be consumed during construction and the life of the project. This alternative could result in greater energy consumption than the proposed Plan Amendment, depending upon the size of the area added to the Project Area and the future development associated with the areas. Although this alternative could have greater energy impacts than the proposed Plan Amendment, it is not anticipated this alternative would not result in any significant energy impacts.

Public Services: This alternative would result in similar impacts to public services as the proposed Plan Amendment. Depending upon the area and projects added with this alternative, the additional demand on public services could be significant. The potential impact would depend upon the types of projects associated with this alternative and whether or not they demand a lot of public services and the existing ability of the agencies to provide that level of

service. This alternative may or may not have greater impacts than the proposed Plan Amendment.

Public Utilities: This alternative would result in similar impacts as the proposed Plan Amendment. Agency sponsored projects that may be included with this alternative would require public utilities. The amount of additional demand on utilities would depend upon the type of projects. Depending upon the projects, the impact may or may not be significant. It is not anticipated that this alternative would result in any significant impact on public utilities.

Light and Glare: This alternative would result in similar impacts as the proposed Plan Amendment, however, it would depend upon the project area that would be added and the types of projects. Since this alternative would include areas currently developed where light and glare exists, this alternative is not anticipated to result in significant light or glare impacts.

Aesthetics: This alternative could result in similar impacts as the proposed Plan Amendment, depending upon the area added and the projects proposed for the additional area. If the additional projects included improvements only to existing buildings, the potential aesthetic impacts may not be significant. If proposed future projects include new construction and development, there could be potential aesthetic impacts with this alternative.

Population and Housing: This alternative would result in similar impacts as the proposed Plan Amendment whereby 20 percent of the tax increment revenue would have to be set aside to provide low and moderate income housing in the City. This alternative would not result in any significant impacts on population and housing in the City. This alternative would increase the amount of revenue set aside for low and moderate income housing. An increase in revenue would allow the Agency an opportunity to help the City meet more of the low and moderate income housing demand than the proposed Plan Amendment. If the area added would generate a significant amount of additional tax increment, the additional set aside money could also be significant. An increase in additional people to the City due to additional projects could have an impact on population projections for the City.

6.4 Alternative Financing

This alternative would require the City of Garden Grove to seek alternative sources of revenue to fund needed improvements and other projects instead of Agency funding. The City is in need of specific public works improvements. In order to fund these improvements without Agency participation, other sources of revenue the City could consider include infrastructure finance districts, industrial development bonds, community development block grant (CDBG) funds, economic development administration (EDA) funds,

assessment districts and county, state and federal assistance and funding programs.

This alternative as the sole source for financing the projects included in the Plan Amendment would allow construction of projects only as financing sources are located and funds become available. The availability of funds could be dependent upon the source, the marketability of bonds, the political climate at the time and whether or not local, state or federal agencies have made funds available and other issues that may be unknown at this time. The projects proposed could be developed very quickly or slowly, depending upon the availability of funds and the success of the City at obtaining the necessary funds. Once funds are obtained, they could be restricted to their use in that they could be used only for specific projects which could affect some of the proposed projects of the Plan Amendment.

Because one of the primary objectives of the Plan Amendment is to finance infrastructure improvements such as highways, interchanges, ramps and street improvements, an infrastructure financing district should be considered as an alternative to the Project. Established by Senate Bill 308 in 1990, the enabling legislation (Government Code Section 53395, et seq.) authorizes cities to establish infrastructure financing districts to purchase, construct, expand and improve infrastructure of "community-wide significance." Like the Project, an infrastructure financing district would be funded by property tax increment (although only from certain taxing agencies which consent to give up their increment) and would be able to issue bonds to finance infrastructure activities. However, a number of drawbacks make infrastructure financing districts of limited usefulness. First, the constitutionality of the districts is uncertain. The Legislative Counsel (attorney for the California Legislature) opined that the enabling legislation is unconstitutional because it authorizes tax increment financing without requiring blight, and because an infrastructure financing district is not a "district" entitled to allocation of property taxes. Second, the requirement that taxing agencies must consent by resolution to donate their tax increment to the district severely limits the funds which can be obtained, particularly in comparison to the tax increment funds which would be generated by the Project. In addition, school districts and county boards of education are not even authorized to consent to give up their tax increment. Third, the legislative intent of Section 53395 is that infrastructure financing districts be used only in "substantially undeveloped areas." Only certain portions of the Project Area qualify as such. Fourth, the creation of an infrastructure financing district and its issuance of bonds must be approved by a two-thirds vote of all owners of property within the district. Obtaining such two-thirds approval would be much more difficult than obtaining approval of the Project. Fifth, the current statute contains a number of technical flaws requiring amendment. A bill has been introduced in the Legislative (Senate Bill 992) to amend

these problems, but it has not yet passed. Accordingly, it is uncertain whether a district could be validly formed and made operational.

All of the other revenue sources cited above have a place in providing needed construction capital. However they have several disadvantages such as availability, allowed use of the funds and the duration the funds are available. The use of the above financing methods could result in the delay of some or all of the proposed projects well into the future.

The proposed Redevelopment Plan Amendment for the Garden Grove Community Project would collect tax increments on a yearly basis. The tax revenue would then be available to finance Agency projects. Tax revenue can be projected into the future because it is based on the tax revenue generated in the Project Area. The past tax revenue is known, and based on this, future projection can be made. Tax revenue from the Agency would be fairly constant so the Agency would know from year to year the approximate tax revenue. From this the Agency could make decisions on projects it wanted to fund. As a result, the Agency would have a regular known source of funds for funding future projects.

The Plan Amendment authorizes the Agency to secure other sources of funds in addition to tax increment. Redevelopment law allows the Agency to secure revenue from governmental agencies such as Urban Mass Transit Program, Urban Development Action Grants; allows the Agency to borrow money such as tax allocation bonds, sales tax bonds, lease revenue bonds, assessment district bonds, Mello-Roos bonds, etc. and allows the Agency to borrow from developers. The Agency can borrow money or secure revenue from many sources available to the City. The Agency has the advantage of obtaining revenue in addition to the tax increments.

From an environmental standpoint, this alternative would have similar impacts as the proposed Plan Amendment. Alternative financing would, when obtained, fund the same projects as listed in the Plan Amendment. If this alternative did not fund projects for many years this alternative could be environmentally inferior to the proposed Plan Amendment. If this alternative did not fund needed public works improvements in a timely manner, there could be significant infrastructure impacts for instance. On the other hand, if the Agency funds these projects earlier than with this alternative, some of the needed traffic improvement projects could be constructed, resulting in positive impacts.

The potential environmental impacts associated with the selection of this alternative in terms of the impacts on issues addressed for the proposed Plan Amendment are discussed below.

Earth Resources: Potential earth resources impacts with this alternative would be the same as with the proposed Plan Amendment.

This alternative would find other financing for the list of proposed projects, but the projects would still be constructed. The only difference between this alternative and the proposed Plan Amendment is the projects would be funded by the City instead of the Agency.

Hydrology/Drainage: This alternative would result in the same impacts as the proposed Plan Amendment. The only difference is the projects would be funded by the City instead of the Agency. Since there were no significant hydrology/drainage impacts associated with the proposed Amendment, this alternative would also not result in any significant impacts.

Cultural Resources: Since there are no known cultural or historical resources associated with any of the Project Areas, no significant impacts are anticipated with this alternative.

Traffic and Circulation: This alternative would result in the same potential traffic and circulation impacts as the proposed Plan Amendment.

Air Quality: This alternative could result in an increase in automobile air emissions as well as the proposed Plan Amendment. An increase in emissions would result in an unavoidable adverse impact because there would be air emissions generated in a non-attainment air basin. This alternative would have the same adverse impacts as the Plan Amendment that are not mitigatable to insignificant levels.

Noise: This alternative would result in the same potential noise impacts as the proposed Plan Amendment. As stated for the proposed Plan Amendment, noise level increases could increase along roadways where traffic volumes increase. An increase in noise levels would be due to an increase in traffic speed. The traffic noise increase is not anticipated to be significant with this alternative, as is the case with the proposed Plan Amendment.

Energy Conservation: This alternative would result in the same energy demands as the proposed Plan Amendment. The projects constructed with this alternative would require the same demands for energy during project construction and the life of the projects. This alternative would not result in any significant energy conservation impacts.

Public Services: This alternative would result in the same demands for public services as the proposed Plan Amendment. If the City locates adequate funding it could also assist the fire department in upgrading fire stations. This alternative, as well as the proposed Plan Amendment, would not result in any significant impacts.

Public Utilities: This alternative would have the same demands for public utilities as the proposed Plan Amendment. This alternative would not result in any significant public utility impacts, as is the case with the proposed Plan Amendment.

Light and Glare: This alternative would result in the same light and glare impacts as the proposed Plan Amendment. Although there could be light and glare impacts associated with some of the projects, none of the projects are anticipated to result in significant light or glare impacts.

Aesthetics: The potential aesthetic impacts associated with this alternative would be the same as the proposed Plan Amendment. As with the Plan Amendment, there could be aesthetic impacts, however, the potential impacts were not considered to be significant. Therefore, this alternative would not result in any significant aesthetic impacts.

Population and Housing: This alternative would require the City to obtain alternative revenue sources to fund low and moderate income housing that would be funded with tax increment revenue with the Plan Amendment. With the Plan Amendment, the Agency would set aside 20 percent of the tax increment received for use in providing low and moderate income housing. This alternative would require the City to seek alternative financing sources to fund low and moderate housing to the same level as would occur with the Plan Amendment. Depending upon the City's ability to secure alternative financing, this alternative may or may not provide the same level or amount of revenue as would be set aside by law with the Plan Amendment. This alternative in regards to other population and housing impacts would be the same as the proposed Plan Amendment which would not have any significant population and housing impacts.

7.0 Related Projects and Cumulative Impacts

The California Environmental Quality Act Guidelines (Section 15130 (b) (1)) require the assessment of cumulative impacts of a project in an EIR. This CEQA section states that a summary of projections contained in an adopted general plan or related planning document which is designated to evaluate related regional or area-wide conditions is necessary to an adequate discussion of cumulative impacts.

For the purposes of this Program EIR cumulative impact analysis, the cumulative project list will consist of those projects in the City that are either in the planning process and have not yet been approved and projects that have been approved but not constructed. The City of Garden Grove Development Services Department recently updated this project information and the list of projects is shown in Figure 16. The projects shown in this list have been approved by the City but not constructed. Figure 17 describes the projects shown in figure 16.

Construction of the cumulative projects shown in Figure 16 would result in incremental and cumulative impacts on many public services, utilities and environmental disciplines. The cumulative projects would require police and fire services, consume water, electricity, natural gas, generate additional solid waste, sewage, increase storm water runoff, increase traffic with subsequent increases in noise levels and air emissions, etc. The cumulative projects would also increase light and glare in the community and the projects would directly and indirectly generate additional school students to area schools.

Some of these cumulative impacts can be partially mitigated by the payment of development fees which can be used to provide additional services, open space, classrooms, etc. Impacts to some of the other disciplines can be partially mitigated through site design and/or plan review such as regulating building glazing, intensity and direction of nighttime lighting, noise attenuation measures, retaining increased storm water runoff on-site etc. Therefore, some of the cumulative impacts can be partially mitigated.

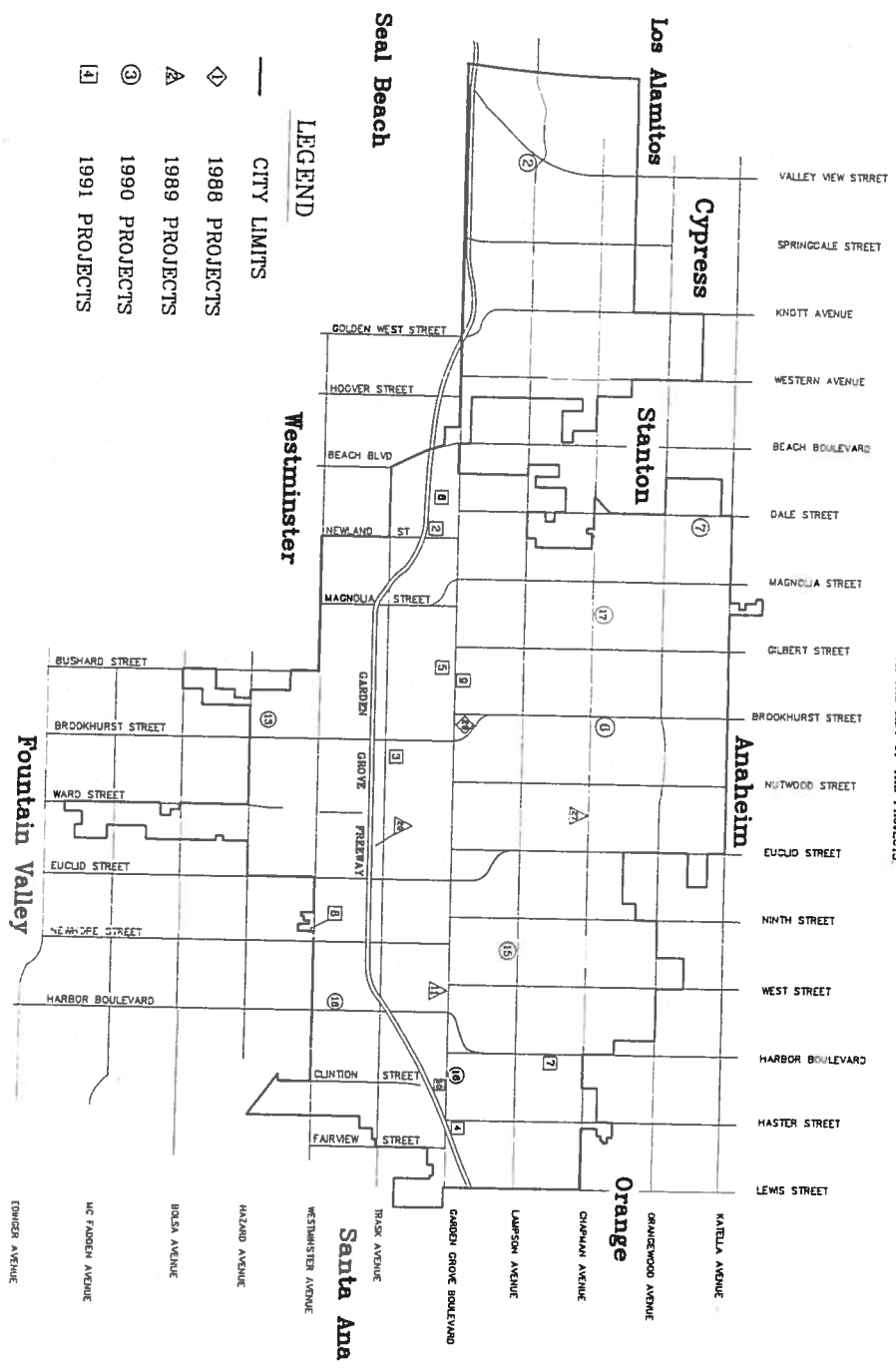
The development of cumulative City projects could result in impacts to adjacent communities. Cumulative project development could increase traffic volumes on surface streets in surrounding communities due to employees driving to the City of Garden Grove through surrounding cities instead of using regional transportation network systems. The additional traffic could increase traffic volumes and levels of service to significant levels. Development of property in Garden Grove located adjacent to surrounding cities could result in aesthetic and/or visual impacts to those surrounding communities. The development of the listed cumulative projects could impact utilities and the ability of the utility companies to provide utility services to surrounding communities



CITY OF GARDEN GROVE PLANNED PROJECTS
DECEMBER 1, 1991



PLANNED PROJECTS ARE THE PROJECTS THAT HAVE BEEN REVIEWED BY ALL APPROPRIATED CITY DEPARTMENTS AND APPROVED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL VIA A PUBLIC HEARING, BUT HAVE NOT STARTED CONSTRUCTION. SEE FOLLOWING PAGE FOR THE LIST OF THE PROJECTS.



- LEGEND**
- CITY LIMITS
 - ◇ 1988 PROJECTS
 - △ 1989 PROJECTS
 - ③ 1990 PROJECTS
 - 1991 PROJECTS

SOURCE :

CITY OF GARDEN GROVE

TITLE :

CUMULATIVE PROJECT LOCATION MAP

16

PLANNED PROJECTS
DECEMBER 1, 1991

YEAR	CASE NO.	SITE LOCATION	CITY MAP GRID	PROJECT DESCRIPTION	APPLICANT	RESOLUTION NO. AND DATE
1988	PA-102-88 (PA-88-289)	1301 1301 Rockwell Street N. of Garden Grove Boulevard E. of Brookhurst Street E. of Brookhurst Way	M-12	Remove from C-2 to PD-1 2-story hotel and restaurant Minor Modification	Brookhurst Garden Lee Partnership	PC-2819/07-28-88 CC-2052-08/09-08-88 PC-4081/07-27-90
1989	SP-113-89 (F-01-89)	1024 Garden Grove Boulevard N. of Garden Grove Boulevard E. of Harbor Boulevard	M-13	Construct Additional 34 Bed Motel Units from the former site of 1981 development 12 month extension	Angela Liu	PC-4006/07-13-89 PC-4132/12-13-90
1989	SP-119-89 (CP-121-89)	10722 Trask Avenue South of Trask Avenue Between Hill Road & Trask Street	O-15	Construct 3-story, 35,000 sq. ft. Mini-Storage Building in 12-month extension	Jim McCreck	PC-4018/08-28-89 PC-4110/09-27-90
1989	SP-128-89	10632 Chapman Avenue E. of Chapman Avenue Nelson Street & Shady Acre	O-4	Construct a 2.5-story office extension 12-month extension	Baillie Investments	PC-4055/02-27-90 PC-4155/03-28-91
1990	SP-101-90	12452 Valley View Street E. of Brookhurst Street and Lanyon Avenue	E-10	Construct a 6,000 sq. ft. Commercial Building 12-month extension	Changyou/US Associates Development Co.	PC-4037/03-27-90 PC-4180/01-14-90
1990	SP-112-90	11022 Brookhurst Street E. of Brookhurst Street N. of Chapman Avenue	M-8	Construct a Automatic Teller Machine	How Savings of America	PC-4080/01-14-90
1990	SP-114-90 (F-10-90)	11238 Dale Street E. of Dale Street S. of Raleigh Avenue	E-5	Construct a 5,000 sq. ft. 2-story building for a dining hall and classroom in existing church 12-month extension	Peeling Building	PC-4098/07-17-90
1990	SP-113-90 (F-11-1990)	3028 & 3027 11th Street N. of Brookhurst Street 11172 Lanyon Avenue	M-10	Construct 17, 2, and 3-story Condominium Units and Construction of 1500 sq. ft. addition	Andrew Hony Inc.	PC-4117/03-30-90 CC-2101-90/7-17-90 PC-4194/01-15-91
1990	SP-122-90 (F-11-1990)	11172 Lanyon Avenue E. of Brookhurst Street and Stevenson Drive	O-11	Construct a 3-story single family residence and a subdivision	Thomas H. Rice	PC-4103/11-13-90
1990	PA-101-90 (PA-90-123)	N. of Garden Grove Boulevard Between Fair Street and Chapman Street	S-12	Construct a 5.5-story, 165,000 sq. ft. Senior Care Facility and create 4.218 acre parcel	San Vision Architects	PC-4129/12-13-90 CC-2101-90/01-20-91
1990	SP-124-90 (CP-90-263)	3011 and 3011 Chapman Avenue Between Brookhurst Street and Gilbert Street	L-8	Construct a 2-unit apartment project and create 2 lots	Jorge A. Dinkin	PC-4130/01-24-91 CC-2105-91/07-19-91
1990	SP-123-90 (CP-90-249)	13861 N. Harbor Blvd. N. of Harbor Blvd. N. of Westminister Ave.	M-16	Construct a 8,350 sq. ft. Building for an office and create 27 parcels 1000 (11) Parcel	Bar Altmann	PC-4131/01-24-91

SOURCE :

CITY OF GARDEN GROVE

YEAR	CASE NO.	SITE LOCATION	CITY MAP GRID	PROJECT DESCRIPTION	APPLICANT	RESOLUTION NO. AND DATE
1991	PA-101-91 (F-11-1991)	13171 Menlo Road Street W. of Menlo Road Street S. of Trask Avenue	E-13	Remove from M-1 to PD-1 100 Condominiums and 2-story office building to include lot 1106	Menlo Park Svcs. C/O J.C. Properties	PC-4144/05-23-91 CC-2382-91/07-02-91
1991	SP-103-91 (F-11-1991)	1001 Trask Avenue N.E. of Harbor Boulevard Flower Street	M-14	Remove portion of site from C-2 to M-12. Construct a 2.5-story 10 units condominium complex.	H.S. Edwards	PC-4189/05-13-91 CC-2386-91/07-16-91
1991	SP-101-91 (CP-112-91)	13001 Garden Grove Blvd. N. of Garden Grove Blvd. and Harbor Street	L-12	Construct a 2,200 sq. ft. building to be existing	Gilbert Galitz	PC-4130/05-09-91 CC-2382-91/07-16-91
1991	SP-104-91	5596 Garden Grove Blvd. E. of Garden Grove Blvd. N. of Harbor Street	M-13	Construct a 2-story 24,155 sq. ft. commercial building	Ping-yan Oh	PC-4172/08-08-91 Dev-Appr-08/28-91
1991	SP-105-91 (F-10-1991)	8212 Loran Avenue N. of Harbor Street	J-13	Construct a 2-story 2,700 sq. ft. residence with variance on existing 4000 sq. ft. setback	Seah Freshman	PC-4175/08/04/ CC-2408-91/09-03-91 Granting Appeal
1991	SP-106-91	12202 Harbor Boulevard E. of Harbor Boulevard N. of Harbor Street	S-10	Construct a 1-story 11,400 sq. ft. retail building	Crom Pacific	PC-4170/07-25-91 Dev-Appr-08/17-91
1991	SP-113-91 (PA-114-91)	11392 Westminister Avenue E. of Westminister Avenue N. of Brookhurst Street	O-17	Remove from C-2 to M-1. Construct 27,000 sq. ft. Industrial bldg. and CIP for warehouse activities	Gilling & Assoc.	PC-4178/07-25-91 Dev-Appr-08/17-91
1991	SP-118-91 (CP-120-91)	3041 Garden Grove Boulevard E. of Harbor Boulevard N. of Brookhurst Way	M-12	Construct a 12,807 sq. ft. 2-story office building with 2000 sq. ft. variance to construct automobile sales	Small Co	PC-4181/08-08-91 Dev-Appr-08/18-22-91
1991	SP-111-91 (CP-120-91)	12102 Garden Grove Boulevard E. of Harbor Boulevard and Parkridge Street	S-13	Construct a 9,445 sq. ft. variance on lot 1106 to existing 17,000 sq. ft. variance on lot 1106 in putting residential and vehicle pole signs on lot 1106 to construct automobile sales	Dr. Lei Hala Orange County Dev-Ethic	PC-4181/08-08-91 Dev-Appr-08/18-22-91

TITLE :

CUMULATIVE PROJECTS LIST

within their service areas. Although most of the utility companies try to plan for and accommodate area growth there could be interim cumulative impacts should development occur faster within the Project Area than planned.

Many of the projects included in the proposed Plan Amendment could get constructed in the future with City revenue. However, the projects would probably be constructed sooner due to the contribution of revenue from the Agency. Many of the cumulative projects, including projects proposed by the Agency, would be constructed well into the future. The potential environmental impacts that may be associated with the cumulative impacts may be different in future years. The potential environmental impacts that may occur with development of the cumulative projects now may not occur at all in the future or could be more significant at a future date.

Future development in adjacent surrounding communities could also have an impact on the City of Garden Grove. Should development in adjacent communities increase significantly the City of Garden Grove could receive direct and indirect impacts as a result of the development in those communities. Increased traffic, noise, and air emissions, aesthetic impacts, land-use impacts, etc. could occur to Garden Grove as a result of increased development in other cities. The cumulative impact of all city-wide projects in conjunction with future development in surrounding communities could result in significant impacts to several environmental disciplines, mainly traffic, noise and air quality.

8.0 Organizations and Persons Contacted

The following is a list of persons, organizations and agencies contacted during the preparation of this EIR:

See attached.

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& PARKS DISTRICT
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ORANGE, CA 92666

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17TH AND BRISTOL
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IRVINE, CA 92714

MR. SAM BRAHMBHATT
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COSTA MESA, CA 92626

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GARDEN GROVE, CA 92640

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EL TORO, CA 92630

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GARDEN GROVE, CA 92643

CHIEF LON CAHILL
FIRE DEPARTMENT
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GARDEN GROVE, CA 92640

CHIEF JOHN ROBERTSON
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PUBLIC SAFETY BUILDING
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ADVANCE PLANNING DIVISION
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SANTA ANA, CA 92702

APPENDICES

**APPENDIX A
INITIAL STUDY AND
NOTICE OF PREPARATION**

NOTICE OF PREPARATION

TO: _____

FROM: City of Garden Grove
Community Development Dept
11391 Acacia Parkway
Room 132
Garden Grove, Ca 92640
(714) 741-5120

**SUBJECT: Notice of Preparation of a
Draft Environmental Impact Report**

The Garden Grove Community Development Department will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency regarding the scope and content of the attached environmental information as it pertains to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit and/or other approvals for the project.

The project description, location and a description of the probable environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your written responses to Susan Evans at the address shown above. We will need the name for a contact person in your agency.

Project Title:

Garden Grove Community Project Redevelopment Plan Amendment.

Project Applicant, if any:

City of Garden Grove Community Development Department, Economic Development Division.

Date OCTOBER 9, 1991

Signature 

Title ECONOMIC DEVELOPMENT SPECIALIST

Telephone (714) 741-5120

**PROJECT DESCRIPTION FOR
GARDEN GROVE COMMUNITY DEVELOPMENT PROJECT AREA AMENDMENT**

The Garden Grove Agency for Community Development is proposing to amend the Redevelopment Plan for the Garden Grove Community Project Area. The reasons for amending the Plan are to increase the existing tax increment limitations, increase the debt limit, increase eminent domain time limit, add area to the existing Project Area, add additional projects for the existing Project Area, list projects for the areas to be added to the existing Project Area and extend the life of the Redevelopment Plan.

The existing Garden Grove Community Project Area contains approximately 1,107 acres of property in 11 non-contiguous areas located throughout the City of Garden Grove. The proposed Project Area Plan Amendment will add 563 acres in 8 non-contiguous areas. The Project Area would then total 1,670 acres with 19 non-contiguous areas. The Project Area showing the total 19 non-contiguous areas is shown in the attached figure.

The Garden Grove Agency for Community Development has identified a list of additional projects the Agency would like to complete as part of the Redevelopment Plan. The list includes projects for the new areas to be added to the existing redevelopment area as well as projects for the existing redevelopment area. The projects for the new areas are:

Civic Center

Construction of 40,000 square foot (approximate size) City Hall.

Construction of Civic Center parking structure.

Construct Civic Center monument signs.

Rehabilitate existing City Hall.

Rehabilitate and provide air-conditioning to Don Wash Auditorium.

Expand Heritage Park.

Public Improvements

Intersection widening, including right-of-way and traffic signal modification at the following locations:

Trask Avenue/Euclid Street

Garden Grove Boulevard/Euclid Street

Brookhurst Street/Garden Grove Boulevard

Trask Avenue/Harbor Boulevard

Garden Grove Boulevard/West Street

Garden Grove Boulevard/Newhope Street

Trask Avenue/Newhope Street

Harbor Boulevard/Westminster Avenue

Euclid Street/Westminster Avenue
Brookhurst Street/Westminster
Brookhurst Street/Trask Avenue
Garden Grove Boulevard/Dale Street
Knott Street/Garden Grove Boulevard
Chapman Avenue/West Street
Valley View Street/Chapman Avenue
Valley View Street/ Lampson Avenue
Knott Street/Chapman Avenue
Knott Street/Lampson Avenue
Garden Grove Boulevard/Beach Boulevard
Magnolia Street/Chapman Avenue
Garden Grove Boulevard/Harbor Boulevard
Garden Grove Boulevard/Fairview Street
Chapman Avenue/Harbor Boulevard
Chapman Avenue/Lewis Street
Magnolia Street/Trask Avenue

Street widenings at the following locations:

Euclid Street (Trask Avenue to Acacia Street)
Harbor Boulevard (Garden Grove Boulevard to Chapman Avenue)
Harbor Boulevard (Trask Avenue to Westminster Boulevard)
Haster Street (North city limits to Garden Grove Boulevard)
Magnolia Street (Realignment from Garden Grove Boulevard to Trask Avenue)
Trask Avenue (Brookhurst Street to Newhope Street)
Garden Grove Boulevard (Beach Boulevard to Coast Street)
Chapman Avenue (Magnolia Avenue to Gilbert Street, Brookhurst Street to Euclid Street, Ninth to West Street, Harbor Boulevard to Haster Street, Harbor Boulevard to West Street)

Storm Drain Construction at the following sites:

Newland/Magnolia/Garden Grove Boulevard
Garden Grove Boulevard, Gilbert Street to Galway Street
Nelson Street/Nutwood Street
Magnolia Street, Westminster Boulevard to the Garden Grove 22 Freeway
Line Belgrave Channel

Improve water systems:

Complete water mains at the following locations:

Harbor Boulevard, Chapman Avenue to Westminster Boulevard
Garden Grove Boulevard, Beach Boulevard to Fairview Street
Euclid Street
Knott Avenue
Magnolia Street
Brookhurst Street
Valley View Street
Chapman Avenue
Trask Avenue

Construct new reservoir, Magnolia Street/Trask Avenue

Upgrade Booster Stations

Modify freeway on/off ramp on the Garden Grove 22 Freeway at Euclid Street and Trask Avenue and at Brookhurst Street.

Construct bus turn-outs on all streets serving Project Area.

Provide street reconstruction, street lighting and landscaping as necessary throughout the Project Area.

Construct and install street furniture on all major streets serving the Community Center Area, Harbor Boulevard corridor, Brookhurst/Chapman Specific Plan, Garden Grove Boulevard Study Areas No. 1 and 2, and the Central Industrial District.

Construct public improvements on Garden Grove Boulevard between Beach Boulevard and Magnolia Street as recommended in the Garden Grove Boulevard Study.

Construct necessary sanitary sewer facilities identified in Master Plan for the Garden Grove Sanitary District.

Underground overhead electrical and communication lines as identified in the City Master Plan.

Public Safety Facilities/Programs

Construct police facility in western area of the City

Expand existing Police Administration building

Build Class 1 jail (80 inmates)

Rehabilitate existing Fire Administration building for jail and police offices.

Construct new Fire Administration building near Garden Grove Boulevard and Nelson Street.

Rehabilitate Fire Stations No. 6, 3, 2 and 5.

Transportation Facilities

Construct light rail system connecting the proposed convention center and hotels along the Harbor corridor with specific destinations within Orange County (such as Anaheim Convention Center and Disneyland).

Other Public Facilities

Assist in construction of classroom facilities in conjunction with Santa Ana and Garden Grove Unified School District in eastern portion of Garden Grove or Santa Ana.

Construct ancillary corporation yard in West Garden Grove to serve the Central Industrial District.

Community Center Area

Rehabilitate the Gem Theater.

Rehabilitate the Amphitheater (including roof cover and new restrooms).

Construct parking structure for the Village Green.

Provide Community Center entry monument signs.

Provide architectural/art statement at Euclid Street and Garden Grove Boulevard.

Continue the development of the Community Center through residential, commercial/retail, office and entertainment projects.

Additional proposed projects for the existing Project Area include:

1. An approximately 118,000 square foot retail development on a 9.1 acre site on the east side of Harbor Boulevard, north of Flagstone Street,
2. A mixed-use development on 5.5 acres of land located on the north side of Garden Grove Boulevard between Haster and Sungrove Streets. The development concept currently consists of an all-suites hotel on the 3.5 acre portion of the site situated nearest the northwest corner of Haster Street and Garden Grove Boulevard, with compatible uses developed on the balance of the site,
3. A 70,000 square foot medical office building on a 6.2 acre site located on the east side of Palm Street, between Aspenwood Lane and Garden Grove Boulevard,
4. A multi-family, for sale residential project on a 6.2 acre site located on the north side of Garden Grove Boulevard between Brookhurst and Nutwood Streets,
5. An expansion of the existing auto center located on the north side of the Garden Grove Freeway,
6. A mixed-use commercial project on a 45 acre site generally bounded by Euclid Street, Acacia Parkway, Nelson Street and Century Boulevard.

In addition to the above listed projects, the Agency is also considering developing a 70,000 square foot convention/conference center somewhere within the Project Area. At this time, the Agency has not identified a specific site or developed plans for this type of facility. The plan for a convention/conference center is conceptual and preliminary at this time.

One of the proposed project areas contains 19 single-family residential homes. It is anticipated at this time that the existing auto mall located west of Brookhurst Street could expand east of Brookhurst Street south of Trask Avenue. Should the auto mall expand to this area, the existing residential homes will be removed requiring the relocation of the existing residents.

The proposed projects listed have not been scheduled or budgeted for at this time. Specific projects and designs will be prepared at the time the specific improvement is needed and as revenues become available. The projects are not listed in any specific order and project priority will change throughout the life of the Redevelopment Plan. As individual projects are designed and implemented, they will be subject to subsequent environmental review at the time they are submitted for processing.

Date Completed OCTOBER 4, 1991

INITIAL STUDY OF ENVIRONMENTAL EFFECTS
(To Be Completed by Lead Agency)

I. BACKGROUND

1. Name of developer or project sponsor: GARDEN GROVE COMMUNITY DEVELOPMENT DE
Address and phone number of above: 11391 ACACIA PARKWAY ROOM 132
GARDEN GROVE, CALIFORNIA 92640 (714) 741-5101
2. Address or location of project: THE PROJECTS ARE LOCATED THROUGHOUT
THE CITY, WITHIN THE EXISTING AND PROPOSED REDEVELOPMENT AREAS.
3. Name of project leader or coordinator: SUSAN EVANS
4. Lead Agency: GARDEN GROVE COMMUNITY DEVELOPMENT DEPARTMENT
5. Date Environmental Information Form submitted: _____
6. Agency Requiring Form: GARDEN GROVE COMMUNITY DEVELOPMENT DEPARTMENT
7. Name of proposal, if applicable: GARDEN GROVE COMMUNITY DEVELOPMENT
PROJECT AREA AMENDMENT
8. Project Proposal: GARDEN GROVE COMMUNITY DEVELOPMENT PROJECT AREA
AMENDMENT

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 1. Earth. Will the proposal result in: | | | |
| a. Unstable earth conditions or changes in geologic substructures? | _____ | _____ | <u>X</u> |
| b. Disruptions, displacements, compaction or overcovering of the soil? | <u>X</u> | _____ | _____ |
| c. Change in topography or ground surface relief features? | _____ | _____ | <u>X</u> |
| d. The destruction, covering or modification of any unique geologic or physical features? | _____ | _____ | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
e. Any increase in wind or water erosion of soils either on or off the site?	_____	_____	_____X_____
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	_____X_____
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mud slides, ground failure, or similar hazards?	_____	_____	_____X_____
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____X_____	_____
b. The creation of objectionable odors?	_____	_____	_____X_____
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	_____X_____
d. Exposure of people to high ambient levels of air pollution?	_____	_____X_____	_____
3. Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	_____	_____	_____X_____
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____X_____	_____	_____
c. Alterations to the course or flow of flood waters?	_____	_____	_____X_____
d. Change in the amount of surface water in any water body?	_____	_____X_____	_____
e. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	_____	_____	_____X_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
f. Alteration of the direction or rate of flow of ground water?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding?	_____	_____	<u>X</u>
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction of acreage of any agricultural crop?	_____	_____	<u>X</u>
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish or insects)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>
c. Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?	_____	_____	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	_____	<u> X </u>	_____
b. Exposure of people to severe noise levels?	_____	_____	<u> X </u>
7. Light and Glare. Will the proposal produce new light or glare?	<u> X </u>	_____	_____
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	<u> X </u>
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<u> X </u>
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u> X </u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	<u> X </u>
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	<u> X </u>	_____
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	<u> X </u>	_____	_____
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	<u> X </u>	_____
b. Effects on existing parking facilities or demand for new parking?	_____	<u> X </u>	_____
c. Substantial impact upon existing transportation systems?	_____	<u> X </u>	_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____X_____	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	_____X_____
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____X_____	_____
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____X_____	_____
b. Police Protection?	_____	_____X_____	_____
c. Schools?	_____	_____X_____	_____
d. Parks or other recreational facilities?	_____	_____X_____	_____
e. Maintenance of public facilities, including roads?	_____	_____X_____	_____
f. Other governmental services?	_____	_____X_____	_____
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____X_____	_____
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	_____	_____	_____X_____
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____X_____	_____
b. Communications system?	_____	_____	_____X_____
c. Water?	_____	_____X_____	_____
d. Sewer or septic tanks?	_____	_____X_____	_____
e. Storm water drainage?	_____	_____X_____	_____
f. Solid waste and disposal	_____	_____X_____	_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	<u>X</u>
b. Exposure of people to potential health hazards?	_____	_____	<u>X</u>
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	<u>X</u>	_____
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	<u>X</u>	_____
20. Cultural Resources. Will the proposal result in: an alteration of a significant archeological, historical or ethnic cultural site, structure, object or building?	_____	<u>X</u>	_____
21. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	<u>X</u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	_____	_____	<u>X</u>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact			

on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

<u>Yes</u>	<u>Maybe</u>	<u>No</u>
_____	<u>X</u>	_____
_____	<u>X</u>	_____

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

1. Is the project to be located in an area with a high probability of soil liquefaction?
2. Is the project site located on or adjacent to a known or suspected earthquake fault?
3. Is the project within a 100-year flood plain?
4. Is the project to be located under the flight path for an airport?
5. Is the project to be located in the vicinity of a currently operating or an historic sanitary landfill?

_____	_____	<u>X</u>
_____	_____	<u>X</u>
_____	_____	<u>X</u>
_____	_____	<u>X</u>
_____	_____	<u>X</u>

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

(Explanation of all "yes", "maybe", and "no" answers and possible mitigation measures of any significant adverse effects.)

SEE ATTACHMENT "A"

V. DETERMINATION
(To be completed by the Lead Agency.)

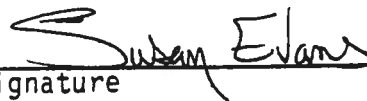
On the basis of this initial evaluation:

- Staff finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- Staff finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

OCTOBER 9, 1991

Date

Signature



For GARDEN GROVE DEPARTMENT OF COMMUNITY
DEVELOPMENT

ATTACHMENT "A"

INITIAL STUDY CHECKLIST RESPONSES

1. EARTH:

- b. Disruptions, displacements, compaction or overcovering of the soil? Yes.

Grading will be required in order to develop any vacant parcels of land or any parcels that will require demolition of an existing structure. Therefore, soil disruption, displacement and compaction will be required due to site preparation and grading. However it is anticipated at this time, based on the preliminary project information, that mass grading will not be required for any of the projects. The grading anticipated at this time will be to provide building pads, driveways, parking lots, etc. and the amount of compaction and soil displacement is not anticipated to be significant at this time. Depending upon final development plans, there could be grading impacts with specific projects. Grading plans will be submitted to the City Engineer prior to the issuance of any permits.

According to the seismic and safety element of the General Plan, the Shady Canyon fault is the only fault line known to exist within the Garden Grove city limits. This fault has no history of seismic activity and is not considered to be active. The city lies in proximity to the Newport/Inglewood fault, as well as larger general fault lines which may affect buildings within Garden Grove. Any proposed development will be required to comply with the Uniform Building Code as it pertains to seismic safety.

2. AIR:

- a. Substantial air emissions or deterioration of ambient air quality? Maybe.

Additional development will increase air emissions due to project generated vehicle trips, power plants that provide electricity to the project area, space heating and short-term emissions during project construction. The air emissions produced could be significant depending upon the project and the number of vehicle trips generated, the amount of electricity consumed and the requirement for space heating.

- d. Exposure of people to high ambient levels of air pollution? Maybe.

Should additional development result in a significant increase in air emissions, there could be the potential for exposure of people to high ambient levels of air pollution. The potential could be for the short and/or long term and locally as well as the immediate area, such as adjacent cities.

3. WATER:

- b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? Yes.

Development of the vacant 45 acre site bounded by Euclid Street, Acacia Parkway, Nelson Street and Century Boulevard would result in an increase in surface water runoff. Development of buildings, parking lots, streets and other structures would reduce pervious areas available for rainfall absorption which would change absorption rates. A reduction in area available to absorb rainfall would result in an increase in the amount of surface runoff from the site. A drainage plan showing the amount of runoff, direction of flow and any required improvements will be submitted to the City for approval prior to the issuance of any permits.

- d. Change in the amount of surface water in any water body? Maybe.

An increase in surface runoff could result in an increase in the surface water body receiving the additional runoff. Depending upon the size and volume of the water body, there may or may not be a significant impact.

6. NOISE:

- a. Increase in existing noise levels? Maybe.

An increase in development as a result of the proposed commercial and residential projects could result in an increase in noise levels due to project generated traffic. Depending upon the amount of additional traffic and associated noise generated and the types of land uses adjacent to areas where traffic noise levels could increase, the impact could be significant. In addition, there will be short-term construction noise impacts associated with project construction. There could be significant noise impacts depending upon the land uses adjacent to the construction, the type of construction equipment in use and the duration of the construction. All projects will be required to comply with all applicable City code provisions relating to hours of construction.

7. LIGHT AND GLARE:

Will the proposal produce new light or glare? Yes.

Although development of some of the proposed projects will result in new sources of both interior and exterior lighting, the areas where the redevelopment projects will occur presently experience light and glare. As a result, lighting and glare should not have significant impacts. There could, however, be lighting and glare impacts to light sensitive land uses, depending upon the type of land use adjacent to the project and the type of lighting associated with each project.

11. POPULATION:

Will the proposal alter the location, distribution, density or growth rate of the human population of an area? Maybe.

The redevelopment area includes 19 residential homes that are non-conforming uses to the City's existing General Plan. These residential homes are anticipated to be replaced with industrial uses in the future. The residents of these units will be displaced and will have to relocate. Relocation of any displaced residents could result in impacts to the population. Development of the proposed uses will provide new jobs which could result in employees moving into the City which could increase the growth rate of the City.

12. HOUSING:

Will the proposal affect existing housing, or create a demand for additional housing? Yes.

The project area includes 19 single-family residences which will be removed and replaced with uses as designated by the General Plan. As a result the displaced residents will require replacement housing, creating a demand for additional housing in the City. Removal or demolition of the residences will reduce accordingly the number of rental housing units available within the City, creating additional demand on the existing housing stock.

13. TRANSPORTATION:

Will the proposal result in:

a. Generation of substantial additional vehicular movement? Maybe.

The development of some of the proposed projects will generate vehicle trips. The vehicle trips could be substantial

depending upon the type of use and whether or not there is a net increase in vehicle trips compared to the vehicle trips generated by the existing use.

b. Effects on existing parking facilities or demand for new parking? Maybe.

Some proposed projects will require parking and the number of parking spaces required could have an impact on existing parking facilities.

c. Substantial impact upon existing transportation systems? Maybe.

Depending upon the proposed type of use and existing traffic volumes on the roadways that will serve the projects, there could be an impact on the existing transportation system.

d. Alterations to present patterns of circulation or movement of people and/or goods? Maybe.

The proposed projects could alter existing patterns of circulation depending upon the ultimate location of several of the projects and the type of use proposed.

f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians? Maybe.

An increase in project generated traffic would result in the increased exposure of pedestrians and bicyclists to vehicular traffic. This exposure could result in the potential for increased traffic hazards.

14. PUBLIC SERVICES:

Will the proposal have an effect upon, or result in, a need for new or altered governmental services in any of the following areas?

a. Fire Protection? Maybe.

The proposed project will require fire protection which could have an effect on existing service.

b. Police Protection? Maybe.

The proposed projects will require police protection which could have an effect on existing service.

c. Schools? Maybe.

Displacement of residents in the 19 residential homes could impact the local schools if the residents have school age children and would relocate to areas outside the existing districts that serve these residences. The projects could also impact local schools if the creation of new jobs by the projects results in families with school age children outside the local school district boundaries moving into the local school districts.

- d. Parks or other recreational facilities? Maybe.

Some of the projects, especially the multi-family project, could result in an increased demand on existing City park and recreational facilities. The impact could be significant, depending upon the demand and the availability or capacity of the existing facilities to meet the increased demand.

- e. Maintenance of public facilities, including roads? Maybe.

An increase in vehicular traffic due to project generated traffic would require increased street maintenance including street repair, striping, sweeping, etc. Maintenance of other public facilities such as parks, city buildings, etc. could also increase due to some of the proposed projects. The potential maintenance impact could be significant, depending upon the amount of increased traffic and use of public facilities.

- f. Other governmental services? Maybe.

The multi-family project as well as some of the other projects could result in an increased demand and need for City services. These services could include use of library facilities, planning information, use of community facilities, etc. Although there is a potential for an increased demand, the impact is not anticipated to be significant.

15. ENERGY:

Will the proposal result in:

- a. Use of substantial amounts of fuel or energy? Maybe.

The proposed projects will require electrical energy for lights, mechanical equipment, etc. and natural gas for space heating. The estimated uses could be substantial, depending upon the type of use and the electrical requirements. However, it is not anticipated that the projects will require

new sources of energy or substantially impact existing energy sources.

16. UTILITIES:

Will the proposal result in a need for new systems or substantial alterations to the following utilities?

- a. Power or natural gas? Maybe.

The proposed projects will require electrical energy for lights, mechanical equipment, etc. and natural gas for space heating. The estimated uses could be substantial, depending upon the type of use and the electrical requirements. However, it is not anticipated that the projects will require new sources of energy or substantially impact existing energy sources.

- c. Water? Maybe.

Some of the projects may require extensions or upgrades to the existing water distribution system in order to adequately provide water to the projects.

- d. Sewer or septic tanks? Maybe.

Some of the projects may require extensions or upgrades to the existing sewer collection system. The sewage generated by the projects could have an impact on the sewage treatment plant serving the projects.

- e. Storm water drainage? Maybe.

Depending upon the project and whether or not it would result in an increase in existing stormwater runoff and the capacity of the local storm drain system to handle an increased flow, there could be a potential impact.

- f. Solid waster and disposal? Maybe.

Some of the projects would generate solid waste. The volume of solid waste taken to local landfills could be reduced by recycling.

18. AESTHETICS:

Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? Maybe.

Development of the 45 acre vacant site would eliminate an area that presently exists as open space. This site was previously developed and the structures removed as part of redevelopment. Although this site has been developed in the past and future development of the site is anticipated, there could be aesthetic impacts. The aesthetic impact is not anticipated to be significant because any development for this site would have to be approved by the City. As a result, it is anticipated that through the City's review and approval process any potential significant aesthetic impacts would be reduced to insignificant levels. It is also possible that a development plan for this site could result in positive aesthetic impacts by constructing new buildings and landscaping on a vacant site.

19. RECREATION:

Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? Maybe.

Some of the projects, especially the multi-family project, could result in an increased demand on existing City park and recreational facilities. The impact could be significant, depending upon the demand and the availability or capacity of the existing facilities to meet the increased demand.

20. CULTURAL RESOURCES:

Will the proposal result in an alteration of a significant archeological, historical, or ethnic cultural site, structure, object or building? Maybe.

There is a potential for the presence of archeological artifacts on the vacant 45 acre site. The City is currently in the process of selecting an archeological consultant to conduct a record search and walk-over of this site to determine the potential for the existence of artifacts. Should artifacts be found or the potential for artifacts be determined through the records search, further study and/or site excavations may be conducted. Since the archeological investigation of this site will be concluded prior to the development of the proposed redevelopment project no significant archeological impacts are anticipated. None of the other proposed project sites have cultural resources associated with them and therefore, no impacts are anticipated.

21. MANDATORY FINDINGS OF SIGNIFICANCE:

- a. None of the proposed projects are located in an area that would substantially degrade existing plant or wildlife species or habitat or eliminate important periods of California history or prehistory.
- b. The projects are not anticipated to be disadvantageous to any long-term environmental goals as set forth in the City's General Plan.
- c. There could be cumulative impacts due to the number of projects and the scope of several of the projects that could result in significant impacts.
- d. There could be several environmental issues that could cause substantial adverse effects.

APPENDIX B
NOTICE OF PREPARATION RESPONSES

RECEIVED

OCT 31 1991

Department of
Community Development

October 30, 1991
VIA CERTIFIED MAIL



Mr. George Tindall
Agency Director
CITY OF GARDEN GROVE
GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
11391 Acacia
Garden Grove, California 92642

R E C E I V E U
OCT 30 1991

CITY MANAGER'S OFFICE

RE: Amended Garden Grove Community Project
Huntington Beach Union High School District

Dear Mr. Tindall:

The Huntington Beach Union High School District ("District") has retained our firm to assist them in reviewing the proposed Amended Garden Grove Community Project ("Project"), so as to enable the District to consistently and effectively participate in the fiscal review process, the plan adoption process, and the environmental impact report certification process.

The District did receive on October 21, 1991, the following documents:

- 1) Statement of Preparation of Redevelopment Plan;
- 2) Copy of the Project Area Map for the proposed amendment to the Amended Garden Grove Community Project;
- 3) Copy of the legal description of the amendment area; and
- 4) A statement of the last equalized assessment roll proposed to be used for tax allocations.

In addition, the District received, on October 30, 1991, the Notice of Preparation of a Draft Environmental Impact Report. Pursuant to the Notice of Preparation and the requirements of the California Environmental Quality Act, the District may provide comments to the Notice within 30 days of receipt of the Notice, but no later than November 29, 1991.

"public/private project management, feasibility, and implementation"

1717 SOUTH STATE COLLEGE BOULEVARD • SUITE 100 • ANAHEIM, CALIFORNIA 92806 • TELEPHONE (714) 978-8887

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October 30, 1991
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This letter is intended to comply with those requirements on behalf of the District.

The Initial Study suggests that there may be a significant environmental effect on the District as a result of the adoption and implementation of the Project.

"c. Schools? Maybe.

Displacement of residents in the 19 residential homes could impact the local schools if the residents have school age children and would relocate to areas outside the existing districts that serve those residences. The projects could also impact local schools if the creation of new jobs by the projects results in families with school age children outside the local school district boundaries moving into the local school districts."

The District suggests that there will be a financial detriment and burden caused to the District as a result of the Redevelopment Plan, and as defined by Section 33012 of the Health and Safety Code. This effect should be addressed in the EIR, and appropriate mitigation measures considered.

As noted by the attached District attendance area map, a portion of the Amended Project Area is within the District.

The District suggests that the adoption and implementation of the Plan will have a significant effect on the District, and it is recommended that the Environmental Impact Report address the following items and issues as it relates to the District:

- 1) the square footage and number of all dwelling units anticipated by the Plan by phase and type should be identified and a calculation of development fees should be provided;
- 2) the square footage of all non-residential development activity anticipated by the Plan by phase should be identified and a calculation of development fees and number of employees should be provided;
- 3) the total land use carrying capacity of the Project Area by square footage should be identified;

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- 4) the location of school sites, school bus stops, student pedestrian movement patterns to school sites, bus routes, etc., relevant to the development of the Project Area should be identified;
- 5) the designated schools that will be attended by students generated within the Project Area or resulting from the Plan should be identified;
- 6) the District's existing conditions relative to the location, size, quality, and condition of existing schools, administrative, and operation facilities should be discussed;
- 7) the District's past and present enrollment trends, and present enrollment, including facility utilization should be identified;
- 8) a complete and comprehensive traffic analysis should be prepared identifying vehicular movement and volumes and potential conflicts with school pedestrian movement, school transportation, and busing activities;
- 9) a complete and comprehensive noise analysis should be prepared identifying noise sources and volumes which may effect school facilities, classrooms, and outdoor school areas;
- 10) a complete and comprehensive air quality analysis should be prepared identifying any air quality deterioration that would result from the transportation and busing of students to various schools within the District as a result of potential overcrowded conditions and the necessity to mitigate capital facility deficiencies;
- 11) the Plan's utilization impact on the District, including projected enrollments, projected space requirements, projected busing requirements, projected teacher/staffing requirements, and traffic and noise impacts should be identified;
- 12) the Plan's fiscal impact on the District, including projected cost of land acquisition, school construction/reconstruction and other facilities should be identified; present and projected capital facility operations, maintenance, and personnel financing and funding sources should be analyzed; and personnel, operational, and maintenance costs should be identified;

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- 13) appropriate and legal development utilization and fiscal impact mitigation measures should be identified and evaluated, including but not limited to, a complete discussion and analysis of the mitigation measures set forth in Section 65996 of the Government Code, as follows:
 - (a) Chapter 22 (commencing with Section 17700) of Part 10 of the Education Code.
 - (b) Chapter 25 (commencing with Section 17785) of Part 10 of the Education Code.
 - (c) Chapter 28 (commencing with section 17870) of Part 10 of the Education Code.
 - (d) Article 2.5 (commencing with Section 39327) of Chapter 3 of Part 23 of the Education Code.
 - (e) Section 53080 of the Government Code.
 - (f) Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 of the Government Code.
 - (g) Chapter 4.7 (commencing with Section 65970) of Division 1 of Title 7 of the Government Code;
- 14) cumulative impacts on the District addressing item No's. 7, 8, 9, 10, 11 and 12 should be addressed. Other redevelopment plans and projects in the geographical area of the District and included in the cumulative analysis should be identified in detail;
- 15) unavoidable Plan utilization and fiscal impacts on the District should be addressed, particularly as they relate to quality, quantity, and present and future condition of the District's enrollments, space utilization, curriculum, financial and fiscal condition, transportation, operational maintenance activities, and administrative activities;
- 16) appropriate alternative projects should be considered and evaluated, and the items and issues set forth herein as No's. 1 through 14 should be determined; and

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- 17) if a statement of overriding consideration is intended to be used relative to the District's utilization and fiscal impacts for unavoidable or unmitigated impacts, the text of the statement, along with quantitative and qualitative substantiation, should be identified and made available for public inspection.

In addition to providing the District with all notices and documentation relative to the Plan's adoption, please forward duplicate copies of all notices and documents to our office at the above-stated address.

Finally, Section 33328 of the Health and Safety Code states, in part:

"33328. When it transmits the map of the project area to the county officials, taxing agencies, and the State Board of Equalization pursuant to Section 33327, the redevelopment agency shall also advise those officials and agencies of the last equalized assessment roll it proposes to use for the allocation of taxes that will comply with Sections 33670 and 33670.5. That roll shall be known and referred to as the base year assessment roll. The county officials charged with the responsibility of allocating taxes under Sections 33670 and 33670.5 shall prepare and deliver to the redevelopment agency and each of the taxing agencies, a report which shall include all of the following:

- (a) The total assessed valuation of all taxable property within the project area as shown on the base year assessment roll.
- (b) The identifications of each taxing agency levying taxes in the project area.
- (c) The amount of tax revenue to be derived by each taxing agency from the base year assessment roll from the project area, including state subventions for homeowners, business inventory, and similar subventions.
- (d) For each taxing agency, its total ad valorem tax revenues from all property within its boundaries, whether inside or outside the project area.
- (e) The estimated first year taxes available to the redevelopment agency, if any, based upon information submitted by the redevelopment agency, broken down by taxing agencies.

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Page 6

- (f) The assessed valuation of the project area for the preceding year, or, if requested by the redevelopment agency, for the preceding five years, except for state assessed property on the board roll. However, in preparing this information, the requirements of Section 33670.5 shall be observed. The assessed value shall be reported by block if the property is divided by blocks, or by any other geographical area as may be agreed upon by the agency and county officials."

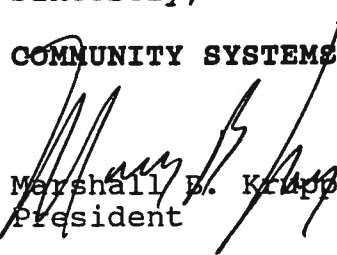
On behalf of the District, we would request that the Agency request the County to provide the information as set forth in Section 33328(f), and that this information be provided to the District as part of the County's report on a block basis, so that we can effectively evaluate that part of the Amended Project Area which is within the District.

Thank you for your assistance and consideration. We look forward to meeting with you to discuss a) the mitigation of environmental impacts on the District; and b) the mitigation of the financial detriment and burden caused to the District as defined by Section 33012 of the Health and Safety Code.

If you have any questions, please don't hesitate to call.

Sincerely,

COMMUNITY SYSTEMS ASSOCIATES, INC.



Marshall E. Krupp
President

mbk:mmg
enclosures
c:wp\ltr.40

cc: Dr. David Hagen, Superintendent
Huntington Beach Union High School District

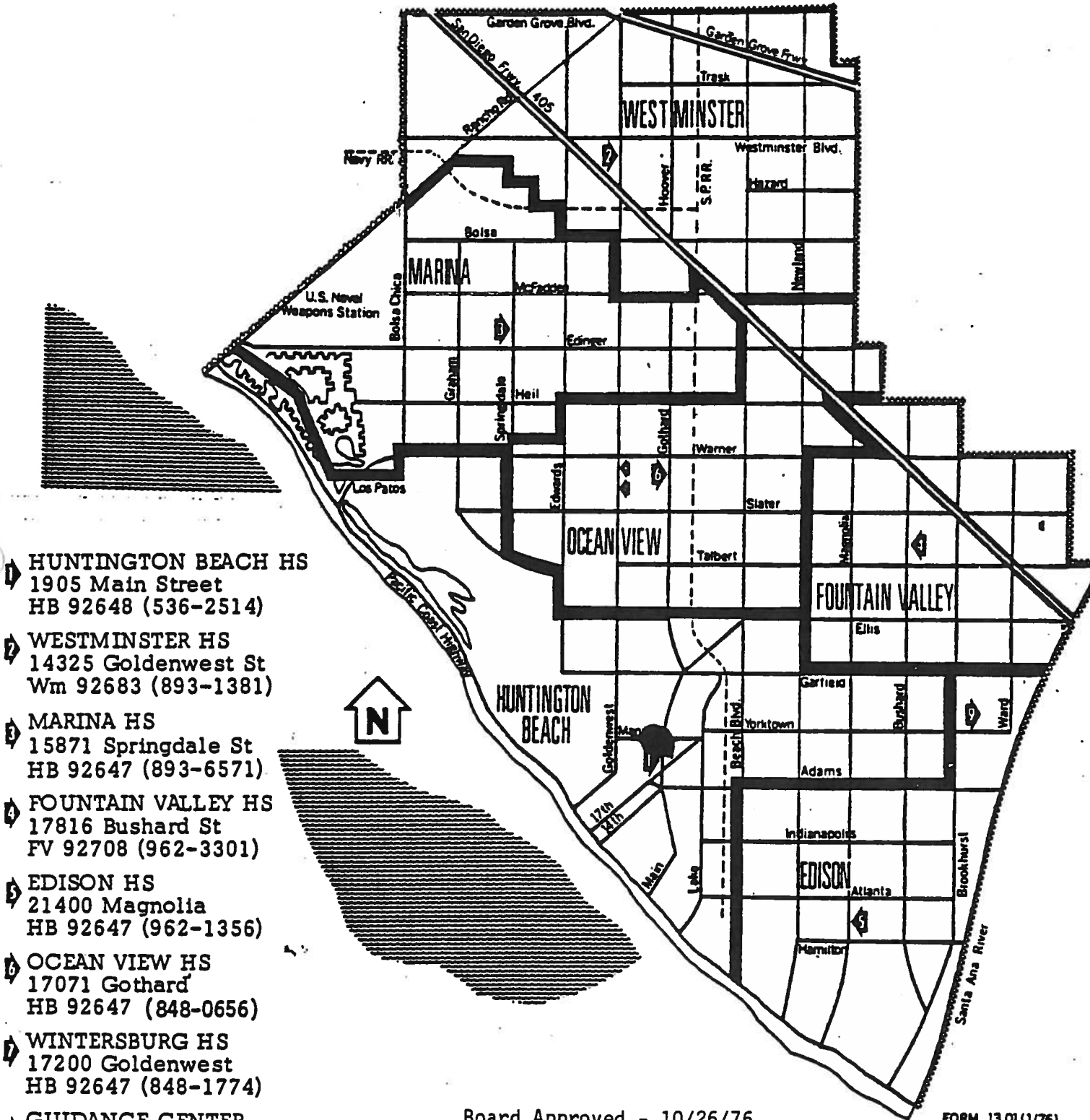
Dr. Gary Burgner, Assistant Superintendent
Huntington Beach Union High School District

HUNTINGTON BEACH UNION HIGH

10251 YORKTOWN AVENUE, HUNTINGTON BEACH, CALIFORNIA 92646

SCHOOL DISTRICT

HIGH SCHOOL ATTENDANCE AREAS



- HUNTINGTON BEACH HS
1905 Main Street
HB 92648 (536-2514)
- WESTMINSTER HS
14325 Goldenwest St
Wm 92683 (893-1381)
- MARINA HS
15871 Springdale St
HB 92647 (893-6571)
- FOUNTAIN VALLEY HS
17816 Bushard St
FV 92708 (962-3301)
- EDISON HS
21400 Magnolia
HB 92647 (962-1356)
- OCEAN VIEW HS
17071 Gothard
HB 92647 (848-0656)
- WINTERSBURG HS
17200 Goldenwest
HB 92647 (848-1774)
- GUIDANCE CENTER
17162 Goldenwest
HB 92647 (848-1774)
- EDUCATION CENTER
10251 Yorktown Av
HB 92646 (964-3339)

Board Approved - 10/26/76

FORM 13.01(1/76)

BEST, BEST & KRIEGER

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

LAWYERS

400 MISSION SQUARE
3750 UNIVERSITY AVENUE
POST OFFICE BOX 1028
RIVERSIDE, CALIFORNIA 92502
TELEPHONE (714) 686-1450
TELECOPIER (714) 686-3083

ONTARIO
(714) 989-8584

PALM SPRINGS
(619) 325-7264

RANCHO MIRAGE
(619) 568-2611

November 8, 1991

VIA FACSIMILE AND U.S. MAIL

Ms. Susan Evans
Economic Development Specialist
City of Garden Grove
Community Development Department
11391 Acacia Parkway, Room 132
Garden Grove, California 92640

Re: Notice of Preparation of Draft Environmental
Impact Report for Redevelopment Plan Amendment

Dear Ms. Evans:

This law firm represents the Anaheim City School District and Union High School District. We have been asked by the Districts to respond to your Notice of Preparation dated October 9, 1991 which was transmitted to and received on October 18, 1991, in connection with the City of Garden Grove proposed Redevelopment Plan Amendment. As local taxing agencies affected by the proposed Redevelopment Plan Amendment, the School Districts are very concerned about the impacts of the proposed project. The Districts provide elementary and secondary school services primarily to the City of Anaheim in an area adjacent to the proposed Redevelopment Plan area. The Districts also provide services directly to students residing in the City of Garden Grove. The Anaheim Union High School District provides services to students residing in Garden Grove at Loara and Magnolia High Schools, and Ball and Dale Junior High Schools. Information regarding these schools is attached. Anaheim City School District understands that Stoddard and Madison Elementary Schools may provide services to students residing in Garden Grove. Given the scope of this particular redevelopment project, matters of particular concern to the Districts include whether or not this proposal will have an effect upon, or result in a need or altered public education facilities or services.

Ms. Susan Evans
City of Garden Grove
November 8, 1991
Page 2

The Districts are additionally concerned that new and possibly altered student generation patterns both within and outside the proposed project area may be induced by the redevelopment of that area. Increases in student population would also, of course, result from new employment opportunities created by the commercial and industrial development inherent in the Redevelopment Plan Amendment. We understand that materials and information available from the Southern California Association of Governments, among others, can be used to establish models demonstrating student population impacts, commercial/industrial development on school districts and, therefore, urge the City to incorporate such models in the EIR's discussion of these particular impacts in and around the project area. We would also be interested in the cumulative effects of housing or other projects proposed to result from any redevelopment projects in the project area.

At various points, the initial study discovered potential impacts in the areas of air quality, noise, traffic circulation, housing, new employment opportunities, and the increased need for public services. We agree that each of these areas of potential impacts might rise to significant levels and would additionally point out that each may have interactive affects on school services and students that require examination in the EIR.

For example, studies of changes in traffic circulation and intensity should include discussion of how increased traffic might result in and around schools or affect students going to and from school. Similarly, short and long-range air quality impacts of construction and increased commercial and industrial activity as well as increased emission generated by vehicles traveling down neighborhood streets where schools are located should be examined as to their effects on schools and school children. All potentially significant impacts of the project should be evaluated in like manner, i.e., to determine whether school facilities and school children might be adversely affected.

In keeping with CEQA's requirement that secondary or indirect consequences of a project be examined, we would further suggest that the EIR study the extent to which physical changes, including, but not limited to, overcrowded classrooms might result from economic or social effects of the project.

Mitigation measures should be devised for any of the above potential impacts if discovered to be significant. Examples of mitigation measures which may be required include, but are not limited to, provision of signaling devices and crossing guards to mitigate traffic impacts on school areas, sound proofing and air

Ms. Susan Evans
City of Garden Grove
November 8, 1991
Page 3

conditioning school buildings, and pass-through or other funding for the acquisition of school sites, construction of facilities and expansion of existing playground space. The possibility of funding the construction of necessary facilities pursuant to Health and Safety Code Section 33445 might also be explored.

We look forward to assisting you in focusing your draft Environmental Impact Report to properly identify all probable environmental effects and propose adequate measures for their elimination or mitigation. Please submit all future materials to the Districts.

Very truly yours,



Michelle Ouellette
for BEST, BEST & KRIEGER

MO/lch
Enclosure

cc: Maria Elena Romero, Director
Jack Sarnicky, Assistant Supervisor
Rita Newman, Assistant Supervisor
John E. Brown, Esq.

ANAHEIM UNION HIGH SCHOOL DISTRICT

SCHOOLS SERVING STUDENTS RESIDING IN GARDEN GROVE:

Name: MAGNOLIA HIGH SCHOOL
 Address: 2450 West Ball Road
 Anaheim, CA 92804-5298
 Grades: 9 through 12
 Grid No.: 224 (between Magnolia & Gilbert, north of Katella)

Built: 1961
 Capacity: 1562
 Acreage: 43.7

Enrollment (without Special Ed.):

<u>Current</u>		<u>Projected</u>		
<u>1991/92</u>	<u>1992/93</u>	<u>1993/94</u>	<u>1994/95</u>	<u>1995/96</u>
1486	1488			

Name: DALE JUNIOR HIGH SCHOOL
 Address: 900 South Dale Street
 Anaheim, CA 92804-4097
 Grades: 7 and 8
 Grid No.: 224

Built: 1959
 Capacity: 1113
 Acreage: 27

Enrollment (without Special Ed.):

<u>Current</u>		<u>Projected</u>		
<u>1991/92</u>	<u>1992/93</u>	<u>1993/94</u>	<u>1994/95</u>	<u>1995/96</u>
950	956			

ANAHEIM UNION HIGH SCHOOL DISTRICT

SCHOOLS SERVING STUDENTS RESIDING IN GARDEN GROVE:

Name: LOARA HIGH SCHOOL
 Address: 1765 West Cerritos Avenue
 Anaheim, CA 92804-6198
 Grades: 9 through 12
 Grid No.: 236 (east of Euclid, south of Katella)
 Built: 1963
 Capacity: 1969 (with portable classrooms)
 Acreage: 39.6

Enrollment (without Special Ed.):

<u>Current</u>		<u>Projected</u>		
<u>1991/92</u>	<u>1992/93</u>	<u>1993/94</u>	<u>1994/95</u>	<u>1995/96</u>
1789	1860			

Name: BALL JUNIOR HIGH SCHOOL
 Address: 1500 West Ball Road
 Anaheim, CA 92802-1626
 Grades: 7 and 8
 Grid No.: 236
 Built: 1962
 Capacity: 1120
 Acreage: 24

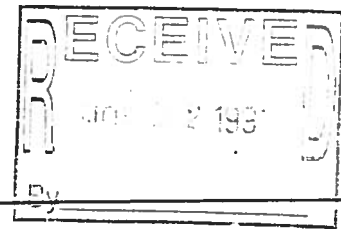
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<u>Current</u>	<u>Projected</u>			
<u>1991/92</u>	<u>1992/93</u>	<u>1993/94</u>	<u>1994/95</u>	<u>1995/96</u>
956	975			



CITY OF ANAHEIM, CALIFORNIA

Planning Department



November 15, 1991

Susan Evans
City of Garden Grove
Community Development Department
11391 Acacia Parkway, Room 132
Garden Grove, California 92640

Subject: Notice of Preparation for the Garden Grove Community Project
Redevelopment Plan Amendment

City staff have reviewed the above-referenced document and offer the following comments for consideration:

Traffic

Request that all public improvements that influence circulation in the City of Anaheim be coordinated with and reviewed by the City of Anaheim. The intersection of Chapman Avenue and Harbor Boulevard operates at LOS "E". Recommend that second left-turn pockets be installed on all approaches. Request that transportation facilities such as the Light Rail System project be coordinated with the Countywide Rail Study conducted by the Orange County Transportation Authority (OCTA).

Redevelopment

The City of Anaheim Redevelopment Agency will forward comments under separate cover.

Planning

1. In that Areas "A", "D", "E", "F", "G", "H" and "J" are in close proximity to the City of Anaheim, request the documentation analyze on a cumulative basis, known and reasonably foreseeable projects within the City of Anaheim in close proximity to these areas. It should be noted that Areas "E", "F", "G", "H" and "J" are in close proximity to the Commercial-Recreation Area. A list of projects for consideration for Areas "E", "F", "G", "H" and "J" are attached for your use. Information related to Areas "A" and "D" can be coordinated by contacting Lucy Yeager, Senior Planner, at 254-5139, Ext. 5440.
2. The following information lists, at a minimum, relevant planning activities/programs that are currently underway that affect or are within the City of Anaheim. Request these activities/programs be discussed and considered in cumulative analyses.

- . City of Anaheim Commercial Recreation Area Specific Plan/EIR,
- . The Disneyland Resort Specific Plan/EIR,
- . Hotel Circle Specific Plan/EIR,
- . Katella Avenue Super Street,
- . The I-5 Widening,
- . Anaheim Convention Center Betterment IV Project, and
- . Other Transportation/Infrastructure Studies

For further information regarding the Specific Plans, please contact Lucy Yeager, Senior Planner at the phone number listed in comment number one. For additional information relating to transportation, please contact John Lower, Traffic and Transportation Manager at 254-5183.

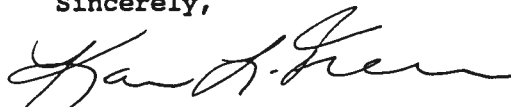
3. Please identify proposed development/improvements associated with each of the identified areas to facilitate work efforts in both cities.
4. Provide a detailed discussion of the extent of public improvements intended. Of particular interest are Chapman Avenue and West Street; Chapman Avenue and Harbor Boulevard; and, Chapman Avenue and Lewis Street. Request further information regarding the street widenings relative to Harbor Boulevard, Haster Street, and Chapman Avenue. Additionally, provide information related to the streetscape elements that Garden Grove proposes, especially along the Harbor Boulevard corridor. The City of Anaheim Planning staff would be very interested in understanding efforts along this corridor.
5. Consider regional transportation system improvements.
6. Request the Draft provide more detailed information regarding the transportation facilities indicated (i.e., the construction of a light rail systems connecting the proposed convention center and hotels along the Harbor Boulevard corridor with specific destinations within Orange County [such as Anaheim Convention Center and Disneyland]).

Staff would appreciate the opportunity to review the developments/improvements which Garden Grove is proposing at the earliest possible point in your processing.

Staff requests and encourages a meeting(s) with the City of Garden Grove staff to better understand the planning efforts underway in the City of Garden Grove. To arrange such meetings, please contact Lucy Yeager, Senior Planner, at the number listed in comment number 1 above.

If you have any questions related to these comments, please feel free to contact me at 254-5139, Ext. 5750.

Sincerely,



Karen L. Freeman
Associate Planner

ANAHEIM UNION HIGH SCHOOL DISTRICT

SCHOOLS SERVING STUDENTS RESIDING IN GARDEN GROVE:

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 Anaheim, CA 92804-5298
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950	956			

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1789	1860			

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956	975			

CITY OF ANAHEIM
PLANNING DEPARTMENT - PLANNING DIVISION

RELATED PROJECTS LISTINGS FOR OVERALL C-R STUDY AREA

Updated: 11/12/91

RELATED PROJECTS LIST**

APPROVED PROJECTS IN OVERALL C-R STUDY AREA
 (NOT INCLUDING SPECIFIC C-R AREA OR ANAHEIM STADIUM BUSINESS CENTER)

<u>NAME AND LOCATION</u>	<u>LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
1. Koll Anaheim Center Approximately 20 acres on the east side of Harbor Blvd., 132 feet on south side of Lincoln Ave., 413 ft. on the west side of Anaheim Blvd., and 788 ft. on the north side of Broadway (Downtown Redevelopment Project Alpha) (QS #72/83)	14-lot commercial subdivision with office buildings (2 buildings: 220,000 sq. ft., & 200,000 sq. ft. planned), retail space (10,900 sq. ft., & 5,900 sq. ft. planned) incorporated into parking structures, 3 restaurants with on-sale alcoholic beverages, a 200-room hotel, and a 2,500-seat cinema theater. (Additional projects in the Center are in the planning stages).	Redevelopment Area. Vacant land. CL Zone.	PC approved 6/4/90; CC approved 6/26/90.	CUP #3286, Reclass. #89-90-59, DA #90-01, EIR #189. The Pacific Bell Building (8-story, 200,000 sq. ft.) & one of the parking structures/retail is completed. The City Utilities Building (11-story, 221,963 sq. ft.) & another parking structure/retail is currently under construction.
2. Midway Trailer Park 200 W. Midway Drive (QS #86)	Re-subdivide existing park, yield 18 additional recreation vehicle spaces for ultimate total of 189 spaces.	171-lot mobile home/trailer park. RS-A-43,000 (MPH) Zone.	PC approved 5/21/90; CC No action 6/12/90.	CUP #3278. Applicant indicates that they will be converting the mobile home spaces to recreation vehicle spaces as they become available. (This will be an on-going process until total conversion to R.V. spaces is complete)

RELATED PROJECTS LIST**
APPROVED PROJECTS IN OVERALL C-R STUDY AREA
 (NOT INCLUDING SPECIFIC C-R AREA OR ANAHEIM STADIUM BUSINESS CENTER)

<u>NAME AND LOCATION</u>	<u>LAND USE DEVELOPMENT</u>	<u>APPROVED</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
3. The Captain's Quarters Motel 640 W. Orangewood Ave. (QS #78)	Expand existing 63-unit, 2-story motel to 141-guest room (78-room addition), 6-story, structure (5 levels of guest rooms above a subterranean parking garage) with no support facilities.	APPROVED	2-story, 63-unit motel. CL Zone.	PC approved 7/16/90; CC No action 7/24/90.	PC approved extension of time for CUP #3295 to expire 7/16/92.
4. Willowbrook Condominiums 400 W. Wilken Way (338-448 W. Summerfield Cr.) (QS #89)	1-lot, 64-unit condominium complex and 1-lot, 106-unit condominium complex.		Vacant self-storage facility. Reclassified RM-2400 from CG.	PC approved 6/5/89; CC approved 8/1/89.	TT #13997 (CC approved Final Map 12/4/90). CUP #3168 (granted in part by PC, granted subject to access through Wilken Way & other conditions by CC). CC approved extension of time to expire 8/1/91. Plan Check #1-18/90; Building Permit issued 3/7/91; Reclass. #88-89-55. TT #14169 (CC approved Final Map 12/4/90). CUP #3212, PC approved extension of time to expire 11/6/91. Under construction.
				PC approved 11/6/89; CC No action 11/28/89.	

RELATED PROJECTS LIST**
APPROVED PROJECTS IN OVERALL C-R STUDY AREA
 (NOT INCLUDING SPECIFIC C-R AREA OR ANAHEIM STADIUM BUSINESS CENTER)

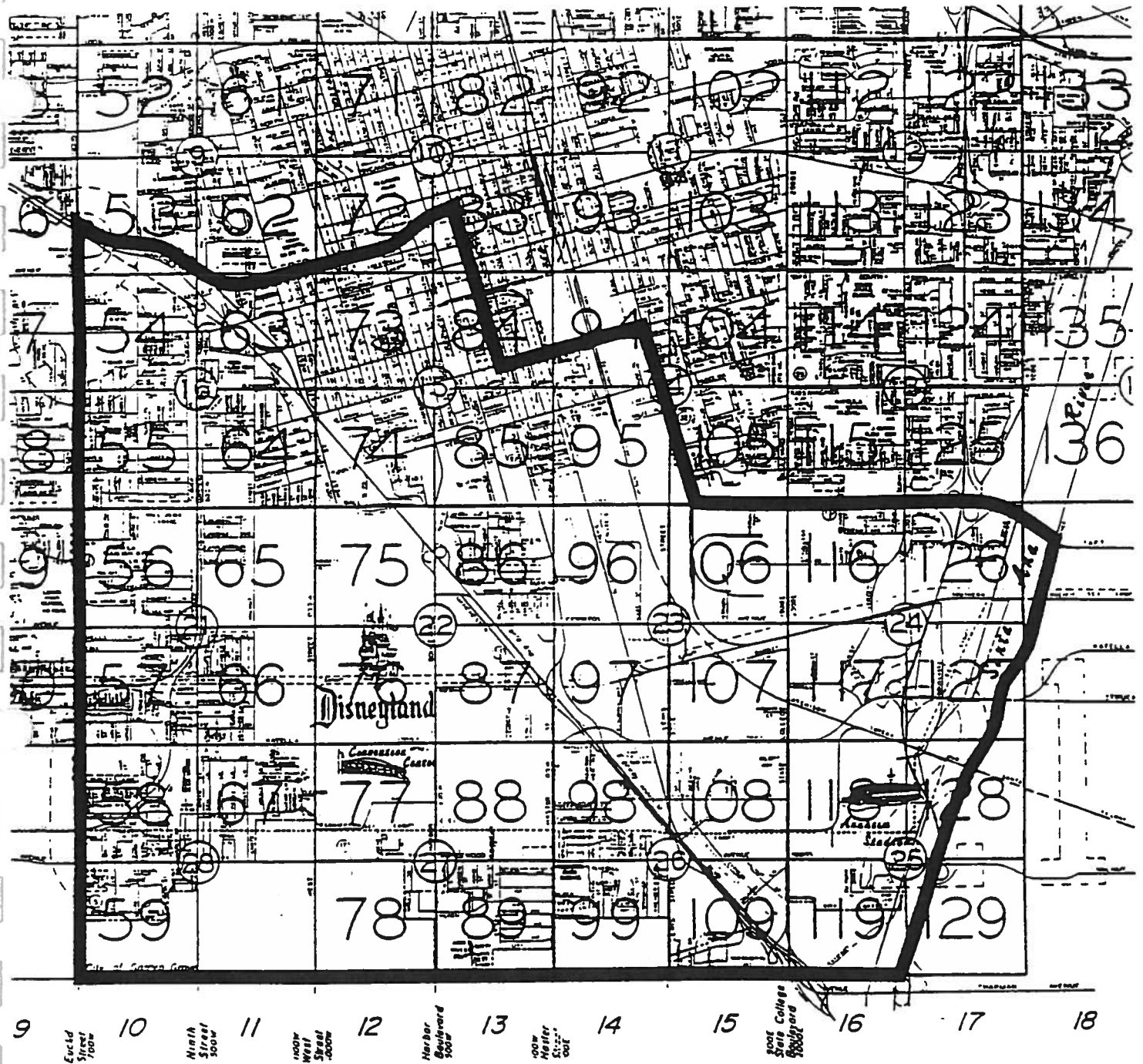
<u>NAME AND LOCATION</u>	<u>LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
5. Phoenix Club Sanderson Ave. & Auto Center Dr. (1340 S. Sanderson Ave.) (QS #126)	APPROVED 2-story, 29,741 sq. ft. German social club, 12,822 sq. ft. garden pavilion, 2,368 sq. ft. music pavilion; restaurant; semi-enclosed restaurant; dance/assembly hall; picnic area; air rifle/archery area; manager's quarters; private school; amusement rides; beer-garden; soccer field.	Vacant land and commercial horse stables on approx. 14.54 acres. Currently ML zone; Reclass. is to the CL Zone.	PC approved 5/6/91. CC approved 6/25/91.	CUP #3353 (approved subject to CPC conditions), Reclass. #90-91-15 (CC adopted Ord. #5230 on 6/4/91). Three buildings in Plan Check (#5-24/91).
6. Full Service Car Wash 535 S. Anaheim Blvd. (QS #84)	To remove a temporary office building and construct a 10,250 sq. ft. full service car wash.	Used car lot. ML Zone.	PC approved 7/15/91. CC No Action 8/6/91.	CUP #3419 approved subject to added conditions.
7. Harbor Inn Travelodge 2171 S. Harbor Blvd. (QS #78)	Construct freestanding 4-story (3 levels of guest rooms above at-grade parking), 60-room addition to an existing motel for 188 total rooms.	128-room motel. CH Zone.	PC approved 4/9/90; CC No action 5/1/90.	CUP #3257 (PC approved, on 8/26/91, a retroactive time ext. to exp. 4/9/92) Re-submitted for Plan Check (#7-11/90) on 11/21/90.

RELATED PROJECTS LIST**
APPROVED PROJECTS IN OVERALL C-R STUDY AREA
 (NOT INCLUDING SPECIFIC C-R AREA OR ANAHEIM STADIUM BUSINESS CENTER)

<u>NAME AND LOCATION</u>	<u>APPROVED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
8. Club Rack & Roll 1410 S. Anaheim Blvd. & 220 E. Palais Rd. (QS #96)	Conversion of 12,000 sq. ft. of vacant industrial space into a 31-table billiard center with full service food & beverage including beer & wine.	Vacant building. ML Zone. Reclass is to the CL Zone.	PC approved 7/29/91. CC No action 8/20/91.	CUP #3439 (PC granted for 1 year), Reclass #91-92-02.
9. Mack Truck 851 E. Cerritos Ave. (QS #96)	Conversion of existing bus service facility of 6,400 sq. ft. office space & 10,800 sq. ft. service bay area into truck sales and service facility.	Bus Storage Terminal. ML Zone.	PC approved 7/29/91. CC No action 8/20/91.	CUP #3435.
10. Stadium Park West SRO Hotel/Apts. 1360 S. Anaheim Blvd. (QS #96)	Renovation of two existing two-story office bldgs. into a 208-unit, 54,000 sq. ft. single room occupancy (SRO) hotel/apt.	Two existing office bldgs. located on approx. 2.4 acres. ML Zone.	PC approved 10/07/91; CC No action 10/22/91.	CUP #3449, SRO (Single Room Occupancy).

**List is limited to commercial projects over 10,000 square feet, residential projects over 50 units and hotel/motel projects over 75 units.

PO1400SG



APPROVED PROJECTS
IN OVERALL C-R AREA

(Not Including Specific C-R Area
or Stadium Business Center)

CITY OF ANAHEIM
PLANNING DIVISION



Updated: 11/12/91

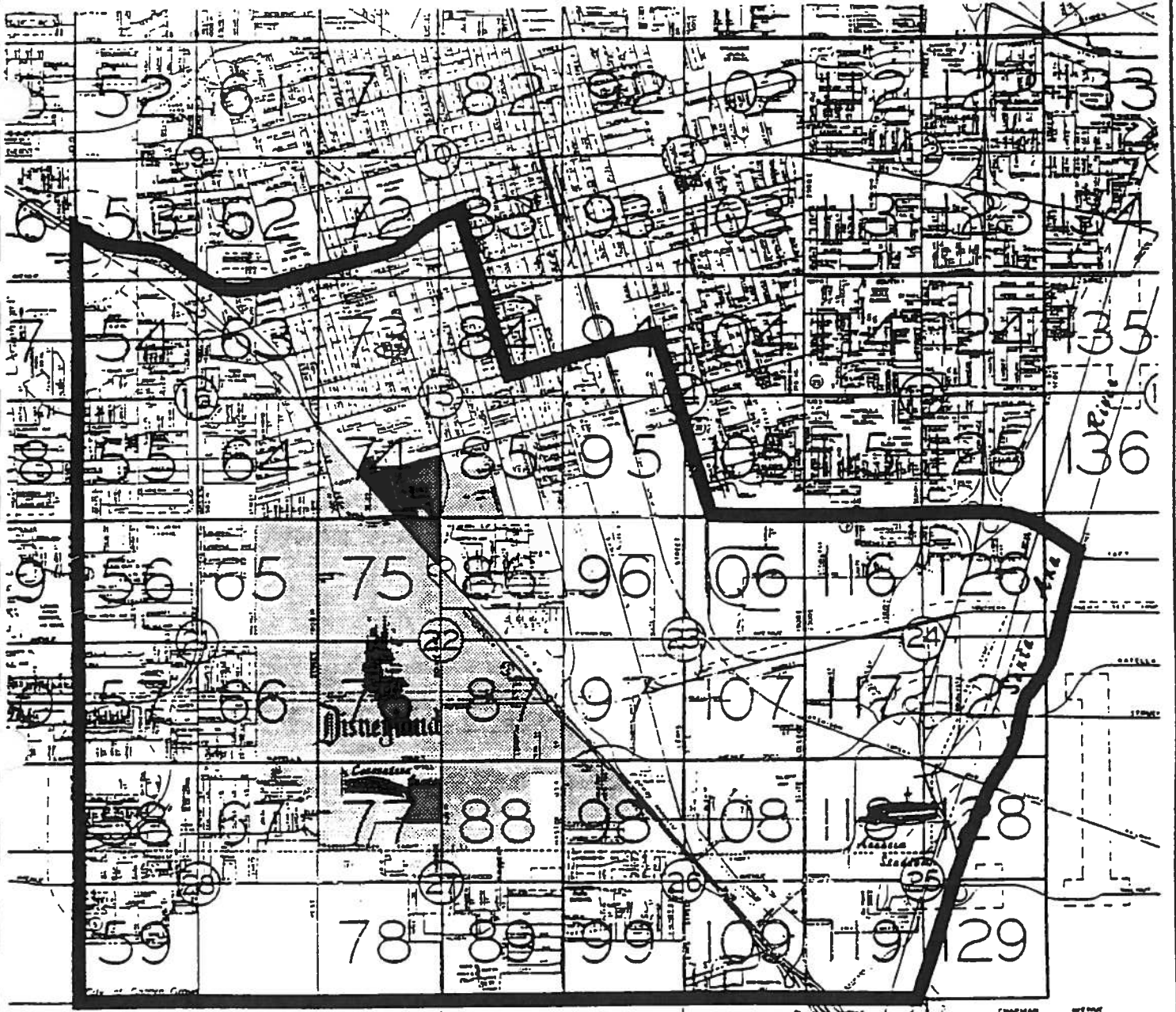
RELATED PROJECTS LIST**
APPROVED PROJECTS IN C-R AREA

<u>NAME AND LOCATION</u>	<u>APPROVED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
1. Katella Avenue Hotel* 201 W. Katella Ave. (QS #87)	12-story, 384-room hotel with lounge & meeting rooms, lobby/concierge area, exercise, sauna and locker facilities.	Parcel off of Katella Ave. is vacant; Fluorocarbon (industrial facility) is located on adjacent parcel off of Zeyn St. C-R Zone.	PC approved 2/26/90; CC approved 6/19/90. PC approved 8/15/88; CC No action 8/30/88.	CUP #3241 (CC approved time ext. to exp. 6/19/92), CUP #3053; Plan Check #3-13/90 for CUP #3053 has expired. *Part of Hotel Circle (See also In Process listing under Hotel Circle).
2. Anaheim Hotel Complex 2085 S. Harbor Blvd. (NW corner Orangewood & Harbor). (QS #77)	17-story, 750-room hotel with restaurant.	Vacant land. Reclass. is to C-R from CL.	PC approved 11/20/89; CC approved 12/12/89.	CUP #3217 (CC approved ext. of time to expire 1/26/92), EIR #294, Reclass #90-91-22 approved by Ord. #5222. (Anaheim Ramada Renaissance Hotel)
3. Coral Reef Resort 1240 S. Walnut St. (QS #65)	A conversion of an existing 254-room hotel/restaurant to a vacation ownership resort containing 249 vacation ownership units and 164 hotel rooms & construction of two new multi-story buildings with attendant parking and recreational amenities.	Existing Conestoga Hotel and Cattleman's Wharf Restaurant. C-R Zone.	PC approved 4/23/90; CC No action 5/15/90. PC approved 6/3/91. CC No Action 6/25/91.	CUP #3258; PC approved time extension (on 4/22/91) to expire 4/23/92. V #4130 (in conjunction with TT 14512)

RELATED PROJECTS LIST**
APPROVED PROJECTS IN C-R AREA

<u>NAME AND LOCATION</u>	<u>APPROVED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
4. Clementine St. Hotel* 1752 S. Clementine St. (QS #87)	6-story, 130-room hotel.	Fluorocarbon (industrial) facility. C-R Zone.	PC approved 3/26/90; CC approved 6/19/90.	CUP #3255. Building permit was issued 12/11/90. This project is currently under construction. *Part of Hotel Circle (See also In Process listing under Hotel Circle).
5. Haster Street Hotel* 1745 S. Haster St. (QS #87)	4-story, 139-room hotel.	Corcoran Mfg. (industrial) facility. C-R Zone.	No discretionary approval needed.	Includes 6-level parking structure (one level underground) behind hotel. A Building Permit was issued on 9/7/90 and has expired. *Part of Hotel Circle (See also In Process listing under Hotel Circle).
6. King Henry's Feast 1859 S. Manchester Ave. (QS #98)	26,105 sq. ft., 750-seat medieval castle dinner theater.	Vacant warehouses (Galaxie Boats). C-R Zone.	PC approved 3/11/91; CC approved 4/9/91.	CUP #3389. Plan Check #6-18/91.

**List is limited to commercial projects over 10,000 square feet, residential projects over 50 units and hotel/motel projects over 75 units.



9 Euclid Street 100W 10 Ninth Street 300W 11 110W West Street 400W 12 Harbor Boulevard 500W 13 60W Master Street 600W 14 15 1600 State College Boulevard 800W 16 17 18

APPROVED PROJECTS IN C-R AREA

CITY OF ANAHEIM
 PLANNING DIVISION

Updated: 9/23/91

RELATED PROJECTS LIST**
APPROVED PROJECTS IN ANAHEIM STADIUM BUSINESS CENTER

<u>NAME AND LOCATION</u>	<u>APPROVED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
1. Stadium Business Park State College Blvd. & Gene Autry Way (previously Pacifico Ave) 1939-1985 S. State College Blvd. (QS #108)	Two (2) 16-story, 300,000 & 339,200 sq. ft. office buildings; two (2) 20-story, 440,000 sq. ft. office buildings; one (1) 2-story, 40,000 sq. ft. health club (attached to one (1) 8-story parking structure); one (1) 18-story, 275,177 sq. ft. 400-room hotel and restaurant with a cocktail lounge and 1,900 sq. ft. of accessory retail uses; and, 40,000 sq. ft. of accessory retail uses with specialty service/retail shops including semi-enclosed restaurants (and sandwich shops) with on-sale of alcoholic beverages to be located in the office buildings and/or the parking structures.	Existing restaurant and ten industrial buildings. Currently ML Zone; ReClass is to the CO Zone.	PC approved 7/16/90; CC approved 7/24/90.	CUP #3303, ReClass #90-91-06, EIR #277, DA #89-01.

RELATED PROJECTS LIST**
APPROVED PROJECTS IN ANAHEIM STADIUM BUSINESS CENTER

<u>NAME AND LOCATION</u>	<u>APPROVED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
2. State College Plaza 2099 S. State College Blvd., 7.67-acre site (QS #108)	Phase I: 6-story, 126,000 sq. ft. office building; Phase II: 12-story, 255,936 sq. ft. office building; Phase III: 10-story, 211,600 sq. ft. office building with 5-story parking structure with 687 spaces and surface parking of 457 spaces.	Phase I completed. CO (FP) Zone.	PC approved 11/25/85; CC approved 12/17/85.	CUP #2713, Reclass #85-86-02, EIR #268. Phase I complete. Extension of time to expire 12/17/91 for Phases II & III.
3. IDM Business Center 291 N. State College Blvd. between Orangewood Ave. and Chapman Ave. in the Cities of Anaheim and Orange. (QS #119)	18-story, 391,667 sq. ft. commercial/office building (including 7,000 sq. ft. of accessory retail) and 6-level parking structure. (this does not include portion of project in the City of Orange).	Drive-in Theater on 6.7 acres. Currently ML Zone; Reclass is to CO Zone.	PC approved 3/13/89; CC approved 4/25/89.	CUP #3106 (approved fo 2 years; a request for a 2 year time extensio was approved by CC (4/2/91) to expire on 4/25/93), Reclass #88-89-27, EIR #288, D #88-05. (See also listing of Projects Outside of Anaheim).
4. Central Park Towers 1750 S. State College Blvd. & 2039 E. Katella Ave. (2155-2195 E. Katella Ave.) (QS #117)	Two (2) 289,000 sq. ft., 13-story office towers; a 134-room all-suites (full kitchen) hotel with cocktail lounge; 10,000 sq. ft. restaurant; 6,000 sq. ft. of specialty service/retail; 7-level parking structure.	Community Bank facility (to be removed) with the remainder of the property in agricultural production, Reclass to CO Zone from ML Zone.	PC approved 12/17/90; CC approved 1/15/91.	CUP #3356, Reclass #90-91-17 (CC adopted Ord. #5227 on 6/7/91), EIR #304. DA #90-02 (approved by CC 2/5/91). Hotel projec is in plan check (#3-21/91).

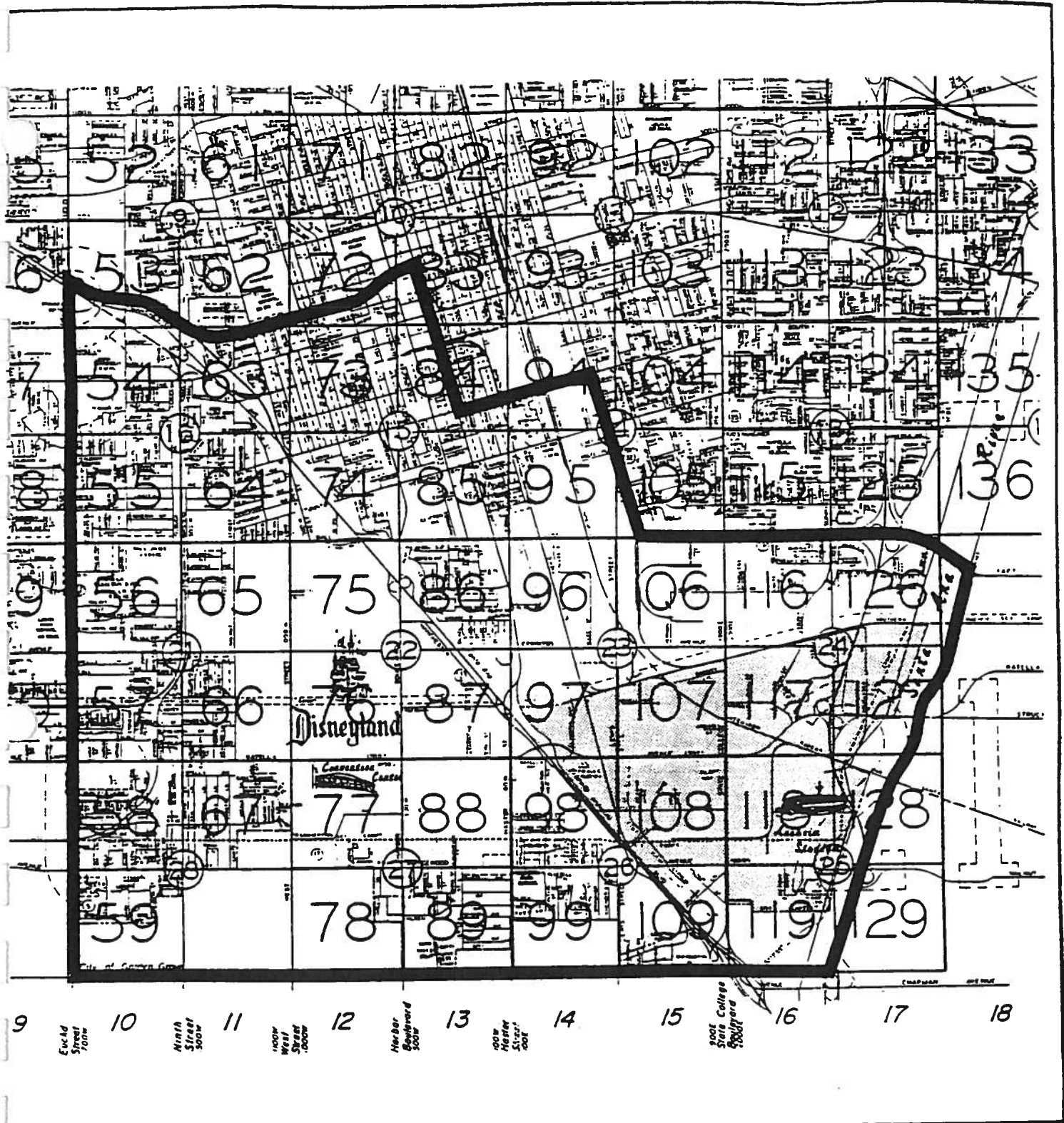
RELATED PROJECTS LIST**
APPROVED PROJECTS IN ANAHEIM STADIUM BUSINESS CENTER

<u>NAME AND LOCATION</u>	<u>APPROVED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
5. Stadium Towers 2420 E. Katella Ave. (QS #117)	12-story, 270,000 sq. ft. office building; 11-story, 277-room, 156,545 sq. ft. hotel with accessory uses (hotel may be replaced by a 39,075 sq. ft. commercial retail center and two freestanding restaurants. See Project #6 below).	12-story, 270,000 sq. ft. office building. CO Zone.	PC approved 1/7/85; CC approved 2/26/85.	CC approved time extension for CUP #2651 to expire 2/26/92. A Building Permit was issued 2/22/90 and expired on 2/22/91; a second extension was granted & expired on 8/21/91. Reclass #90-91-11 finalized by Ord. #5185 (11/13/90).
6. Stadium Towers Plaza 2430 E. Katella Ave. (QS #117)	21,395 sq. ft. commercial retail center; 9,280 sq. ft. Carlos Murphy's restaurant; 7,750 sq. ft. Hungry Hunter restaurant.	Office complex. CL Zone.	PC approved 6/5/89; CC No Action 6/27/89.	PC approved extension of time for CUP #3165 to expire 6/6/92. Reclass #87-88-26 was finalized by Ord. #5186 (11/27/90). This project is anticipated to take the place of the 11-story hotel listed under Stadium Towers (Project #5 above).
7. Anaheim Stadium Center North side of Orangewood Ave. in Stadium parking lot. (QS #118 & #128)	2,118,480 sq. ft. commercial office complex with accessory retail; four 18+-story towers with four parking structures.	Stadium parking lot. PR Zone.	PC approved 1/24/83; CC approved 2/8/83.	CUP #2400, EIR #252. DA #83-01 (approved by CC 2/15/83). Litigation is pending on this project.

RELATED PROJECTS LIST**
APPROVED PROJECTS IN ANAHEIM STADIUM BUSINESS CENTER

<u>NAME AND LOCATION</u>	<u>APPROVED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
8. Metrocentre (Phase 3) North side of Orangewood Ave., east of Santa Cruz St. (QS #108)	2-story, 24,430 sq. ft. office building.	Metrocentre Complex. CO Zone.	No discretionary approval needed.	Reclass #81-82-2 was finalized by Ord. #4304 (1/26/82). CC approved revised plans on 9/8/86.
9. Anaheim Arena East side of Douglass Rd., north of Katella Ave. (2695 E. Katella Ave.) (QS #126 & #127)	20,000 seat multi-purpose sports arena.	The Phoenix Club, The Christian Company Inc., and the Flood Control District (vacant land). PR & PR(FP) Zone.	PC denied CUP #3224, approved Reclass #89-90-29 (12/13/89); CC approved both 12/27/89.	CUP #3224, EIR #299. Reclass #89-90-29 was finalized by Ord. #5159 (9/11/90). Currently under construction.
10. Jail Site County of Orange Property Northwest corner of Katella Ave. and Douglass Rd. (QS #127)	1,581-bed medium/maximum security jail facility on 7.7 acres.	Abandoned County Waste Disposal Transfer Station. RS-A-43,000 Zone.		Site selected by County Board of Supervisors on 12/17/86 (County owned property). City successfully challenged the adequacy of the EIR.
11. Hanover/Katella Office Park 1284 E. Katella Ave. and 1301-1395 E. Gene Autry Way (previously Pacifico Ave.) (QS #108)	1,235,375 sq. ft. commercial office complex with five (5) 7-to-15 story office buildings including 56,000 sq. ft. of accessory retail and three (3) parking structures.	Hanover Goldenwest Business Park & Hanover Anaheim Central Business Park. ML Zone.	PC approved 9/14/87; CC approved 10/27/87.	CUP #2946, Reclass #87-88-14, EIR #271. Amendment No. 1 to DA #87-01 approved by CC on 3/19/91; Ord. #5210 approved 4/2/91. (Time expirations tied to Development Agreement).

**List is limited to commercial projects over 10,000 square feet, residential projects over 50 units and hotel/motel projects over 75 units.



APPROVED PROJECTS IN
ANAHEIM STADIUM
BUSINESS CENTER

CITY OF ANAHEIM
PLANNING DIVISION

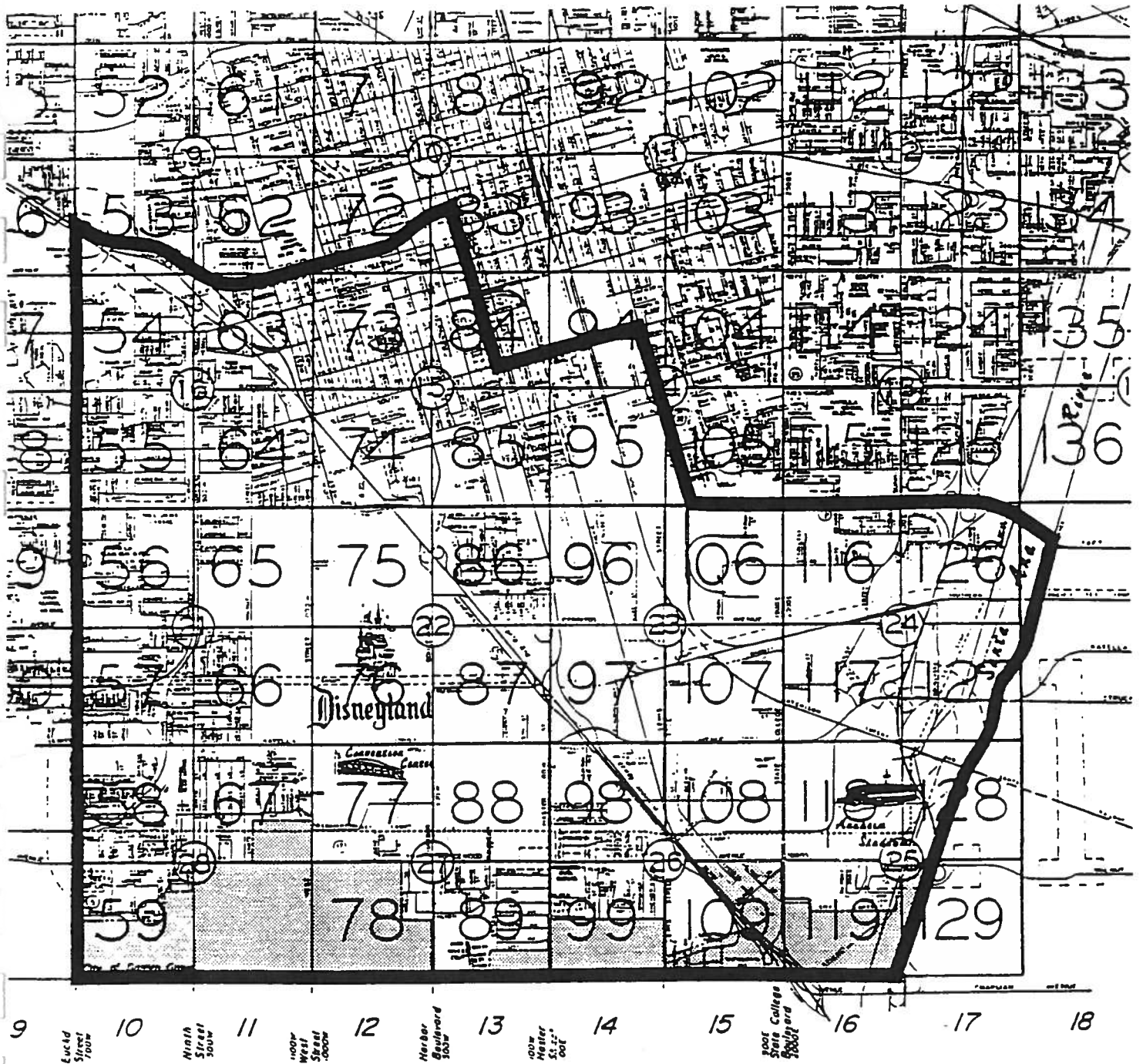


RELATED PROJECTS LIST**
OVERALL C-R STUDY AREA PROJECTS OUTSIDE OF ANAHEIM

<u>NAME AND LOCATION</u>	<u>APPROVED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
<u>CITY OF ORANGE</u>				
1. Koll Center Orange SW corner of Orangewood Ave. and State College Blvd. (QS #109)	<u>Phase II</u> 439,111 sq. ft. 21-story office building and Two (2) 291,000 sq. ft. 14-story office buildings.	<u>Phase I</u> 290,900 sq. ft., 14-story office building; 290,000 sq. ft. 230-room, 10-story hotel; Red Onion Bar/Restaraunt.		Project is located on total of 9.3 acres.
2. IDM Business Center East side of State College Blvd. between Orangewood Ave. and Chapman Ave. (QS #119)	<u>Phase I</u> Two (2) 250,000 sq. ft., 10-story office buildings. <u>Phase II</u> Two (2) 391,667 sq. ft., 18-story office buildings, and a 6-level parking structure.	Orange Drive-In Theater (located in the Cities of Orange and Anaheim).		Project (excluding portion in Anaheim) is located on 12.1 acres. (Also see listing of Approved Projects In Anaheim Stadium Business Center)
3. Cinedome Theaters 3001 W. Chapman Ave. (QS #119)	An addition of three (3) theaters, 933-seats, 12,348 sq. ft. to an existing movie theater.	An existing eight (8) theater, 4090-seat, 59,335 sq. ft. movie theater.		Syufy Enterprises "Cinedome" Theaters. Under construction.

NOTE: Garden Grove has indicated that there are currently no projects underway in the related C-R Study Area that meet the specifications indicated.

**List is limited to commercial projects over 10,000 square feet, residential projects over 50 units and hotel/motel projects over 75 units.



OVERALL C-R STUDY AREA
PROJECTS OUTSIDE OF ANAHEIM

CITY OF ANAHEIM
PLANNING DIVISION



Updated: 11/12/91

RELATED PROJECTS LIST**
PROJECTS IN PROCESS IN OVERALL C-R STUDY AREA

<u>NAME AND LOCATION</u>	<u>PROPOSED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
1. Hotel Circle North side of Katella Ave. between Haster St. and Clementine St. (QS #87)	*Phase I-Katella Ave. Hotel 1: 12-story, 384-room all-suites hotel; including a 4,900 sq. ft. meeting/banquet room, a 3,600 sq. ft. restaurant, plaza level at top floor, exercise room, gift shop and pool/spa areas; 4-level parking structure (± 400 spaces)	Industrial, commercial, church office and vacant land. C-R Zone.	In the process of developing an EIR and a Specific Plan. *Previously approved projects to be incorporated into the Hotel Circle Specific Plan.	
	*Phase I-Haster Street Hotel 1: 6-story, 139-room all-suites hotel; 75,200 sq. ft. including pool/spa areas and exercise room; underground parking (±113 spaces).			
	*Phase I-Clementine Street Hotel 1: 6-story, 130-room all-suites hotel; 69,800 sq. ft. including pool/spa area and exercise room; underground parking (±107 spaces). (Cont'd)			

RELATED PROJECTS LIST**
 PROJECTS IN PROCESS IN OVERALL C-R STUDY AREA

<u>NAME AND LOCATION</u>	<u>PROPOSED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE / ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
1. Hotel Circle (Cont'd)	<p><u>Phase II-Katella Avenue Hotel 2:</u> 6-story, 150 to 200-room all-suites hotel; 75,000-100,000 sq. ft. including pool/spa areas and exercise room; underground parking (+160 spaces).</p> <p><u>Phase II-Haster Street Hotel 2:</u> 10 to 12-story high-rise; 250-350 rooms; full service hotel with 225,000-275,000 sq. ft. including a 5,000-10,000 sq. ft. meeting/banquet room, a 3,000-7,000 sq. ft. restaurant, plaza level on top floor, exercise room and gift shop; 4 to 5-level parking structure (+300 spaces). (Cont'd)</p>			

RELATED PROJECTS LIST**
PROJECTS IN PROCESS IN OVERALL C-R STUDY AREA

<u>NAME AND LOCATION</u>	<u>PROPOSED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
1. Hotel Circle (Cont'd)	<p><u>Phase II-Clementine</u> <u>Street Hotel 2: 12 to 14-story high-rise with 350 to 400 rooms; full service hotel with 200,000-250,000 sq. ft. including a 10,000-25,000 sq. ft. meeting/banquet room, a 5,000-7,000 sq. ft. restaurant, plaza level at top floor, exercise room and gift shop; 3 to 4-level parking structure (±400 spaces).</u></p> <p><u>Phase III-Clementine</u> <u>Street Hotel 3:</u> 6-story; 100 to 130-room all-suites hotel; 60,000-70,000 sq. ft. including pool/spa areas and exercise room; underground parking (±110 spaces).</p>			

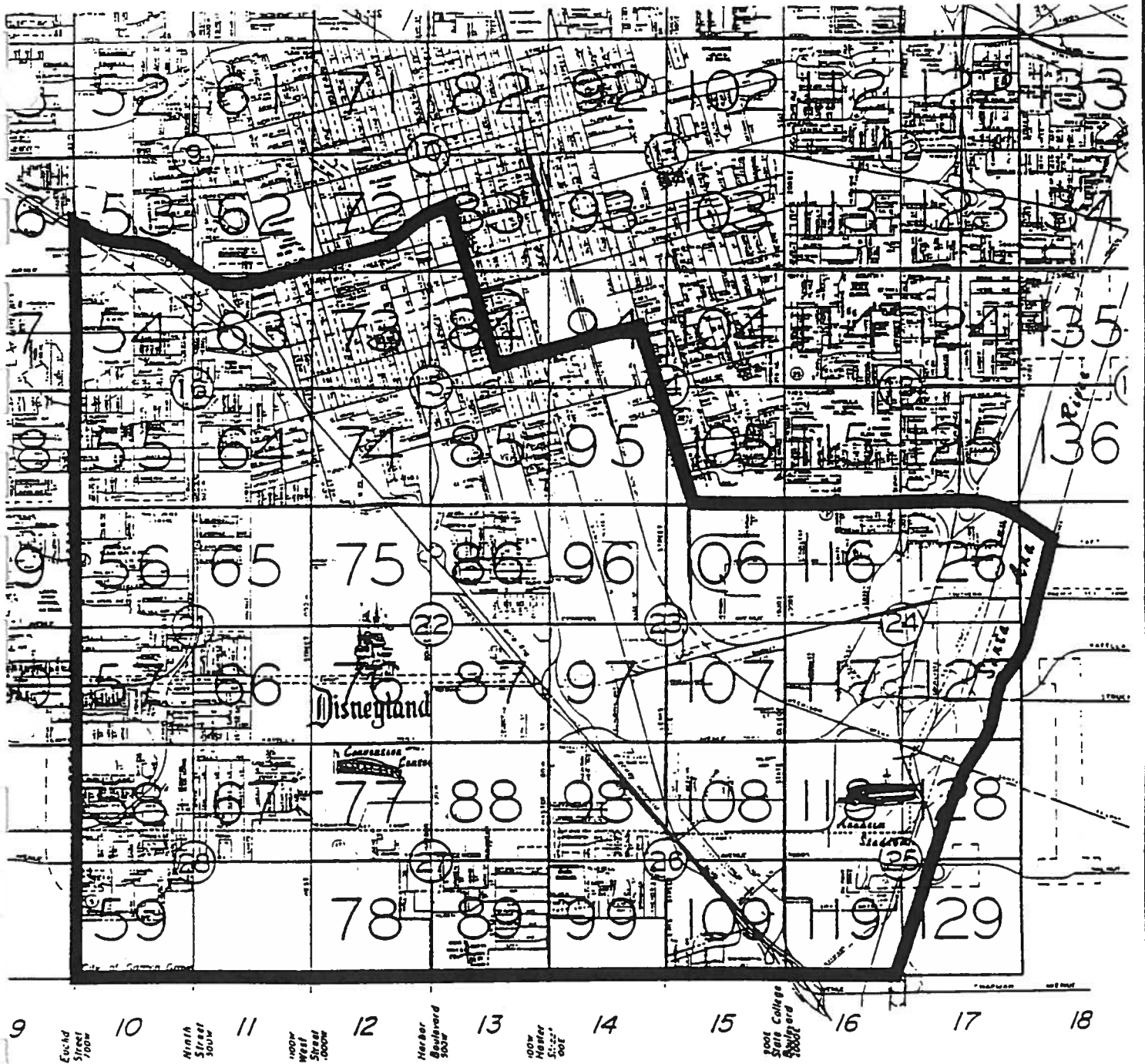
RELATED PROJECTS LIST**
PROJECTS IN PROCESS IN OVERALL C-R STUDY AREA

<u>NAME AND LOCATION</u>	<u>PROPOSED LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
2. Condominium Complex 400 S. Walnut St. (QS #63)	A 12 building (2 story above basement), 112-unit, 185,245 sq. ft. condo complex.	Vacant land (previously Taylor Lumber). ML Zone.	Profile #39 submitted 5/1/91.	
3. Unitarian Church/SRO Housing 1120 W. Santa Ana St. (QS #63)	107-unit, 15,420 sq. ft. SRO housing & Unitarian Church.	Existing Church. RS-A-43,000 Zone.	Profile #64 submitted 7/11/91.	SRO (Single Room Occupancy).
4. The Disneyland Resort Located generally west of the Santa Ana (I-5) Freeway and east of Walnut St. between Orangewood Ave. & Ball Rd.. (QS's #65, #66, #75, #76, #87 & #88)	The Project area encompasses approx. 550 acres and includes the development of a theme park, hotels, retail, parking and related uses in accordance with the Disneyland Resort Specific Plan.	Existing theme park, hotels, RV/campground parks, racquet club, industrial, commercial/retail, agricultural, parking, recreational, park/open space, church, and vacant land. C-R Zone.	In the process of preparing an EIR and a Specific Plan.	
5. Convention Center Inn 2017 S. Harbor Blvd. (QS #77)	Expand existing hotel to create a 4-story, 312-unit hotel with a restaurant, build over a parking structure on 3.279 acres.	Existing 122-room Convention Center Inn, Mr. Steak restaurant & 76-room Peter Pan Motor Lodge (to be demolished). C-R Zone.	Profile #106 submitted on 9/18/91.	

RELATED PROJECTS LIST**
PROJECTS IN PROCESS IN OVERALL C-R STUDY AREA

<u>NAME AND LOCATION</u>	<u>LAND USE DEVELOPMENT</u>	<u>CURRENT LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
	<u>PROPOSED</u>			
6. Cinderella Suites Hotel 1731 S. Clementine St. (QS #87)	200-unit all suites hotel with 4-levels of rooms above 2-levels of parking on 1.43 acres.	Existing warehouse/industrial building. C-R Zone.	Profile #110 submitted on 10/01/91.	
7. Flamingo Suites 1212 S. West St. (QS #75)	74-unit, 4-story, 61,611 sq. ft. all suites hotel with complimentary breakfast and meeting room for guests only and one level of subterranean parking on 0.9 acre.	Existing 41-unit motel. C-R Zone.	Profile #115 submitted on 10/29/91.	See "Inactive Projects Listing", project No. 6 & "In Process Listing", project No. 8 below.
8. Flamingo Suites 2 1212 S. West St. (QS #75)	122-unit, 4-story, 98,441 sq. ft. all suites hotel with complimentary breakfast and meeting room for guests only and two levels of subterranean parking on 0.9 acre.	Existing 41-unit motel. C-R Zone.	Profile #121 submitted on 10/31/91.	See "Inactive Project Listing", project No. 6 & "In Process Listing", project No. 7 above.
9. The Sands Motel 1520 S. Harbor Blvd. (QS #86)	121-unit (33-all suite, 88-singles), 5-story, 87,632 sq. ft. hotel including a 480 sq. ft. gift shop on 1.2 acres.	Existing 26-unit motel. C-R Zone.	Profile #119 submitted on 10/30/91.	See "Inactive Project Listing", project No. 4.

**List is limited to commercial projects over 10,000 square feet, residential projects over 50 units and hotel/motel projects over 75 units.



PROJECTS IN PROCESS IN
OVERALL C-R STUDY AREA

CITY OF ANAHEIM
PLANNING DIVISION



Updated: 11/12/91

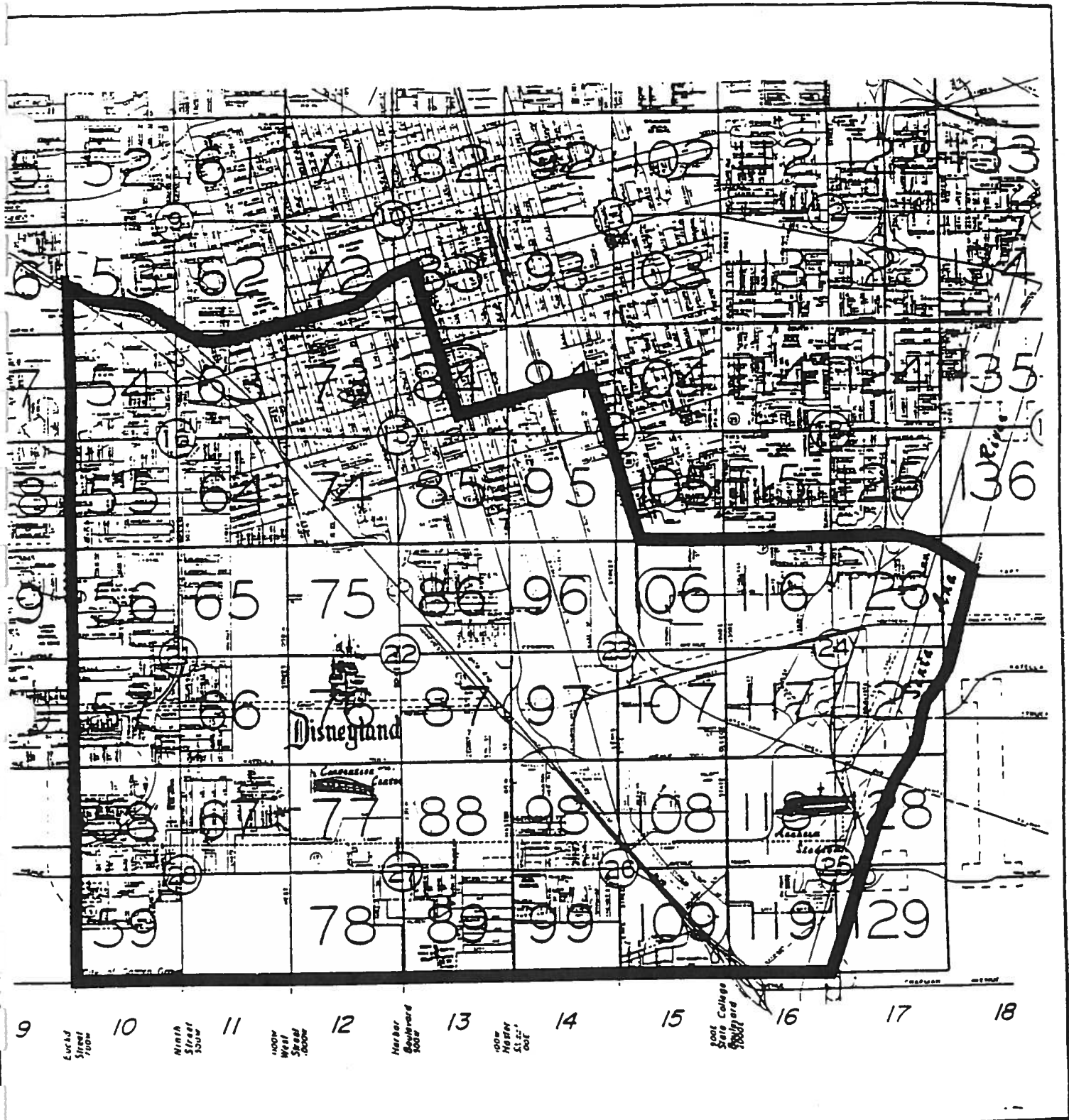
RELATED PROJECTS LIST**
COMPLETED PROJECTS IN OVERALL C-R STUDY AREA

<u>NAME AND LOCATION</u>	<u>LAND USE DEVELOPMENT</u>	<u>PAST LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
1. Ascot Slic-Trac Go-Kart Facility 1700 S. Anaheim Blvd. (QS #97)	Approx. 13,000 sq. ft. oval track area. Convert two (2) existing buildings into (1) 750 sq. ft. storage facility; (2) 950 sq. ft. arcade; 1,861 sq. ft. offices; 270 sq. ft. snack bar; 422 sq. ft. rest rooms; 529 sq. ft. storage.	Vacant 4,032 sq. ft. commercial buildings. CH Zone.	PC approved 3/26/90; CC approved 5/8/90.	CUP #3250 (granted for 3 years). <u>Project</u> <u>completed.</u>
2. City Promenade 415-475 S. Clementine (QS #73)	102-unit apartment building.	Was developed with 20 single-family residences (removed). Reclassified RM-1200 from RM-2400.	PC approved 6/5/89; CC No action 6/27/89.	Var. #3941, Reclass. #88-89-53. <u>Project</u> <u>completed.</u>
3. Shell Service Station 601 W. Ball Rd. (QS #74)	Service station & convenience mart.	Previous service station was removed for Ball Rd widening. C-R Zone.	PC denied 3/27/89; CC approved 5/9/89.	CUP #3109 approved in part. <u>Project</u> <u>completed.</u>
4. Desert Inn Motel 1600 S. Harbor Blvd. (QS #87)	Conversion of 18 2-room suites in an existing 114-unit motel into 36 single units (132 total units).	Existing motel. C-R Zone.	ZA approved 6/28/90; CC No action 7/10/90.	AA #0044. <u>Project</u> <u>completed.</u>

RELATED PROJECTS LIST**
COMPLETED PROJECTS IN OVERALL C-R STUDY AREA

<u>NAME AND LOCATION</u>	<u>LAND USE DEVELOPMENT</u>	<u>PAST LAND USE/ZONE</u>	<u>APPROVAL STATUS</u>	<u>GENERAL COMMENTS</u>
5. Hardin Honda 1381 Auto Center Drive (QS #126)	Auto sales/service. 2-building, 37,643 sq. ft. facility connected by a roof-deck containing the following: 41,300 sq. ft. roof deck for storage of 90 new car/47 employee spaces; 2,200 sq. ft. showroom; 9,380 sq. ft. office; 17,510 sq. ft. service area; 8,550 sq. ft. parts sales/storage.	Concrete breaking and removal business. ML Zone.	PC approved 1/29/90; CC No action 2/13/90.	CUP #3235. <u>Project</u> <u>completed.</u>
6. Los Angeles Freightliner GMC Trucks 700 E. Katella Ave. (QS #98)	7,430 sq. ft. service area; 12,459 sq. ft. office, sales, warehouse; 6,000 sq. ft. display area; 18,000 sq. ft. truck storage.	Industrial building. ML Zone.	PC approved 11/5/90; CC approved 12/18/90.	CUP #3345 (granted for 5 years). <u>Project</u> <u>completed.</u>
7. Anaheim Discount Department Store 1440 S. Anaheim Blvd. (QS #96)	Converted existing 133,200 sq. ft. industrial building into an indoor swap meet.	Church with retail gift store & career school. ML Zone; Reclass. is to the CL Zone.	PC approved 4/22/91 CC approved 6/4/91.	CUP #3400 (granted for 10 years with a 5 year review, subject to CPC cond.), Reclass. #90-91-25 (adopted by Ord. #5259), GPA #319. <u>Project completed.</u>

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COMPLETED PROJECTS IN
OVERALL C-R STUDY AREA

CITY OF ANAHEIM
PLANNING DIVISION





MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Office of the General Manager

Ms. Susan Evans
City of Garden Grove
Community Development Department
11391 Acacia Parkway, Room 132
Garden Grove, California 92640

Dear Ms. Evans:

Notice of Preparation of a Draft
Environmental Impact Report for the Garden Grove
Community Project Redevelopment Plan Amendment

We have received your Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Garden Grove Community Project Redevelopment Plan Amendment (Plan). The NOP proposes to amend the Plan to include an increase in the existing tax increment limitations, increase the debt limit, increase the eminent domain time limit, add area to the existing project area, list projects for the areas to be added to the existing project area and extend the life of the Plan. The comments herein represent Metropolitan's response as a potentially affected public agency.

Our review of the NOP indicates that Metropolitan has a facility in the vicinity of your proposed project. Metropolitan's West Orange County Feeder parallels the project site in an east/west direction. The attached map shows Metropolitan's facility in relation to your proposed project area. It will be necessary to consider its location in your project planning.

In order to avoid potential conflicts with Metropolitan's facilities, we request that prints of plans for any activity in the area of Metropolitan's pipeline and rights-of-way be submitted for our review and written approval. You may obtain detailed prints of drawings of Metropolitan's pipeline and rights-of-way by contacting Ms. Susan Walters, Engineering Technician II at (213) 250-6961. Additionally, a statement of guidelines for development in Metropolitan's facilities area, fee properties or easements has been attached for your information.

Metropolitan requests that the DEIR analyze the consistency of the proposed project with the population forecasts adopted by the Southern California Association

Ms. Susan Evans

-2-

of Governments (SCAG). Metropolitan uses SCAG's population projections to determine future water demands. Development above these forecast provisions may increase demand on Metropolitan's resources and facilities beyond that anticipated. Please include such an analysis in the DEIR.

Additionally, Metropolitan encourages water conservation measures at the various stages of your project planning. Metropolitan continues to build new supplies and develop means for more efficient use of current resources, yet drought and rapid development continue to increase demands on the current system. Water conservation, reclaimed water use, and ground water recharge programs contribute to local supplies and would help off-set any increase in water associated with your proposed redevelopment plan.

We appreciate the opportunity to provide input to your planning process. If we can be of further assistance, please contact me at (213) 250-6272.

Very truly yours,

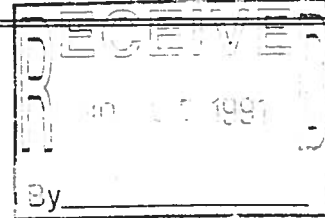
Kathleen M. Kunysz
Manager, Environmental Affairs

JA:gg

Attachments

Env:GARDENGR

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION
2010 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507-2409
PHONE: (714) 782-4130



November 20, 1991

Ms. Susan Evans
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

NOTICE OF PREPARATION (NOP) OF DRAFT ENVIRONMENTAL IMPACT REPORT
(EIR) FOR THE GARDEN GROVE COMMUNITY PROJECT DEVELOPMENT PLAN
AMENDMENT, ORANGE COUNTY, SCH # 91101050

Dear Ms. Susan:

We have reviewed the NOP for this project. In response to the statutory concerns of this office, the Draft EIR should address the following:

I. Water Quality

A. Potential impacts of the proposed project on surface and groundwater quality:

- Construction activities (including grading) that could result in water quality impacts.
- Soil characteristics related to water quality (potential for erosion and subsequent siltation, increase or decrease in percolation).
- Impacts of waste generation, treatment and disposal.
- Impacts of toxic substances handling and/or disposal (if appropriate).

B. Mitigation of Adverse Impacts.

II. Water, Wastewater and Solid Waste Service

A. Water

- Availability of water for the proposed project.
- Existing infrastructure: location of water supply lines, tie-ins.
- Applications or permits required for water acquisition.
- Impact or calculated project demand on water supply.

Ms. Susan Evans
City of Garden Grove

-2-

November 20, 1991

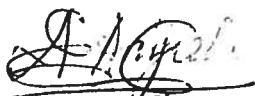
B. Waste Disposal/Treatment

- Types and amounts of waste materials generated by project.
- Proposed waste treatment and disposal methods.
Existing infrastructure:
 - * treatment facilities: location, current capacity, treatment standards; master treatment facilities expansion plan (if appropriate)
 - * treatment plant collector system; location of major trunk lines and tie-ins, current capacity
 - * disposal facilities: location, capacity
- Applications or permits required to implement waste disposal.
- Impact of calculated project waste volume on capacity of existing and proposed treatment and disposal facilities.

In addition, either a National Pollutant Discharge Elimination System (NPDES) permit for any discharge of wastes to surface waters or a Waste Discharge Requirements (WDR) permit for any discharge of wastes to land will be required from this Regional Board. These discharges of wastes can be those associated with, but not limited to, dewatering during construction, dredging activities, or stormwater runoff from industrial areas, construction sites and/or facilities which use hazardous materials. Also, the new stormwater regulations, published by EPA on November 16, 1990 in the Federal Register (40 CFR Parts 122, 123 and 124), require a NPDES permit for runoff from construction sites of five acres or more. Any proposed use of reclaimed water will also require that a Report of Waste Discharge be filed with this office. Please note that the time frame for the issuance of a permit can be as long as 180 days from the time the permit application is accepted as complete.

We look forward to reviewing the Draft EIR when it becomes available. If you have any questions, please call me at (714) 782-3292.

Sincerely,



Augustine Anijielo, Water Resources Control Engineer
Regulations Section

cc: Russell Colliau, State Clearinghouse

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RECEIVED
NOV 8 1991
CITY MANAGER'S OFFICE

November 5, 1991
VIA CERTIFIED MAIL

Mr. George Tindall
Agency Director
CITY OF GARDEN GROVE
GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
11391 Acacia
Garden Grove, California 92642

RE: Amended Garden Grove Community Project
Rancho Santiago Community College District

Dear Mr. Tindall:

The Rancho Santiago Community College District ("District") has asked our firm to assist them in reviewing the proposed Amended Garden Grove Community Project ("Project"), so as to enable the District to consistently and effectively participate in the fiscal review process, the plan adoption process, and the environmental impact report certification process.

The District has received the following documents:

- 1) Statement of Preparation of Redevelopment Plan;
- 2) Copy of the Project Area Map for the proposed amendment to the Amended Garden Grove Community Project;
- 3) Copy of the legal description of the amendment area; and
- 4) A statement of the last equalized assessment roll proposed to be used for tax allocations.

In addition, the District received, on October 18, 1991, the Notice of Preparation of a Draft Environmental Impact Report. Pursuant to the Notice of Preparation and the requirements of the California Environmental Quality Act, the District may provide comments to the Notice within 30 days of receipt of the Notice, but no later than November 17, 1991.

Mr. George Tindall
November 5, 1991
Page 2

This letter is intended to comply with those requirements on behalf of the District.

The Initial Study suggests that there may be a significant environmental effect on the District as a result of the adoption and implementation of the Project.

"c. Schools? Maybe.

Displacement of residents in the 19 residential homes could impact the local schools if the residents have school age children and would relocate to areas outside the existing districts that serve those residences. The projects could also impact local schools if the creation of new jobs by the projects results in families with school age children outside the local school district boundaries moving into the local school districts."

The District suggests that there will be a financial detriment and burden caused to the District as a result of the Redevelopment Plan, and as defined by Section 33012 of the Health and Safety Code. This effect should be addressed in the EIR, and appropriate mitigation measures considered.

A portion of the Amended Project Area is within the District. The District suggests that the adoption and implementation of the Plan will have a significant effect on the District, and it is recommended that the Environmental Impact Report address the following items and issues as it relates to the District:

- 1) the square footage and number of all dwelling units anticipated by the Plan by phase and type should be identified and a calculation of development fees should be provided;
- 2) the square footage of all non-residential development activity anticipated by the Plan by phase should be identified and a calculation of development fees and number of employees should be provided;
- 3) the total land use carrying capacity of the Project Area by square footage should be identified;

Mr. George Tindall
October 30, 1991
Page 3

- 4) the location of school sites relevant to the development of the Project Area should be identified;
- 5) the designated schools that will be attended by students generated within the Project Area or resulting from the Plan should be identified;
- 6) the District's existing conditions relative to the location, size, quality, and condition of existing schools, administrative, and operation facilities should be discussed;
- 7) the District's past and present enrollment trends, and present enrollment, including facility utilization should be identified;
- 8) the Plan's utilization impact on the District, including projected enrollments, projected space requirements, projected busing requirements, and projected teacher/staffing requirements, should be identified;
- 9) the Plan's fiscal impact on the District, including projected cost of land acquisition, school construction/reconstruction and other facilities should be identified; present and projected capital facility operations, maintenance, and personnel financing and funding sources should be analyzed; and personnel, operational, and maintenance costs should be identified;
- 10) appropriate and legal development utilization and fiscal impact mitigation measures should be identified and evaluated;
- 11) cumulative impacts on the District addressing item No's. 7, 8, and 9 should be addressed. Other redevelopment plans and projects in the geographical area of the District and included in the cumulative analysis should be identified in detail;
- 12) unavoidable Plan utilization and fiscal impacts on the District should be addressed, particularly as they relate to quality, quantity, and present and future condition of the District's enrollments, space utilization, curriculum, financial and fiscal condition, operational and maintenance activities, and administrative activities;

Mr. George Tindall
October 30, 1991
Page 4

- 13) appropriate alternative projects should be considered and evaluated, and the items and issues set forth herein as No's. 1 through 12 should be determined; and
- 14) if a statement of overriding consideration is intended to be used relative to the District's utilization and fiscal impacts for unavoidable or unmitigated impacts, the text of the statement, along with quantitative and qualitative substantiation, should be identified and made available for public inspection.

In addition to providing the District with all notices and documentation relative to the Plan's adoption, please forward duplicate copies of all notices and documents to our office at the above-stated address.

Finally, Section 33328 of the Health and Safety Code states, in part:

"33328. When it transmits the map of the project area to the county officials, taxing agencies, and the State Board of Equalization pursuant to Section 33327, the redevelopment agency shall also advise those officials and agencies of the last equalized assessment roll it proposes to use for the allocation of taxes that will comply with Sections 33670 and 33670.5. That roll shall be known and referred to as the base year assessment roll. The county officials charged with the responsibility of allocating taxes under Sections 33670 and 33670.5 shall prepare and deliver to the redevelopment agency and each of the taxing agencies, a report which shall include all of the following:

- (a) The total assessed valuation of all taxable property within the project area as shown on the base year assessment roll.
- (b) The identifications of each taxing agency levying taxes in the project area.
- (c) The amount of tax revenue to be derived by each taxing agency from the base year assessment roll from the project area, including state subventions for homeowners, business inventory, and similar subventions.
- (d) For each taxing agency, its total ad valorem tax revenues from all property within its boundaries, whether inside or outside the project area.

Mr. George Tindall
October 30, 1991
Page 5

- (e) The estimated first year taxes available to the redevelopment agency, if any, based upon information submitted by the redevelopment agency, broken down by taxing agencies.
- (f) The assessed valuation of the project area for the preceding year, or, if requested by the redevelopment agency, for the preceding five years, except for state assessed property on the board roll. However, in preparing this information, the requirements of Section 33670.5 shall be observed. The assessed value shall be reported by block if the property is divided by blocks, or by any other geographical area as may be agreed upon by the agency and county officials."

On behalf of the District, we would request that the Agency request the County to provide the information as set forth in Section 33328(f), and that this information be provided to the District as part of the County's report on a block basis, so that we can effectively evaluate that part of the Amended Project Area which is within the District.

Thank you for your assistance and consideration. We look forward to meeting with you to discuss a) the mitigation of environmental impacts on the District; and b) the mitigation of the financial detriment and burden caused to the District as defined by Section 33012 of the Health and Safety Code.

If you have any questions, please don't hesitate to call.

Sincerely,

COMMUNITY SYSTEMS ASSOCIATES, INC.


Marshall B. Krupp
President

mbk:mmg
enclosures
c:wp\ltr.45

cc: Mr. Robert C. Partridge
Administrative Dean
Facility Planning
Rancho Santiago Community College District

CALIFORNIA SCHOOL FINANCIAL SERVICES, INC.

Brooks P. Coleman and Associates
A Professional Corporation

November 21, 1991

Ms. Susan Evans, Economic Development Specialist
City of Garden Grove Community Development Department
11391 Acacia Parkway
Room 132
Garden Grove, California 92640

Dear Ms. Evans:

RE: Notice of Preparation of a Draft Environmental Impact Report -Garden Grove
Community Project Redevelopment Plan Amendment

On behalf of the Coast Community College District, the following comments are submitted regarding the above-mentioned Draft Environmental Impact Report.

Coast Community College District encourages and supports cities and other qualified governmental entities in utilizing tax increment funding to eliminate blight and improve specific project areas. However, this office will be impacted by the project to the extent that the project in any way adds additional housing to the city or by adding jobs that would increase the work force and subsequently increase the student population of the city.

Item 14 c. in the Initial Study states that, "The projects could also impact local schools if the creation of new jobs by the projects results in families with school age children outside the local school district boundaries moving into the local school districts."

Also, the Project Description mentions a "multi-family, for sale residential project on a 6.2 acre site located on the north side of Garden Grove Boulevard...". It is felt that such a residential project, along with the possible construction of such facilities as a new police facility, jail, fire administration building, convention/conference center, and increased retail development will certainly have an impact on school services and we look forward to pursuing this possibility with you as soon as more specific information is available regarding the proposed projects.

Sincerely,



Brooks P. Coleman
President
BPC:j

cc: Mr. C. M. Brahmhatt, Director, Fiscal Affairs
Coast Community College District

CALIFORNIA SCHOOL FINANCIAL SERVICES, INC.

Brooks P. Coleman and Associates
A Professional Corporation

October 25, 1991

Ms. Susan Evans, Economic Development Specialist
City of Garden Grove Community Development Department
11391 Acacia Parkway
Room 132
Garden Grove, California 92640

Dear Ms. Evans:

RE: Notice of Preparation of a Draft Environmental Impact Report -Garden Grove
Community Project Redevelopment Plan Amendment

On behalf of the North Orange County Community College District, the following comments are submitted regarding the above-mentioned Draft Environmental Impact Report.

The North Orange County Community College District encourages and supports cities and other qualified governmental entities in utilizing tax increment funding to eliminate blight and improve specific project areas. However, this office will be impacted by the project to the extent that the project in any way adds additional housing to the city or by adding jobs that would increase the work force and subsequently increase the student population of the city.

Item 14 c. in the Initial Study states that, "The projects could also impact local schools if the creation of new jobs by the projects results in families with school age children outside the local school district boundaries moving into the local school districts."

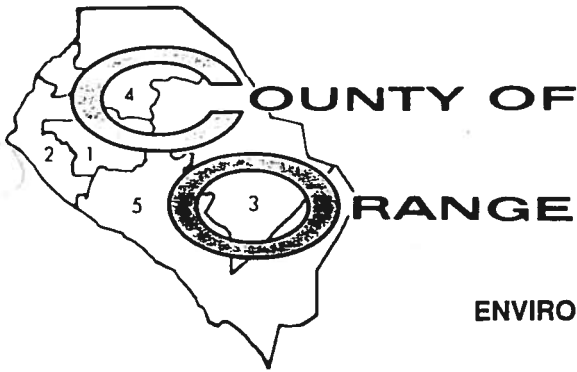
Also, the Project Description mentions a "multi-family, for sale residential project on a 6.2 acre site located on the north side of Garden Grove Boulevard...". It is felt that such a residential project, along with the possible construction of such facilities as a new police facility, jail, fire administration building, convention/conference center, and increased retail development will certainly have an impact on school services and we look forward to pursuing this possibility with you as soon as more specific information is available regarding the proposed projects.

Sincerely,



Brooks P. Coleman
President
BPC:j

cc: Mr. Gil Moreno, Vice Chancellor, Finance and Facilities
Orange County Department of Education



MICHAEL M. RUANE
DIRECTOR, EMA

12 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA

MAILING ADDRESS:
P.O. BOX 4048
SANTA ANA, CA 92702-4048

TELEPHONE:
(714) 834-2306
FAX # 834-2395

ENVIRONMENTAL MANAGEMENT AGENCY

NOV 25 1991

FILE

Susan Evans
Economic Development Specialist
Garden Grove Community Development Department
11391 Acacia Parkway, Room 132
Garden Grove, CA 92640

NCL 91-157

SUBJECT: NOP for Garden Grove Community Project Redevelopment Plan Amendment

Dear Ms. Evans:

The above referenced item is a Notice of Preparation (NOP) of a draft Environmental Impact Report (DEIR) for the City of Garden Grove. The Garden Grove Agency for Community Development is proposing to amend the Redevelopment Plan for the Garden Grove Community Project Area. The existing project area contains approximately 1,107 acres of property in 11 non-contiguous areas located throughout the City of Garden Grove. The proposed Project Area Plan Amendment will add 563 acres in 8 non-contiguous areas. With this additional acreage the project area would total 1,670 acres with 19 non-contiguous areas. The list of projects included in this amendment proposal is quite extensive and includes such projects as: construction of a 40,000 sq. ft. City Hall, intersection improvements, street widenings, storm drain construction, water system improvements, construction of public safety facilities, construction of a light rail system and the rehabilitation of existing structures. The County of Orange has reviewed the NOP resulting in the following comments:

FLOOD

We request that the following be addressed:

1. The fact that portions of the subject site lie within the Santa Ana River "Special Flood Hazard Area Inundated by 100-Year Flood."
2. Discuss the drainage issues and concerns for the subject sites under a separate heading for drainage.
3. The implications of the National Pollution Discharge Elimination System (NPDES) regulations for municipal, industrial, and construction stormwater discharges.
4. The effects if any of the new developments on any adjacent Orange County Flood Control facilities and any that may lie within the subject sites.

CULTURAL/HISTORICAL

The subject EIR should include a literature and records search and field survey for historical resources in the various project areas. It is very difficult to relate the project key map to actual project location but some of the project areas undoubtedly contain structures that are 50 years old and older. A field survey should identify all historic properties, determine their significance, evaluate their eligibility to the National Register of Historic Places, identify any project impacts and recommend appropriate mitigation measures.

Thank you for the opportunity to respond to the NOP. Please send four (4) copies of the draft EIR to Kari Rigoni at the above address when it becomes available. If you have questions, please call Ms. Rigoni at (714) 834-2109.

Very truly yours,

Joan S. Golding, Program Manager
Regional Coordination Office

By: 
Kari A. Rigoni, Sr. Planner

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH1400 TENTH STREET
SACRAMENTO, CA 95814

DATE: Nov 01, 1991

TO: Reviewing Agency

RE: CITY OF GARDEN GROVE's NOP for
GARDEN GROVE COMMUNITY PROJECT REDEVELOPMENT PLAN AMENDMENT
SCH # 91101050

Attached for your comment is the CITY OF GARDEN GROVE's Notice of Preparation of a draft Environmental Impact Report (EIR) for the GARDEN GROVE COMMUNITY PROJECT REDEVELOPMENT PLAN AMENDMENT.

Responsible agencies must transmit their concerns and comments on the scope and content of the EIR, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.


Please direct your comments to:

SUSAN EVANS
CITY OF GARDEN GROVE
11391 ACACIA PARKWAY
GARDEN GROVE, CA 92640

with a copy to the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the review process, call Tom Loftus at (916) 445-0613.

Sincerely,


David C. Nunenkamp
Deputy Director, Permit Assistance

Attachments

cc: Lead Agency

NOTICE OF COMPLETION

Appendix F

See NOTE below

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH # 91101050

Project Title: Garden Grove Community Project Redevelopment Plan Amendment

Lead Agency: City of Garden Grove Community Dev
Street Address: 11391 Acacia Parkway, Room 132
City: Garden Grove **Zip:** 92640

Contact Person: Susan Evans
Phone: 714-741-5120
County: Orange

Project Location

County: Orange **City/Nearest Community:** Garden Grove

Cross Streets: _____ **Total Acres:** _____

Assessor's Parcel No. _____ **Section:** _____ **Twp.** _____ **Range:** _____ **Base:** _____

Within 2 Miles: **State Hwy #:** _____ **Waterways:** _____

Airports: _____ **Railways:** _____ **Schools:** _____

Document Type

- CEQA:** NOP Supplement/Subsequent **NEPA:** NOI **Other:** Joint Document
 Early Cons EIR (Prior SCH No.) EA Final Document
 Neg Dec Other _____ Draft EIS Other _____
 Draft EIR FONSI

Local Action Type

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, Parcel Map, Tract Map, etc.) | <input type="checkbox"/> Other _____ |

Development Type

- | | |
|--|---|
| <input type="checkbox"/> Residential: <i>Units</i> _____ <i>Acres</i> _____ | <input type="checkbox"/> Water Facilities: <i>Type</i> _____ <i>MGD</i> _____ |
| <input type="checkbox"/> Office: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Transportation: <i>Type</i> _____ |
| <input type="checkbox"/> Commercial: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Mining: <i>Mineral</i> _____ |
| <input type="checkbox"/> Industrial: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Power: <i>Type</i> _____ <i>Watts</i> _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: <i>Type</i> _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: <i>Type</i> _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Landuse |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation | <input type="checkbox"/> Other _____ |

Present Land Use/Zoning/General Plan Use

Project Description To amend the Redevelopment Plan for the Garden Grove Community Project Area.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.



Orange County Public Library

JOHN M. ADAMS
COUNTY LIBRARIAN

431 CITY DRIVE SOUTH
ORANGE, CALIFORNIA 92668-9990
(714) 551-7159

November 8, 1991

City of Garden Grove
Community Development Dept.
Attn: Susan Evans
11391 Acacia Parkway, Room 132
Garden Grove, CA 92640

Dear Ms. Evans,

After reviewing the scope and content of the environmental information provided for the Garden Grove Community Project Redevelopment Plan Amendment, there appears to be minimal or no impact on the Orange County Public Library System.

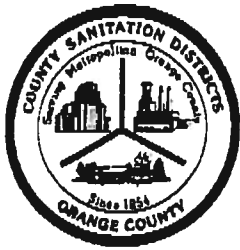
If you have any questions, please call me at 551-7176.

Sincerely,

David C. Sankey
Financial Manager

DCS:kf

cc: Carmen Martinez, Assistant County Librarian



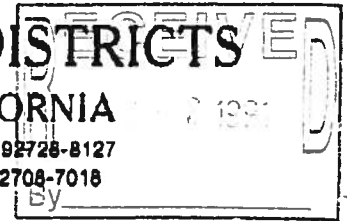
COUNTY SANITATION DISTRICTS

OF ORANGE COUNTY, CALIFORNIA

P.O. BOX 8127, FOUNTAIN VALLEY, CALIFORNIA 92728-8127

10844 ELLIS, FOUNTAIN VALLEY, CALIFORNIA 92708-7018

(714) 862-2411



November 26, 1991

Garden Grove Redevelopment Agency
11391 Acacia Parkway
P.O. Box 3070
Garden Grove, CA 92642

Attention: George Tindall, Agency Director

Subject: Environmental Impact Report (EIR) for the proposed
Amended Garden Grove Community Project

This letter responds to your October 17 and 9, 1991, correspondences to Orange County Sanitation Districts Nos. 2 and 3 concerning the preparation of a Redevelopment Plan for the Garden Grove Community Project. The County Sanitation Districts of Orange County request that several concerns to District #3 be addressed in the Environmental Impact Report (EIR) for the proposed Amended Garden Grove Project.

Please prepare responses to the following sewer facility, financial and air quality analysis requirements in the EIR.

Facilities Analysis Requirements

You are requested to calculate the expected sewage to be generated from the proposed redevelopment and compare it to the previous usage. For your calculations, please use the following flow coefficients:

- 1000 gallons per day per acre (gpd/acre) for estate density residential (1-3 d.u./acre);
- 1615 gpd/acre for low density residential (4-7 d.u. acre);
- 3880 gpd/acre for medium density residential (8-16 d.u./acre);
- 5880 gpd/acre for medium-high density residential (17-25 d.u./acre);
- 7945 gpd/acre for high density residential (26-35 d.u./acre);
- 3230 gpd/acre for commercial;
- 4520 gpd/acre for industrial;

- 200 gpd/1000 sf gross floor area (GA) for high intensity office or high-rise commercial;
- 150 gpd/room for hotels and motels;
- 100 gpd/1000 sf GFA for commercial shops and stores;
- 50 gal/seat for restaurants, and
- 200 gpd/acre for recreation and open space usage.

All wastewater generated within the County Sanitation Districts' service area is processed at treatment plants located in Fountain Valley and Huntington Beach. The Districts presently operate under an NPDES permit issued by the California Regional Water Quality Control Board and the United States Environmental Protection Agency. This permit has established discharge limits for biochemical oxygen demand (BOD) and suspended solids (SS). At this time, the BOD in the Districts' discharge is nearing its specified limit. Therefore, any significant land use changes will require the Districts to enhance or expand treatment capacity. The EIR should include as a mitigation measure that all industrial and commercial users must take on-site measures to reduce the load strength of the sewage. Furthermore, it should require that all users should use ultra low-flow water fixtures to reduce the quantity of sewage generated.

Financial Analysis Requirements

Countywide redevelopment projects have increasingly impaired the County Sanitation Districts' ability to fund ongoing operating and capital facilities requirements. The Districts are financially impacted in two ways. First, the recurring and building loss of tax increment revenues diminishes the Districts' annual revenues. Second, the resulting increased level of development and changes in land use patterns increase the Districts' operating and capital facilities expenses. This intensification of development within certain areas often generates additional regional capital costs to the Districts for collecting, treating and disposing of increased levels of wastewater discharged from the project area.

The Districts have an ongoing responsibility for providing sewerage services for property within redevelopment project areas. Our operation and maintenance costs are escalating rapidly due to federally mandated requirements, energy impacts and inflation. Because we currently rely on ad valorem taxes to finance operations and maintenance in all Districts (District 1, 2, 3, 5, 6, 7, 11 and 13 also levy a user fee because current revenues are already insufficient to cover operating costs), the reduction of property tax revenues jeopardizes the Districts' ability to adequately serve existing and future users in the redevelopment area. Although an individual redevelopment project may or may not significantly impact the Districts financially, the cumulative effect of several redevelopment projects is substantial on District No. 3 and the Districts as a whole.

Garden Grove Redevelopment Agency
Page 3
November 26, 1991

The ability of the Sanitation Districts to provide sewage collection, treatment and disposal services for this development is dependent on the \$1.2 billion Capital Improvement Plan as set forth in the Districts' 30-year Master Plan "2020 VISION." We request that the EIR include 30-year tax increment projections for District No. 3 and identify any planned sewer improvements to be financed by the Agency, including time frames. Please specifically address the Lampson Interceptor, Hoover Western Trash Branch Replacement and Magnolia Trunk Relief projects impacting the proposed Amendment.

Air Quality Analysis Requirements

All Sanitation Districts treatment projects require a Permit to Construct (PTC) from the South Coast Air Quality Management District (SCAQMD). SCAQMD has adopted an Air Quality Management Plan (AQMP) which conditions the issuance of PTC's for sewage treatment plant capacity expansions. Conformity of all cities and the County with the AQMP is one of the conditions which must be satisfied. Therefore, the Program EIR should address the issue of conformity of this project with the AQMP.

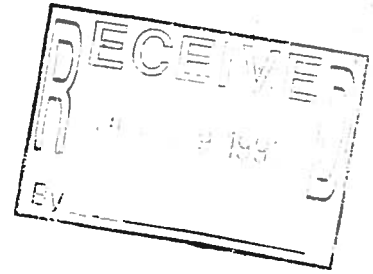
Thank you for the opportunity to comment on the EIR for proposed Amended Garden Grove. Please phone me at (714) 962-2411, ext. 2504.

Sincerely,

Patti Gorczyca
Financial Manager

PG:lc
C:WP\GG.RDA

cc: J. Wayne Sylvester, CSDOC
Gary Streed, CSDOC
Tom Dawes, CSDOC
Chuck Winsor, CSDOC
John Shaw, General Counsel
Robert H. Madn, District 2 Board Member
Norman E. Culver, District 3 Board Member



BOARD OF DIRECTORS

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Chairman

Irv Pickler
Vice-Chairman

Richard B. Edgar
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Gary L. Hausdorfer
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Bob Wahlstrom
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Harriett M. Wieder
Director

Dan Young
Director

Russell O. Lightcap
Governor's Ex-Officio
Member

AFFILIATED AGENCIES

Orange County
Transit District

Local Transportation
Authority

Service Authority for
Freeway Emergencies

Consolidated Transportation
Service Agency

Congestion Management
Agency

November 11, 1991

Ms. Susan Evans
Economic Development Specialist
City of Garden Grove
Community Development Department
11391 Acacia Parkway
Garden Grove, CA 92640

Dear Ms. Evans:

**SUBJECT: NOP FOR THE GARDEN GROVE COMMUNITY DEVELOPMENT
PROJECT AREA AMENDMENT**

We have reviewed this proposed redevelopment project as described in the document and have the following comments:

- OCTD currently offers service on all the major arterials within the City and has numerous stops located throughout the City.
- In order to maximize the availability of these transit services for residences, employees and visitors to the area, we encourage the integration of the following transit amenities in the planning and design of projects in this redevelopment area:
 - A bus turnout, if determined by the City Traffic Engineer to be necessary based on roadway cross sections, travel volumes or speeds, should be provided at each stop location.
 - The area adjacent to each transit stop should include a paved passenger waiting area complete with a bus shelter and bench.
 - A paved, lighted and handicapped accessible pedestrian accessway should be provided between each stop and the project buildings.
 - A concrete bus pad sufficient to support the weight of a bus (see OCTD's Design Guidelines for Bus Facilities) should be provided at each transit stop. This would be necessary assuming the materials used to construct/renovate the streets within Garden Grove would be insufficient to support continued transit use of the bus stops.

Ms. Susan Evans
November 11, 1991
Page 2

- In addition, staff has identified three issues regarding the transportation facilities mentioned in the Notice of Preparation (NOP) which the city may want to address in the EIR.
 - First, the Orange County Congestion Management Program (CMP) requires that developments which directly access the Congestion Management Program Highway System (CMPHS) and generate trips in excess of 1,600 ADT undertake a Traffic Impact Analysis. In addition, if the developments do not directly access the CMPHS, the threshold is 2,400 ADT. Some of the developments identified in the NOP may exceed these thresholds.
 - Additionally, schedules and funding sources for transportation improvements are not identified at this time. Many of the transportation projects listed are on the CMPHS. These projects should be listed on the CMP Seven Year Capital Improvement Program when funding sources and project schedules are known. The CMP CIP is updated by your City Council on an annual basis.
 - Lastly, should the Level of Service on any CMPHS link or intersection fall below LOS E or if the LOS is currently F and it declines by .10 or more, the City would have to develop a deficiency plan. By law, a deficiency plan must include measures to both improve traffic circulation on effected roadways and improve air quality.

We appreciate the opportunity to provide input to this project, and would like to receive a copy of subsequent environmental documents when they are circulated for public review. If you have any questions or require more information, please call me or Bill Chandler at (714) 571-5821.

Sincerely,



Michael C. Betts
Manager of Planning/Environmental Coordinator

c: Lisa Burke-Manager of Programming 571-5849

571-5833

Veres - call 11/12/91
11/17/91

ADVANCED PLANNING BRANCH

REQUEST FOR INFORMATION

CITY Garden Grove
POSTMILE URA-22-75-82
SCH # 91101050

TO: Bere IK.2 11/19/91

- TRANS ANA
- PROJECT MGMT
- ENV PLNG/ANA
- TRAFFIC OPS/ANA/MGMT
- PUB TRAN/RI. SH./ANA
- ACQUISITION
- _____

- HYDROLOGY/HYDRAULICS
- MAINTENANCE
- APPRAISAL
- LANDSCAPING
- RIGHT OF WAY
- ROADWAY DESIGN
- 1-5

TYPE OF DOCUMENT:

- NOP
- GP
- NUC
- ND
- PROPOSAL
- EIS/EIR

DESCRIPTION: Community Development Project Area Amendment
to filing 1670 acres

Please review this document to identify and assess cumulative potential adverse impacts to the state transportation system, disclose analysis, check for accuracy, detect for omissions, and solicit counter proposals as it pertains to your area of operation/duties. Any relative information or facts would be greatly appreciated that would facilitate the planning process, thus saving city officials time and taxpayers dollars.

SUSPENSE DATE: 11/28/91. YOUR ASSISTANCE IS APPRECIATED. (POC Nathaniel H. Pickett, EXT. 2247)

COMMENTS. effects of additional traffic generation on the operation of Garden Grove Freeway should be evaluated and addressed by Traffic operations.

NAME _____ EXT. _____ DATE: _____

PLEASE INDICATE TOTAL HOURS SPENT IN REVIEW: Hours _____ Min _____

*****A CONTINUOUS PROCESS*****

NOP Distribution List

S = sent by lead agency
X = sent by SCH

Resources Agency

Judy Carpenter
Dept. of Housing & Waterways
1629 S Street
Sacramento, CA 95814
916/445-6281

Gary L. Holloway
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
415/904-5200

Reed Holderman
State Coastal Conservancy
1330 Broadway, Suite 1100
Oakland, CA 94612
510/464-1015

Steve Olive
Dept. of Conservation
1416 Ninth Street, Room 1326-2
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Div. of Mines and Geology
Div. of Oil and Gas
Land Resources Protect. Unit

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916/653-9107

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916/653-0547

Anna Leena Bronson
Reclamation Board
1416 Ninth Street Room 706
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Nadell Grayson
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916/653-6866

Fish and Game - Regional Offices

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601 Locust
Redding, CA 96001
916/223-2300 (8-442)

Jim Messersmith, Regional Manager
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Rancho Cordova, CA 95670
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G. Nokes, Regional Manager
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1234 East Shaw Avenue
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Fred A. Worthley, Jr., Reg. Manager
Department of Fish and Game
330 Golden Shore, Suite 50
Long Beach, CA 90802
213/590-5113 (8-635)

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California Energy Commission
1516 Ninth Street, MS 15
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William A. Johnson
Native American Heritage Comm.
915 Capital Mall, Room 288
Sacramento, CA 95814
916/653-4082

William Meyer
Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102
415/703-1540 (8-597)

Betty Eubanks
State Lands Commission
1807 - 13th Street
Sacramento, CA 95814
916/322-2795

Business, Transportation, & Housing

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916/324-1833

Tom Mikoe
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Office of Special Projects
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Ron Heigason
Caltrans - Planning
P.O. Box 942874

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916/223-3259 (8-442)

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916/741-4277 (8-457)

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805/549-3683 (8-629)

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714/383-4808 (8-670)

Lisa Flores
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500 South Main Street
Bishop, CA 93514
619/872-0203 (8-627)

Al Johnson
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209/948-7838 (8-423)

Mike Owen
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San Diego, CA 92186-5406
619/688-6750 (8-631)

Aileen Kennedy
Caltrans, District 12
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Santa Ana, CA 92705
714/724-2239 (8-655)

Food and Agriculture

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1220 N Street
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916/322-5227

Health & Welfare
Quy Tu
Dept. of Health
714 P Street, Room 692
Sacramento, CA 95814
916/323-6111

DMRSTCD

State and Consumer Services

Robert Slepoff
Dept. of General Services
400 P Street, Suite 5100
Sacramento, CA 95814
916/324-0214

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Barbara Fry
Air Resources Board
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Sacramento, CA 95814
916/322-8267

Steve Ahl
Calif. Waste Management Board
1020 Ninth Street, Room 100
Sacramento, CA 95814
916/322-4235

State Water Resources Control Board

Allan Patton
State Water Resources Control Board
Division of Clean Water Programs
P.O. Box 944212
Sacramento, CA 94244-2120
916/739-4265

Dave Berlinger
State Water Resources Control Board
Delta Unit
P.O. Box 2000
Sacramento, CA 95812-2000
916/322-9870

Phil Zentner
State Water Resources Control Board
Division of Water Quality
P.O. Box 100
Sacramento, CA 95801
916/657-0912

Mike Falkenstein
State Water Resources Control Board
Division of Water Rights
900 P Street, 3rd Floor
Sacramento, CA 95814
916/657-1377 (8-437)

APCDAQMD

Regional Water Quality Control Board

NORTH COAST REGION (1)
1440 Guerneville Rd.
Santa Rosa, CA 95401
707/576-2220 (8-590)

SAN FRANCISCO BAY REGION (2)
2101 Webster, Suite 500
Oakland, CA 94612
415/464-1255 (8-561)

CENTRAL COAST REGION (3)
811 Higuera Street, Suite 200
San Luis Obispo, CA 93401-5414
805/549-3147 (8-629)

LOS ANGELES REGION (4)
1075 S. Broadway, Rm. 4027
Los Angeles, CA 90012
213/266-4460 (8-640)

CENTRAL VALLEY REGION (5)
3443 Router Road, Suite A
Sacramento, CA 95827-3098
916/361-5600

Fresno Branch Office
3614 East Ashlan Avenue
Fresno, CA 93726
209/443-5116 (8-421)

Redding Branch Office
415 Knollcrest Drive
Redding, CA 96002
916/224-4845 (ATS 441)

LAIHONTAN REGION (6)
2092 Lake Tahoe Boulevard
South Lake Tahoe, CA 96150
916/544-3481

Victorville Branch Office
15428 Civic Drive, Suite 100
Victorville, CA 92392-2359
619/241-6583

COLORADO RIVER BASIN REGION (7)
73-271 Highway 111, Suite 21
Palm Desert, CA 92260
619/346-7491

SANTA ANA REGION (8)
2010 Iowa Avenue, Suite 100
Riverside, CA 92507
714/782-4130 (8-632)

SAN DIEGO REGION (9)
9771 Clairemont Mesa Blvd., Suite B
San Diego, CA 92124-1331
619/265-5114 (8-636)

OTIFIR:

OTIFIR:

29

None

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH1400 TENTH STREET
SACRAMENTO, CA 95814

DATE: Nov 01, 1991

TO: Reviewing Agency

RE: CITY OF GARDEN GROVE's NOP for
GARDEN GROVE COMMUNITY PROJECT REDEVELOPMENT PLAN AMENDMENT
SCH # 91101050

Attached for your comment is the CITY OF GARDEN GROVE's Notice of Preparation of a draft Environmental Impact Report (EIR) for the GARDEN GROVE COMMUNITY PROJECT REDEVELOPMENT PLAN AMENDMENT.

Responsible agencies must transmit their concerns and comments on the scope and content of the EIR, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

SUSAN EVANS
CITY OF GARDEN GROVE
11391 ACACIA PARKWAY
GARDEN GROVE, CA 92640

with a copy to the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the review process, call Tom Loftus at (916) 445-0613.

Sincerely,

A handwritten signature in black ink, appearing to read "David C. Nunenkamp".

David C. Nunenkamp
Deputy Director, Permit Assistance

Attachments

cc: Lead Agency

Notice of Completion

Appendix F

See NOTE below

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH # 91101050

Project Title: Garden Grove Community Project Redevelopment Plan Amendment

Lead Agency: City of Garden Grove Community Dev Contact Person: Susan Evans

Street Address: 11391 Acacia Parkway, Room 132 Phone: 714-741-5120

City: Garden Grove Zip: 92640 County: Orange

Project Location

County: Orange City/Nearest Community: Garden Grove

Cross Streets: Total Acres:

Assessor's Parcel No. Section: Twp. Range: Base:

Within 2 Miles: State Hwy #: Waterways:

Airports: Railways: Schools:

Document Type

- CEQA: [X] NOP [] Supplement/Subsequent [] Early Cons [] EIR (Prior SCH No.) [] Neg Dec [] Other [] Draft EIR NEPA: [] NOI [] EA [] Draft EIS [] FONSI Other: [] Joint Document [] Final Document [] Other

Local Action Type

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation [] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment [] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit [] Community Plan [] Site Plan [] Land Division (Subdivision, Parcel Map, Tract Map, etc.) [] Other

Development Type

- [] Residential: Unus Acres [] Water Facilities: Type MGD [] Office: Sq.ft. Acres Employees [] Transportation: Type [] Commercial: Sq.ft. Acres Employees [] Mining: Mineral [] Industrial: Sq.ft. Acres Employees [] Power: Type Wats [] Educational [] Waste Treatment: Type [] Recreational [] Hazardous Waste: Type [] Other:

Project Issues Discussed in Document

- [] Aesthetic/Visual [] Flood Plain/Flooding [] Schools/Universities [] Water Quality [] Agricultural Land [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater [] Air Quality [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian [] Archeological/Historical [] Minerals [] Soil Erosion/Compaction/Grading [] Wildlife [] Coastal Zone [] Noise [] Solid Waste [] Growth Inducing [] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Landuse [] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Cumulative Effects [] Fiscal [] Recreation/Parks [] Vegetation [] Other

Present Land Use/Zoning/General Plan Use

Project Description To amend the Redevelopment Plan for the Garden Grove Community Project Area.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in. Revised October 1

NOTICE OF PREPARATION

Tom Loftus

TO: Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

FROM: City of Garden Grove
Community Development Dept
11391 Acacia Parkway
Room 132
Garden Grove, Ca 92640
(714) 741-5120

SUBJECT: **Notice of Preparation of a
Draft Environmental Impact Report**

The Garden Grove Community Development Department will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency regarding the scope and content of the attached environmental information as it pertains to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit and/or other approvals for the project.

The project description, location and a description of the probable environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your written responses to Susan Evans at the address shown above. We will need the name for a contact person in your agency.

Project Title:

Garden Grove Community Project Redevelopment Plan Amendment.

Project Applicant, if any:

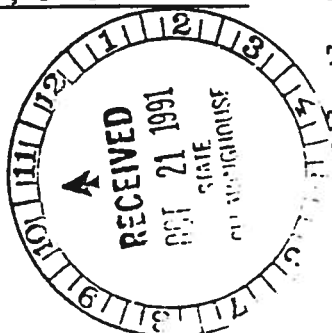
City of Garden Grove Community Development Department, Economic Development Division.

Date OCTOBER 9, 1991

Signature *Susan Evans*

Title ECONOMIC DEVELOPMENT SPECIALIST

Telephone (714) 741-5120





Westminster School District

14121 Cedarwood Avenue / Westminster, California 92683-4482 (714) 894-731

Superintendent: Gail Wickstrom, Ed.D.

BOARD OF TRUSTEES: NANCY L. BLUMENTHAL KATHLEEN IVERSON RON MORGAN SHERYL NEUGEBAURR MARGIE L. RICE

November 14, 1991

City of Garden Grove
Community Development Department
11391 Acacia Parkway, Room 132
Garden Grove, CA 92640

Attention: Susan Evans, Economic Development Specialist

Re: Response to Notice of Preparation of Draft
Environmental Impact Report For Garden Grove
Community Project Redevelopment Plan Amendment

Dear Ms. Evans:

The Westminster School District (the "District") is in receipt of the Notice of Preparation of a Draft Environmental Impact Report dated October 9, 1991 (the "DEIR") for the proposed Garden Grove Community Project Redevelopment Plan Amendment (the "Proposed Project"). When preparing the DEIR for the Proposed Project, the District requests that the following considerations be taken into account.

The Proposed Project plans to add 563 acres in eight (8) non-contiguous areas. The Project description for the Proposed Project includes the provision:

"Assist in construction of classroom facilities in conjunction with Santa Ana and Garden Grove Unified School District in eastern portion of Garden Grove or Santa Ana."

Since a portion of the Project Area is located within the jurisdictional boundaries of the Westminster School District, mitigation measures should be in place for all three (3) school districts. The District currently operates two (2) elementary schools in the City of Garden Grove: the H. B. Anderson and Iva Meairs Elementary Schools. The District also owns and operates the Willis Warner Intermediate School which borders the City of Garden Grove. Since the District provides educational services to many families with children residing in and/or working in Garden Grove

City of Garden Grove
November 14, 1991
Page 2

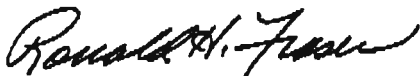
and the surrounding areas of the City of Westminster, the District wants to insure that adequate school facilities are in place to meet the increased demand which will most certainly result from the implementation of the Proposed Project.

The District possesses a serious need for rehabilitation and new construction at the District's schools in order to meet existing and future demands which the Proposed Project will place upon the finances and facilities of the District. The diversion of tax increment to the Garden Grove Community Development Department which would otherwise be distributed to the District will result in a serious impact upon the revenue base of the Westminster School District. The existing method of allocating funds to school districts by the State of California is not assured in the near future, much less for the duration of the Proposed Project.

We request that the DEIR set forth potential mitigation measures to assist the District in alleviating the adverse impact which will result with the implementation of the Proposed Project. The construction of classroom facilities is certainly one such mitigation measure.

As I will be acting as the contact person for the Westminster School District for the Proposed Project, please address all further correspondence on the same to my attention.

Very truly yours,



Ronald H. Fraser
Assistant Superintendent
Business Services

RHF/jf

SOUTHERN CALIFORNIA  COMPANY

ORANGE COUNTY DIVISION • P. O. BOX 3334, ANAHEIM, CALIFORNIA 92803-3334

October 24, 1991

City of Garden Grove
Community Dev. Dept.
11391 Acacia Parkway, Room 132
Garden Grove, CA 92640

Attention: Susan Evans

We have received your letter describing your intentions to improve and widen various streets and intersections within the city of Garden Grove. Please be advised that we must have construction plans indicating the limits of your construction areas and profiles of cuts of fills, where they apply, for the various locations. We cannot determine whether your construction will have an impact on our facilities without construction plans, nor can we determine whether or not our facilities are in conflict with your proposed construction.

Our primary concerns are the potential safety hazards presented to the public and contractor employees on or near the job site. Interfering facilities may also cause undue delays and expense to all involved. In order to avoid these situations we will attempt to expedite as much of our work as possible. We strongly suggest that you consider coordinating this phase of the project to more closely coincide with our scheduling capabilities.

If you have any questions or require additional information, please contact Gene Ciejka at (714)634-3122.

Sincerely,



Ronald E. Reed
Technical Supervisor

GC:du

SOUTHERN CALIFORNIA  GAS COMPANY

ORANGE COUNTY DIVISION • P. O. BOX 3334, ANAHEIM, CALIFORNIA 92803-3334

October 24, 1991

City of Garden Grove
11391 Acacia Parkway, Room 132
Garden Grove, CA 92640

Attention: Susan Evans

Subject: EIR - Garden Grove Redevelopment

This letter is not to be interpreted as a contractual commitment to serve the proposed project, but only as an information service. Its intent is to notify you that the Southern California Gas Company has facilities in the area where the above named project is proposed. Gas service to the project can be served without any significant impact on the environment. The service would be in accordance with the company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made.

Due to the scope of the project we will be unable to provide maps for the entire project. Maps for the entire area are available for viewing at our Headquarters Office, 1919 S. State College, Anaheim.

The availability of natural gas service, as set forth in this letter, is based upon present conditions of gas supply and regulatory policies. As a public utility, the Southern California Gas Company is under the jurisdiction of the federal regulatory agencies. Should these agencies take any action which affects gas supply or the condition under which service is available, gas service will be provided in accordance with revised conditions.

Residential (System Area Average)

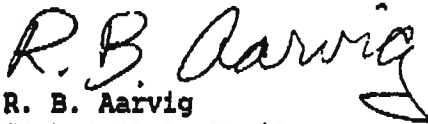
	<u>Yearly</u>
Single-family	1095 therms/year/dwelling unit
Multi-family 4 or less units	640 therms/year/dwelling unit
Multi-family 5 or more units	580 therms/year/dwelling unit

These estimates are based on gas consumption in residential units served by Southern California Gas Company during 1975 and it should not be implied that any particular home, apartment or tract of homes will use these amounts of energy. This is particularly true due to the State's insulation requirements and consumers' efforts toward energy conservation.

Estimates of gas usage for non-residential projects are developed on an individual basis and are obtained from a Market Services Staff representative by calling (714)634-3180.

We have developed several programs which are available, upon request, to provide assistance in selecting the most energy efficient appliances or systems for a particular project. If you desire further information on any of our energy programs, please contact this office for assistance.

Sincerely,



R. B. Aarvig
Technical Supervisor

AT:du
attachment



ORANGE UNIFIED SCHOOL DISTRICT

370 North Glassell Street, Orange, California 92666
Telephons (714) 997-6100
FAX (714) 639-1858

Board of Education

Alan E. Irish, President
Barry P. Resnick, Ed.D., Vice-President
Lila Beavans, Clerk
Russell Barrios, Member
Jeff Holstien, Member
John Hurley, Member
Nancy Moore, Member

Norman C. Gulth, Ed.D.
Superintendent

November 15, 1991

Ms. Susan Evans
Economic Development Specialist
City of Garden Grove
Community Development Dept
11391 Acacia Parkway, Room 132
Garden Grove, CA 92640

Dear Ms. Evans:

This letter is a follow-up to our conversation about one week ago concerning the re-opening of a redevelopment area in Garden Grove. As you are aware, the Orange Unified School District serves a portion of the community of Garden Grove. The schools that provide a quality education to the children of Garden Grove are Lampson Elementary School, Portola Middle School, and Orange High School.

Garden Grove children comprise 5% of the current Kindergarten class of the Orange Unified School District. A total of 1,044 children K-12 come from the City of Garden Grove. That figure represents 4% of our total K-12 population and is clearly on the rise. That percentage translated represents between 4 and 5 million dollars of our annual budget.

Please keep me apprised of the meetings and ongoing events as the redevelopment agency seeks to increase its tax base. The Orange Unified School District does desire to be included in the agreement in order to continue to provide the quality education the children of Garden Grove deserve.

Thank you for your cooperation and I hope to hear from you soon.

Sincerely,

Frank L. Remkiewicz
Director, Planning, Research
and Information Services

RFL:mhw

72 11 15 AM '91

04:10 AM '91

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
RULES GOVERNING OWNER PARTICIPATION AND
PREFERENCES FOR ALL PROJECT AREAS

SECTION I. - GENERAL

These Rules Governing Owner Participation and Preference ("Rules") are promulgated to implement the provisions of the Redevelopment Plans for all Project Areas regarding participation by Owners (as the term is hereinafter defined) of all or part of property or properties within the Project Areas and the extension of reasonable preference to persons who are engaged in business in the Project Areas to reenter in business within the redeveloped area or areas of the Project Areas. The Redevelopment Plans, as existing and as hereafter amended, are fully incorporated herein by reference and made a part hereof as though fully set forth herein, including the Amended Redevelopment Plan Garden Grove Community Project and the Redevelopment Plan Buena-Clinton Project Area.

These Rules set forth the procedures governing owner participation and they amend and supercede the "Rules for Owner Participation Garden Grove Agency for Community Development" previously adopted by Resolution No. 185 on October 7, 1980 by the Garden Grove Agency for Community Development ("Agency") for all Project Areas.

Participation is desired in the growth and development of the Project Areas by as many Owners as possible. The Agency shall give property Owners the opportunity to participate in new development within the Project Areas by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project Areas, by selling their properties to the Agency and purchasing other properties in the Project Areas, or by submitting to the Agency for its consideration another type of owner participation proposal pursuant to these Rules, and if the Owner or Owners agree to participate in such redevelopment in conformity with the applicable Redevelopment Plan for the Project.

The Agency retains and shall exercise the discretion vested in it by law to consider and determine whether the proposal or proposals for redevelopment submitted by an Owner or Owners for participation in the Project Areas conforms to the applicable Redevelopment Plan and meets the goals and objectives of the Agency and the applicable Redevelopment Plan. The Agency shall

exercise said discretion reasonably, in good faith, and without discrimination.

In these Rules (unless the context requires otherwise), the masculine, feminine, and neuter genders and the singular and the plural shall be deemed to include one another, as appropriate.

1. Requirements and Limitations on Types of Participation

Owner Participation opportunities shall be subject to and limited by such factors as hereafter listed and the following minimum requirements:

a. The Owner Participant(s) can demonstrate to the reasonable satisfaction of the Agency that he is financially capable and has the qualifications and/or experience to perform any and all development, modifications, rehabilitation, modernization, construction, land assembly, and/or acquisition of the subject property or properties in order that it will conform to the Redevelopment Plan, any applicable Specific Plan, and the redevelopment proposal, if any, contemplated by the Agency with respect to the subject property.

b. The Owner Participant's proposed improvements and/or redevelopment conform or will conform to: the goals and objectives established by the Agency; the applicable Redevelopment Plan; any applicable Specific Plan; any applicable zoning building and safety laws and regulations; and/or the redevelopment proposal approved by the Agency.

c. The Agency retains its authority to determine in its sole and reasonable discretion whether the proposed Owner Participant(s) development conforms to and furthers the goals and objectives of the Redevelopment Plan and any specific redevelopment proposals on the basis of all the facts and circumstances pertaining to the proposed owner participant development.

d. The Agency shall consider whether the proposed owner participant development necessitates that the Owner Participant and/or the Agency shall remove, relocate and/or install public utilities and public facilities determined necessary by the Agency for the proposed development.

e. Consideration of the elimination and/or change of land uses, particularly non-conforming land uses as specified in City codes.

f. The Agency shall consider the need to realign, abandon, vacate, widen, or open public rights-of-way under the proposed owner participant development, and the direct and indirect effects of such acts.

g. Consideration of any reduction in the total number of individual parcels in the Project Areas.

h. Consideration of whether the proposal involves land assembly and development of areas for public and/or private development in accordance with the applicable Redevelopment Plan.

i. Consideration whether the proposal preserves and/or rehabilitates existing buildings which have historical and/or architectural qualities which may enhance the Project Areas.

2. Definition of Owner

The Agency desires to afford any and all owners of property or properties within the Project Areas the opportunity to be an Owner Participant. The Agency's best evidence of who is an owner of property or properties within the Project Areas are the printouts made available to the Agency and the City of Garden Grove once each year by the County of Orange and compiled from the Official Records of the County of Orange. Therefore, under these Rules, the term "Owner" shall be defined and shall include only the following persons or entities with interests of record as evidenced in the Official Records, Recorder's Office, County of Orange or with an interest pursuant to an executed contract to purchase one of the following interests and of which the Agency has actual knowledge:

a. The record owner of fee simple title to property or properties within the Project Areas.

b. A person or entity who holds a recorded unconditional option to purchase property or properties within the Project Areas, including a leasehold interest with an option to purchase.

c. A person or entity who holds a recorded long-term (fifty (50) years or longer) lease of property or properties within the Project Areas and said long term lease has a minimum of twenty-five (25) years remaining on the term of said recorded lease.

d. A proprietary interest in a cooperative housing project which includes the right to occupy a dwelling.

e. A proprietary interest in a mobilehome.

3. Establishing Preferences Among Owners

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is

authorized to exercise its reasonable discretion and establish reasonable priorities and preferences among the Owner Participants and to determine a solution by consideration of objective facts concerning the proposals, including, for example, development experience and qualifications, financial ability to perform and conformity with intent and Purpose of the applicable Redevelopment Plan. Participation to the extent feasible may be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

SECTION II - TYPES OF PARTICIPATION

1. Participation By Property Owners

Persons or entities who are Owners of real property, as defined in Section I, subsection 2 a. through e. inclusive herein, in the Project Areas shall be given the opportunity to Participate in development by retaining all or a portion of their properties, or by acquiring adjacent or other properties in the Project Areas, or by selling their properties to the Agency and purchasing other properties in the Project Areas, or by rehabilitation or modernization of their properties, or by development or construction on their properties, or by submitting to the Agency for its consideration another type of owner participation proposal pursuant to these Owner Participation Rules and Regulations and in conformance with the applicable Redevelopment Plan adopted by the Agency.

2. Re-entry Preference for Persons Engaged in Business in the Project Areas

Participation also includes persons or entities engaged in business obtaining preferences to re-enter in business in the Project if they otherwise meet the requirements prescribed by the Redevelopment Plan, any applicable Specific Plans, and other applicable land use regulations. Eligible businesses include retail, commercial, or industrial activities carried on under any legal form of ownership in the Project Areas and from which business owners are displaced from their present locations due to Agency action and notice and as a result of the implementation of the Redevelopment Plan for the Project Areas and who wish to relocate within the Project Areas.

In any case where as a result of a notice by the Agency and action of the Agency to displace a business person and the activities of the Agency in implementing the Redevelopment Plan for the Project Areas it is necessary to relocate an existing business from a particular location within the Project Areas, the Agency shall grant that business a reasonable preference to reenter and relocate within the Project Area. The Redevelopment Plan and state laws also afford to eligible persons and entities displaced or to be

displaced by Agency action and notice assistance and benefits concerning relocation assistance. The reentry preference described herein does not preclude nor affect eligible persons' or entities' rights to relocation assistance and benefits.

3. Other Types of Participation

An Owner may submit to the Agency for its consideration another type of owner participation proposal not included within the forms of participation described above in Section II, subsections 1 and 2. The Agency retains and shall exercise the discretion vested in it by law to consider and determine whether the proposal or proposals for redevelopment submitted by an Owner or Owners for participation in the Project Areas conforms to the applicable Redevelopment Plan and meets the goals and objectives of the Agency and the applicable Plan. The Agency shall exercise said discretion reasonably, in good faith, and without discrimination.

SECTION III - PARTICIPATION PROCEDURE

1. Site Identification and Property Profile

a. The Agency proactively, by its own action, or reactively, in response to a request by a property Owner or private developer, may identify or focus upon particular property or properties within the Project Areas for redevelopment (herein the "Site"). The Site may include one or more parcels of property within the Project Areas.

Through a review of the goals and objectives of the applicable Redevelopment Plan, Specific Plans, and other land use documents the Agency may establish a general concept of the type of development it seeks to achieve on the Site.

b. After a Site is selected the redevelopment staff shall prepare and present to the Agency Members a Property Profile of the Site which may include, without limitation: a general description of the Site; a title analysis; a land use analysis; a history of prior uses; a preliminary study of alternative uses; economic issues; marketing issues; and potential benefits to the community.

c. After the Property Profile is presented to and considered by the Agency, the Agency shall determine whether the development of the Site under the recommended general development concept should be further investigated toward development of the Site.

2. Statements of Interest and Development Proposals

a. After the Agency has acted under Section III, Subsection 1 a. through c. inclusive, then the Agency shall solicit interest in development of the Site consistent with the recommended general development concept from the Owners of the Site.

b. Timing of Soliciting Statements of Interest from Owners

(i) In the event the Agency proceeds under a proactive redevelopment effort pertaining to property or properties within the Project Areas (for example, development proposals are requested from the development community) the procedures set forth herein for solicitation of Statements of Interest from Owners shall be followed by the Agency after the Agency has conducted the Property Profile on the proposed development of the Site.

(ii) In the event the Agency proceeds under a reactive redevelopment effort pertaining to property or properties within the Project Areas (that is, a prospective private developer or prospective owner participant approaches the Agency with a development proposal for a Site), the procedures set forth herein for solicitation of Statements of Interest shall be followed after the Agency has received a signed Development Proposal from the prospective private developer or prospective owner participant which Development Proposal sets forth at a minimum the financial references, developer qualifications, an outline proforma, a preliminary financial statement, and preliminary site plan of the prospective development, and after a Property Profile of the Site is completed, and prior to entering into a Negotiation Agreement, if any, with such Prospective developer or owner participant.

c. Procedure for Soliciting Statements of Interest from Owners

In accordance with the times set forth above, the Agency shall notify the Owners of properties on the Site which may be subject to development and/or acquisition under proactive or reactive development, as previously described, by certified mail, return receipt requested that the Agency is considering the redevelopment, development, and/or acquisition of such property. The Agency shall include with the notification a form entitled "Statement of Interest in Participating." Within thirty (30) days of receipt of any such notification any Owner interested in participating in the Project Areas, shall file a completed "Statement of Interest in Participating."

The Agency may, but is not required to, disregard any Statements of Interest received after such thirty (30) day period. Any Owner may also submit such a Statement of Interest at any time before such notification.

Within the next following thirty (30) days, the Agency shall consider such Statements of Interest that are submitted on time and with complete information, and seek to develop reasonable Owner Participation for those Owners submitting such Statements whether to develop, to stay in place, to move to another location, to obtain preferences to re-enter the Project Areas, or other owner participation opportunities.

d. Meetings with Agency Staff and Property Owners

Concurrent with and within the period in which the Statements of Interest are outstanding and pursuant to the procedures set forth herein, the Agency staff, if necessary and feasible, may conduct a meeting or meetings with each or all of the Owners of the Site identified by the Agency for prospective redevelopment. The purpose of the meeting or meetings is to describe in greater detail the type of development the Agency seeks for the Site and the manner in which the Owners may participate in the redevelopment as an owner participant.

e. Review of Statements of Interest

After the period for completion and submittal of the Statements of Interest the Agency Director shall review the information and then the Director may prepare for Agency consideration such complete Statements of Interest that in the reasonable discretion of the Agency Director are complete and include an owner participation proposal that warrants Agency consideration and action. The Agency retains and shall exercise the discretion vested in it by law to consider and determine whether the proposal or proposals for redevelopment submitted by an Owner or Owners for participation in the Project Areas conforms to the applicable Redevelopment Plan and meets the goals and objectives of the Agency and the applicable Redevelopment Plan.

f. Request for Proposals

(i) Assuming the Agency has not selected an owner participant as the developer of the Site pursuant to the procedure set forth in subsection (e) directly above, and after the sixty (60) day period for completion and return of the Statements of Interest has elapsed, the Agency may issue a Request for Proposals for development of the Site from those

Owners who have Properly and timely completed and returned the Statement of Interest and from private developers and therein indicate their intent and ability to participate and develop. A Request for Proposals shall be sent to each owner who has properly and timely completed and returned the Statement of Interest.

(ii) The response(s) to such Request for Proposals shall be returned by Owners and/or developers within the timeframe established by the Agency and shall include, without limitation: a detailed summary of the Owner/Developer's financial qualifications, its experience in developing the type of project proposed, a development concept plan for the Site, economic scope of the project proposed, and any and all other information required or requested by the Agency necessary to properly evaluate the qualifications and abilities of the potential Owner/Developer and the feasibility of the proposed development.

(iii) Following the return of the development proposals submitted by Owners and/or developers in response to the Request for Proposals the Agency shall first determine whether an Owner or Owners should be an Owner Participant to develop the Site based on the information submitted by such Owner and other information, if any, which the Agency has obtained about the Owner's development qualifications and development plan. Based on the reasonable exercise of the Agency's sole discretion, if the Agency determines that it is not reasonable for an Owner or Owners to be an Owner Participant to develop the Site or other property within the Project Areas, then the Agency may select a private developer to develop the Site.

3. Procedure for Soliciting Statements of Interest to Reenter in Business Within the Project Areas

When property or properties which may be subject to redevelopment, development, and/or acquisition are occupied by a business or businesses, the Agency shall notify said business or businesses of the provision for reentry in business in the Redevelopment Areas as provided in these Rules within fifteen (15) days of entering into a Negotiating Agreement concerning a Site, or within fifteen (15) days of the date of the first written offer by the Agency to purchase the Site, whichever first occurs. The notice shall also include a "Statement Of Interest to Reenter in Business Within the Project Areas" which shall be completed and returned by the business within thirty (30) days of receipt. The Agency may, but is not required to, disregard any Statements of Interest received after such thirty (30) day Period.

4. Participation Agreements

The Agency is authorized to enter into Owner Participation Agreements regarding properties not purchased or not to be purchased by the Agency. Each Owner desiring to participate in the Project Areas will be required to enter into an Owner Participation Agreement with the Agency. Each Owner Participation Agreement will be carried out, and that the Owner's property will be developed or used in accordance with the conditions, restrictions, rules and regulations of the applicable Redevelopment Plan and the Owner Participation Agreement. Each Owner Participation Agreement will require the Owners to join in the recordation of such documents as the Agency may require in order to insure such development and use.

a. The following are the minimum requirements that must be met concerning any property subject to Owner Participation Agreement:

(i) The property shall (unless otherwise approved by the Agency) meet, or shall be brought up to meet, a structural condition equal to or better than that required for a new structure or improvement of equivalent size, location, use and occupancy as required by the building and safety laws and regulations then applicable in the City of Garden Grove.

(ii) The improvements, as existing, rehabilitated or developed, shall conform to the applicable Redevelopment Plan for the Project Areas, and any applicable Specific Plan, and any relevant land use study or studies prepared for areas within the Project Areas.

(iii) The Owner shall demonstrate to the satisfaction of the Agency that he is financially capable of performing any and all modifications or rehabilitation or modernization on the existing property in order that it will conform to the Redevelopment Plan, any applicable Specific Plan, and/or specific redevelopment proposal.

(iv) The participating Owner shall execute an Owner Participation Agreement in which he shall agree to proceed with the redevelopment of the property involved in accordance with the applicable Redevelopment Plan. In the Owner Participation Agreement, a participating Owner shall agree to remove, demolish, alter, improve or rehabilitate existing structures and improvements on the property involved and to thereafter use and maintain the same in such manner as shall be required by said Redevelopment Plan, any applicable Specific Plan or development guidelines or declaration restrictions adopted by the Agency.

(v) In the Owner Participation Agreement, a Participating Owner shall agree to remove or permit the Agency to remove any and all restrictions existing against the property involved which are contrary to those contained in the Redevelopment Plans or the Owner Participation Agreement and to impose or permit the Agency to impose restrictions of record restricting the use of the property involved to uses and development consistent with the Redevelopment Plans and Owner Participation Agreement.

(vi) In the Owner Participation Agreement, a participating Owner or business shall agree to insert into and make a part of any lease, rental agreement, occupancy permit, use or sales agreement pertaining to the property involved or any other document Pertaining to the property or use thereof, a provision that there shall be no restrictions imposed thereon because of race, sex, color, creed, religion, marital status, national origin, or ancestry.

(vii) In the Owner Participation Agreement, if a participating Owner agrees to remove, demolish, alter, improve, or rehabilitate existing structures and improvements on the property involved, he shall also agree to do such within specified time limits established by the Agency. If the Participating Owner agrees to construct new structures and/or improvements on the Site involved or to remove, demolish, alter, improve or rehabilitate existing Property, he shall agree to do so only after plans, specifications and artist's renderings of the buildings have been presented to and approved by the Agency. He shall also agree to perform such construction, after said approval, within specified time limits established by the Agency.

b. Owner Participation Agreements will be effective only if duly approved by the Members of the Agency following a public hearing, if required by law.

c. Each Owner Participation Agreement may contain a section designating the Agency's purchase price of the parcel for which Owners of the property shall agree to sell in the event the Agency is required to declare a default or a breach of any or all of the terms and conditions of the Owner Participation Agreement. The alternative provisions of the Plan for property owners within the Project Areas who fail to execute an Owner Participation Agreement in conformity with Health and Safety Code Section 33339 and these rules and regulations of the Agency, or who default after the execution of an Owner Participation Agreement within the time specified, shall forfeit any and all rights to participate by Owner Participation in the Plan; and their property within the boundaries of the Project Areas may be acquired by the Agency

for redevelopment in accordance with the Plan. Any such property not so acquired shall be required to conform to applicable building and safety codes and/or ordinances of the State of California and the City of Garden Grove.

5. Provision for Reentry in Business in Redevelopment Areas

The following are the minimum requirements that must be met by any business to establish its eligibility for the reasonable preference to reenter in business in the Project Areas after displacement:

a. The business use proposed shall be consistent with the land use standards of the Redevelopment Plans for the Project Areas and any Specific Plans and development standards and criteria adopted by the Agency.

b. The improvements on the business premises made or proposed to be made shall (unless otherwise approved by the Agency) meet, or shall be brought up to meet, a structural condition equal to or better than that required for a new structure or improvement of equivalent size location, use and occupancy as required by the building and safety laws and regulations then applicable in the City, and shall conform to the Redevelopment Plans for the Project Areas.

c. The business operator shall demonstrate to the satisfaction of the Agency that he is financially capable and qualified to perform any and all modifications or rehabilitation or modernization on the property at the new location in order that it will conform to the Redevelopment Plans and capable of meeting the financial requirements to occupy space in the new location.

d. The business shall agree in writing that in the use, occupancy and conduct of business on the premises there shall be no discrimination because of race, sex, marital status, color, creed, religion, national origin or ancestry.

SECTION IV - AMENDMENT OF RULES

The Agency may amend these Rules after a public hearing at any meeting held after their adoption. Such amendments shall be made only after notice of the time and place of the public hearing is published once a week for two weeks in a newspaper of general circulation in the County of Orange prior to the date of the meeting at which the proposed amendments will be considered.

Dated: _____

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
PROPERTY OWNER'S STATEMENT OF INTEREST IN PARTICIPATING
FOR ALL PROJECT AREAS

(COMPLETE AND RETURN BEFORE _____)

I hereby express my interest in Owner Participation in the Redevelopment Project and submit the following information:

1. Name _____

2. Home Address _____
Telephone: _____

3. My present involvement in the Project Area(s) is:

- _____ I now own property in the Project Area(s).
_____ I also operate a business in the Project Area(s).
- a. business operated on property you own _____
 - b. other location as a tenant _____

Describe interest held in property (e.g., fee simple, option to purchase, long term lease): _____

Address and Assessor Parcel of Property within Project Area:

4. Name of Business (if applicable) _____
Telephone: _____

5. Address of Business (if applicable) _____

6. As an owner within the Project Area I am interested in participating (indicate one or more):

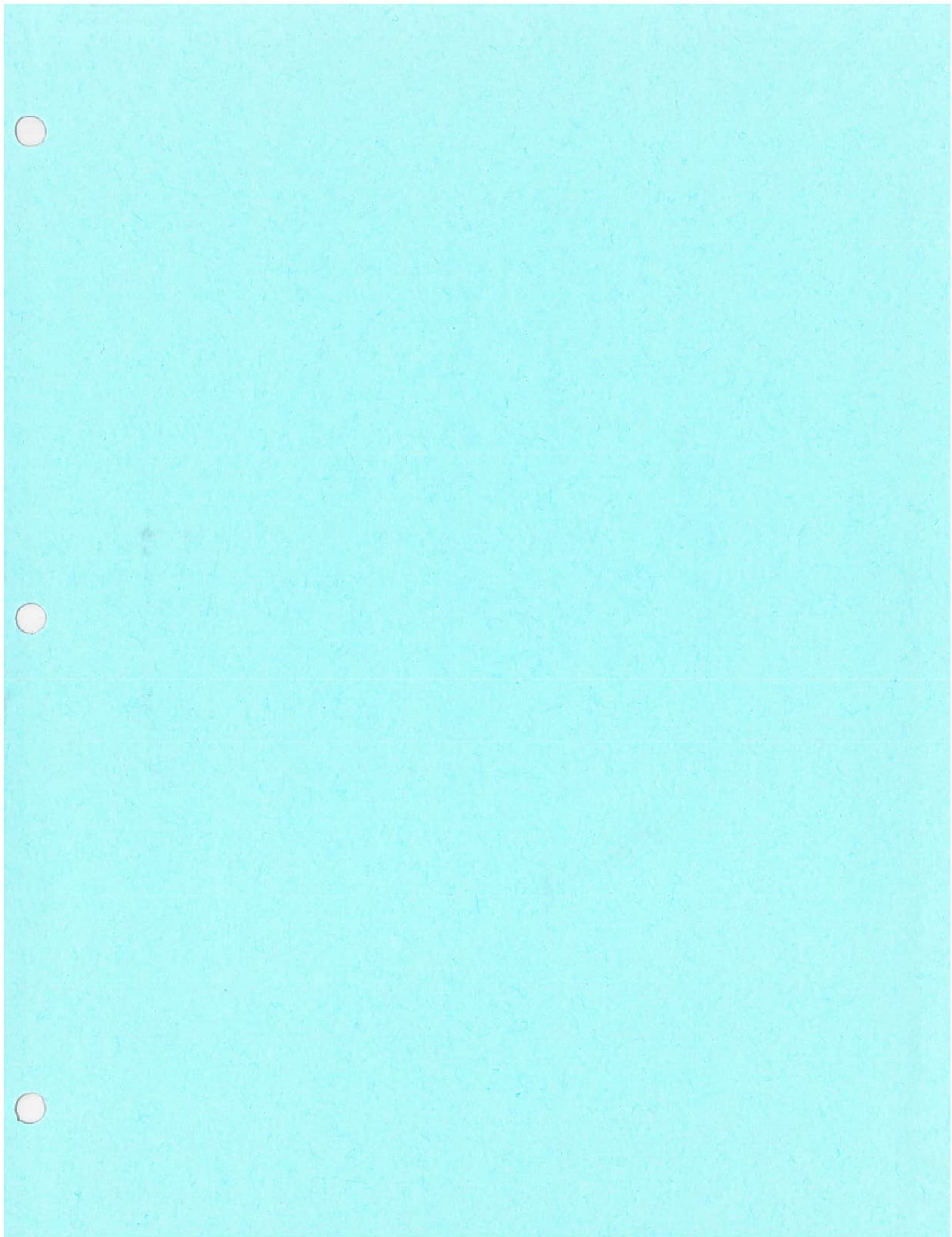
(Please review instructions and follow requirements which follow)

- _____ a. As a tenant in any development proposed for the property I now own and/or occupy.
- _____ b. In a future development as a tenant.
- _____ c. As a developer of a new development project on property I now own and/or occupy.
- _____ d. By acquiring other property in the Project Area for development.
- _____ e. As a developer of my own property in conjunction with adjacent or other property in the Project Area.
- _____ f. Other (must specify participation plan).

REMARKS: _____

Dated: _____ Signed: _____

Execution of this form is an expression of interest only and does not obligate the signator to participate.



CALIFORNIA RELOCATION ASSISTANCE AND
REAL PROPERTY ACQUISITION GUIDELINES

CALIFORNIA ADMINISTRATIVE CODE, TITLE 25, CHAPTER 6

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FOR FILING ADMINISTRATIVE REGULATIONS
WITH THE SECRETARY OF STATE

Pursuant to Government Code Section 11380.1)

Chapter 6. Relocation Assistance and
Real Property Acquisition Guidelines

Article 1. General.

(hereinafter referred to as the "Guidelines")

6000. Order of Adoption. This subchapter/is adopted pursuant to the provisions of Section 41135, Health and Safety Code, in order to implement, interpret and to make specific provisions of Division 7, commencing with Section 7260 of the Government Code (hereinafter referred to as the "Act"), relating to relocation assistance, last resort housing and real property acquisition.

6002. Statement of Purpose and Policy. (a) The purpose of the Guidelines is to assist public entities in the development of regulations and procedures implementing the Act.

(b) The Guidelines are designed to carry out the following policies of the Act:

(1) To ensure that uniform, fair and equitable treatment is afforded persons displaced from their homes, businesses or farms as a result of the actions of a public entity in order that such persons shall not suffer disproportionate injury as a result of action taken for the benefit of the public as a whole; and

(2) In the acquisition of real property by a public entity, to ensure consistent and fair treatment for owners of real property to be acquired, to encourage and expedite acquisition by agreement with owners of such property in order to avoid litigation and relieve congestion in courts, and to promote confidence in public land acquisition.

(c) A public entity shall not participate in or undertake a project that will displace individuals from their homes unless comparable replacement dwellings (see subsection 6008(c)) will be available within a reasonable period of time prior to displacement.

(d) The Guidelines are intended to establish only minimum requirements for relocation assistance and payments. They shall not be construed to limit any other authority or obligation which a public entity may have to provide additional assistance and payments.

(e) The Act and the Guidelines are intended for the benefit of displaced persons, to ensure that such persons receive fair and equitable treatment and do not suffer disproportionate injuries as the result of programs designed for the benefit of the public as a whole. The Act, Guidelines and all applicable regulations on which determinations are based shall be construed to effect this intent.

6004. Applicability and Supersedure.

(a) (1) Except as otherwise noted in this section, the Guidelines are applicable to all displacement and acquisition occurring on or after their effective date, January 1, 1977. A public entity may determine that the Guidelines shall at an earlier date be applicable to its displacement and acquisition.

(2) With respect both to redevelopment activities undertaken pursuant to a plan or amendment adopted prior to January 1, 1976 and to the acquisition of real property located within the California coastal zone (as defined in Public Resources Code, Section 30103, Stats. 1976, c. 1330) for use as park lands or open space, the provisions of the Guidelines specifically relating to last resort housing shall not be effective until January 1, 1978.

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(Pursuant to Government Code Section 11380.1)

(b) These Guidelines supersede those adopted by the Commission of Housing and Community Development on October 17, 1973. The guidelines so superseded shall not apply to any displacement or acquisition occurring on or after the effective date of these Guidelines. Any such displacement or acquisition shall be governed solely by these Guidelines.

The provisions of these Guidelines, however, shall not be construed retroactively to apply to action(s) undertaken by a public entity prior to their effective date where the purpose of the action was to fulfill obligations imposed by the Act and the action is in compliance with the requirements of the Act and the existing Guidelines. For the purpose of this section the term "action" shall include but is not limited to: the provision of information, notice, other assistance, comparable replacement housing, payments and other benefits; the preparation of relocation and last resort housing plans, including the survey and analysis of needs and resources; the processing of grievances; and the various steps taken in connection with the acquisition of property for public use.

6006. Regulations. (a) Each public entity before undertaking or participating in activity which will result in the displacement of persons shall adopt rules and regulations that implement the requirements of the Act, are in accordance with the provisions of the Guidelines, and prescribe additional procedures and requirements that are appropriate to the particular activities of the public entity and not inconsistent with the Act or Guidelines.

(b) Rules and regulations issued under this section shall be promptly revised as necessary, to conform to any amendment of the Act or Guidelines.

6008. Definitions. The following terms shall mean:

(a) **Acquisition.** Obtaining ownership or possession of property by lawful means.

(b) **Business.** Any lawful activity, except a farm operation, conducted primarily:

(1) For the purchase, sale, lease, or rental of personal and real property, and for the manufacture, processing, or marketing of products, commodities, or any other personal property;

(2) For the sale of services to the public;

(3) By a nonprofit organization; or

(4) Solely for the purpose of a moving expense payment (see section 6090), for assisting in the purchase, sale, resale, manufacture, processing, or marketing of products, commodities, personal property, or services by the erection and maintenance of an outdoor advertising display, whether or not such display is located on the premises on which any of the above activities are conducted.

(c) **Comparable Replacement Dwelling.** A dwelling which satisfies each of the following standards:

(1) Decent, safe and sanitary (as defined in subsection 6008(d)), and comparable to the acquired dwelling with respect to number of rooms, habitable living space and type and quality of construction, but not lesser in rooms or living space than necessary to accommodate the displaced person.

(2) In an area not subjected to unreasonable adverse environmental conditions from either natural or manmade sources, and not generally less desirable than the acquired dwelling with respect to public utilities, public and commercial facilities and neighborhood conditions, including schools and municipal services, and reasonably accessible to the displaced

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Pursuant to Government Code Section 11380.11

person's present or potential place of employment; provided that a potential place of employment may not be used to satisfy the accessibility requirement if the displaced person objects.

The Act and Guidelines do not require that the replacement dwelling be generally as desirable as the acquired dwelling with respect to environmental characteristics. Though a displaced person does not have to accept a dwelling subject to unreasonable adverse environmental conditions, neither is a public entity required to duplicate environmental characteristics, such as scenic vistas or proximity to the ocean, lakes, rivers, forests or other natural phenomena.

If the displaced person so wishes, every reasonable effort shall be made to relocate such person within or near to his existing neighborhood. Whenever practicable the replacement dwelling shall be reasonably close to relative, friends, services or organizations with whom there is an existing dependency relationship.

(3) Available on the private market to the displaced person and available to all persons regardless of race, color, sex, marital status, religion, or national origin in a manner consistent with Title VIII of the Civil Rights Act of 1968.

(4) To the extent practicable and where consistent with paragraph (c)(1) of this section, functionally equivalent and substantially the same as the acquired dwelling, but not excluding newly constructed housing.

(5) Within the Financial Means of the Displaced Person. A replacement dwelling is within the financial means of a displaced person if the monthly housing cost (including payments for mortgage, insurance and property taxes) or rental cost (including utilities and other reasonable recurring expenses) minus any replacement housing payment available to the person (as provided in sections 6102 and 6104) does not exceed twenty-five percent (25%) of the person's average monthly income (as defined in subsection 6008(1)). A replacement dwelling is within the financial means of a displaced person also if the purchase price of the dwelling including related increased interest costs and other reasonable expenses (as described in section 6102) does not exceed the total of the amount of just compensation provided for the dwelling acquired and the replacement housing payment available to the person (as provided in section 6102).

If a dwelling which satisfies these standards is not available the public entity may consider a dwelling which exceeds them.

(d) Decent, Safe and Sanitary.

(1) Housing in sound, clean and weather tight condition, in good repair and adequately maintained, in conformance with the applicable state and local building, plumbing, electrical, housing and occupancy codes or similar ordinances or regulations and which meets the following minimum standards:

(A) Each housekeeping unit shall include a kitchen with a fully usable sink, a stove or connection for a stove, a separate and complete bathroom, hot and cold running water in both bathroom and kitchen, an adequate and safe wiring system for lighting and other electrical services and heating as required by climatic conditions and local codes.

(B) Each nonhousekeeping unit shall be in conformance with state and local code standards for boarding houses, hotels and other dwellings for congregate living.

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(2) When the term decent, safe and sanitary is interpreted, under local, state or federal law, as establishing a nigner standard, the elements of that higher standard, which exceed the provision of paragraph (1) of this subsection, are incorporated herein.

(e) Department. Department of Housing and Community Development.

(f) Displaced Person. Any person who moves from real property, or who moves his personal property from real property, either as a result of the acquisition of such real property, in whole or in part, by a public entity or by any person having an agreement with or acting on behalf of a public entity, or as the result of a written order from a public entity to vacate the real property, for public use.

This definition shall be construed so that persons displaced as a result of public action receive relocation benefits in cases where they are displaced as a result of an owner participation agreement or an acquisition carried out by a private person for or in connection with a public use where the public entity is otherwise empowered to acquire the property to carry out the public use.

(g) Dwelling. The place of permanent or customary and usual abode of a person, including a single-family dwelling, a single-family unit in a two-family dwelling, multi-family or multipurpose dwelling, a unit of a condominium or cooperative housing project, a nonhousekeeping unit, a mobilehome, or any other residential unit which either is considered to be real property under State law or cannot be moved without substantial damage or unreasonable cost. A residence need not be decent, safe and sanitary to be a dwelling.

A second home shall be considered to be a dwelling only for the purpose of establishing eligibility for payment for moving and related expenses (as provided in section 6090).

(h) Economic Rent. The amount of rent a tenant or homeowner would have to pay for a dwelling similar to the acquired dwelling in a comparable area.

(i) Elderly Household. A household in which the head of household or spouse is 62 years or older.

(j) Family. Two or more individuals who by blood, marriage, adoption, or mutual consent live together as a family unit.

(k) Farm Operation. Any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber, for sale or home use, and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator's support.

(l) Gross Income. Gross income means the total annual income of an individual, or where a family is displaced total annual income of the parents or adult heads of household, less the following:

(1) A deduction of \$500 for each dependent in excess of three.

(2) A deduction of ten percent (10%) of total income for an elderly or handicapped household.

(3) A deduction for recurring, extraordinary medical expenses, defined for this purpose to mean medical expenses in excess of three percent of total income, where not compensated for or covered by insurance or other sources, such as public assistance or tort recovery.

(4) A deduction of reasonable amounts paid for the care of children or sick or incapacitated family members when determined to be necessary to employment of the head or spouse, except that the amount deducted shall not exceed the amount of income received by the person thus released.

Gross income is divided by twelve to ascertain the average monthly income. Relocation and property acquisition payments are not to be considered as income for the determination of financial means.

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(Pursuant to Government Code Section 11380.1)

(m) Handicapped Household. A household in which any member is handi-
 capped or disabled.

(n) Initiation of Negotiations. The initial written offer made by the
 acquiring entity to the owner of real property to be purchased, or the owner's
 representative.

(o) Mobile Home. A structure, transportable in one or more sections,
 which is built on a permanent chassis and designed to be used as a dwelling
 with or without a permanent foundation when connected to the required utilities,
 and includes the plumbing, heating, air-conditioning, and electrical systems
 contained therein. A self-propelled vehicle is not a mobile home.

(p) Mortgage. Such classes of liens as are commonly given to secure
 advances on, or the unpaid purchase price of, real property, together with the
 credit instruments, if any, secured thereby.

(q) Ownership. Holding any of the following interests in a dwelling,
 or a contract to purchase one of the first six interests:

- (1) A fee title.
- (2) A life estate.
- (3) A 50-year lease.
- (4) A lease with at least 20 years to run from the date of acqui-
 sition of the property.
- (5) A proprietary interest in a cooperative housing project which
 includes the right to occupy a dwelling.
- (6) A proprietary interest in a mobilehome.
- (7) A leasehold interest with an option to purchase.

In the case of one who has succeeded to any of the foregoing interests by
 devise, bequest, inheritance or operation of law, the tenure of ownership, but
 not occupancy, of the succeeding owner shall include the tenure of the preced-
 ing owner.

(r) Person. Any individual, family, partnership, corporation, or asso-
 ciation.

(s) Public Entity. Includes the state, the Regents of the University
 of California, a county, city, city and county, district, public authority,
 public agency, and any other political subdivision or public corporation in
 the state when acquiring real property, or any interest therein, or ordering
 that acquired property be vacated, in any city or county for public use.

(t) Public Use. A use for which property may be acquired by eminent
 domain.

(u) Tenant. A person who rents or is otherwise in lawful possession of a
 dwelling, including a sleeping room, which is owned by another.

6010. Prior Determinations. (a) Displacement. No public entity may
 proceed with any phase of a project or other activity which will result in the
 displacement of any person, business or farm until it makes the following
 determinations:

- (1) Fair and reasonable relocation payments will be provided to
 eligible persons as required by Article 3 of the Guidelines.
- (2) A relocation assistance program offering the services described
 in Article 2 of the Guidelines will be established.
- (3) Eligible persons will be adequately informed of the assistance,
 benefits, policies, practices and procedures, including grievance proce-
 dures, provided for in these Guidelines.

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(4) Based upon recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size and cost for the eligible persons who require them.

(5) Adequate provisions have been made to provide orderly, timely, and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color, religion, sex, marital status, or national origin with minimum hardship to those affected.

(6) A relocation plan meeting the requirements of section 6038 has been prepared.

(b) Acquisition. No public entity may proceed with any phase of a project or any other activity which will result in the acquisition of real property until it determines that with respect to such acquisition and to the greatest extent practicable,

(1) Adequate provisions have been made to be guided by the provisions of Article 6 of the Guidelines, and

(2) Eligible persons will be informed of the pertinent benefits, policies and requirements of the Guidelines.

6012. Citizen Participation. (a) All persons who will be displaced, neighborhood groups and any relocation committee shall be given an opportunity and should be encouraged fully and meaningfully to participate in reviewing the relocation plan and monitoring the relocation assistance program.

(b) When a substantial number of persons will be displaced from their dwellings the public entity shall encourage the residents and community organizations in the displacement area to form a relocation committee. The committee shall include, when applicable, residential owner occupants, residential tenants, business people, and members of existing organizations within the area. In lieu of initiating a new process of citizen participation, public entities which have conducted or are conducting a citizen participation process as part of an existing development program may substitute such process if it satisfies the requirements of this section.

If a substantial number of persons will not be displaced from their dwellings, the public entity shall at least consult with and obtain the advice of residents and community organizations and make the relocation plan available to such persons and organizations prior to submitting it to the legislative body for approval. (See section 6038.)

(c) At a minimum the displacing entity shall guarantee the following:

(1) Timely and full access to all documents relevant to the relocation program. A public entity may reasonably restrict access to material where its confidentiality is protected by law or its disclosure is prohibited by law.

The displacing entity shall ensure that the information in documents the provision of which would result in disclosure of the identity of eligible persons is provided in a manner designed to avoid such disclosure. This obligation to avoid improper disclosure shall not effect the right of the person to which the information relates (or any other person authorized in writing by such person) to inspect such documents.

(2) The provision of technical assistance necessary to interpret elements of the relocation plan and other pertinent materials.

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- (3) The right to submit written or oral comments and objections, including the right to submit written comments on the relocation plan and to have these comments attached to the plan when it is forwarded to the local legislative body or the head of the state agency for approval.
- (4) Prompt, written response to any written objections or criticisms.

6014. Prerequisite to Displacement. No person shall be displaced until the public entity has fulfilled the obligations imposed by the Act and Guidelines.

6016. Remedies. (a) If the public entity has not fulfilled or is not substantially fulfilling its relocation responsibilities, it shall cease displacement until such time as its responsibilities are fulfilled. When appropriate project implementation shall be suspended or terminated.

(b) Eligible persons who move without offers of assistance and benefits, after the public entity was required to offer assistance or benefits, shall be provided such assistance and payments and, when appropriate, compensation for additional costs incurred. The displacing entity shall make every effort to identify and locate such persons.

(c) A public entity may pay a complainant's attorney's fees and costs and is encouraged to consider doing so when a complainant institutes a successful administrative appeal or judicial action.

(d) The enumeration of remedies in this section is not intended to discourage or preclude the use of other remedies consistent with the intent of the Act and Guidelines. Rather a public entity is encouraged to consider and adopt other remedies.

6018. Priority of Federal Law. If a public entity undertakes a project with federal financial assistance and consequently must provide relocation assistance and benefits as required by federal law, the provisions of the Act and Guidelines shall not apply; but if an obligation to provide relocation assistance and benefits is not imposed by federal law the provisions of the Act and Guidelines shall apply.

6020. Severability. If any provision of the Guidelines or the application thereof is held invalid, such invalidity shall not affect other provisions or applications of the Guidelines which can be given effect without the invalid provision or application, and to this end the provisions of the Guidelines are severable.

Article 2. Relocation Assistance Advisory Program and
Assurance of Comparable Replacement Housing

6030. Purpose. The purpose of this part is to set forth requirements with respect to the development and implementation of a relocation assistance advisory program for the provision of specified services and to prescribe the obligation of a public entity not to displace or cause the displacement of any person from his dwelling without adequate notice and unless comparable replacement housing is available.

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6032. Relocation Assistance Advisory Program. Public entities shall develop and implement a relocation assistance advisory program which satisfies the requirements of this article and of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the Unruh Civil Rights Act and the Rumford Act. Such program shall be administered so as to provide advisory services which offer maximum assistance to minimize the hardship of displacement and to ensure that (a) all persons displaced from their dwellings are relocated into housing meeting the criteria for comparable replacement housing, and (b) all persons displaced from their places of business or farm operations are assisted in reestablishing with a minimum of delay and loss of earnings.

6034. Eligibility. (a) Relocation assistance and benefits shall be available to:

- (1) Any person who occupies property from which he will be displaced.
- (2) Any person who will move from real property or will move his personal property from real property, because he will be displaced from other real property on which he conducts a business or farm operation.
- (3) Any person who moves from real property as a result of its acquisition by a public entity whether the move is voluntary or involuntary.
- (4) Any person who, following the initiation of negotiations, moves as the result of the pending acquisition. Such a person is eligible if the property is subsequently acquired by the public entity; if it is not acquired, such a person, at the discretion of the public entity, may be declared eligible.
- (5) Any person who moves as the result of pending acquisition by a public entity either following receipt of a Notice of Intent to Displace (see section 6086) or as a result of inducement or encouragement by the public entity.

(b) (1) Post-acquisition tenants, those who lawfully occupy property only after a public entity acquires it, are not eligible for assistance and benefits if, before occupying the property, they are informed by the public entity that the property has been acquired for a public use and will be available as housing only in the interim between acquisition and development and that development for such use may result in termination of the tenancy sooner than would otherwise be expected. When post-acquisition tenants are so informed they are not eligible even though they move as the result of a written order from the public entity to vacate the real property.

A public entity shall inform prospective tenants regarding the projected date of displacement and, periodically, should inform post-acquisition tenants of any changes in this projection.

Persons who become post-acquisition tenants after the effective date of the Guidelines, who are not so informed and who move as the result of a written order from the public entity to vacate are eligible for assistance and benefits, except where they are evicted in accordance with the provisions of section 6058.

(2) When the displacement of a post-acquisition tenant causes a hardship for that person because of a critical housing shortage, age, handicap, infirmity, lack of financial means or other circumstance, the displacing entity may provide relocation assistance and benefits. In such hardship situations a public entity is encouraged to provide assistance and payment for moving expenses.

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(3) Where a public entity, on property it owns, is making housing available on a permanent basis (i.e., not pending development), a post-acquisition tenant who moves as the result of a written order from the public entity to vacate is eligible for relocation assistance and benefits if the order to vacate is related to a plan to demolish or rehabilitate such units. Sale of such units to a private person establishes eligibility without need for a written order to vacate.

6036. Rehabilitation, Demolition, Code Enforcement. If a public entity undertakes a rehabilitation or demolition program or enforcement of building codes and as a result a person or business is displaced from privately owned property, the public entity may provide assistance and benefits, but it is not required to do so. If a person or business is displaced by such an undertaking from property acquired by a public entity, the public entity shall provide assistance and benefits.

6038. Relocation Plan. (a) As soon as possible following the initiation of negotiations and prior to proceeding with any phase of a project or other activity that will result in displacement a public entity shall prepare a Relocation Plan and submit it for approval to the local legislative body, or in the case of a state agency, the head of the agency. When the public entity's action will only result in an insignificant amount of non-residential displacement, the requirements of this section need not be satisfied.

(b) A Relocation Plan shall include the following:

- (1) A diagrammatic sketch of the project area.
- (2) Projected dates of displacement.
- (3) A written analysis of the aggregate relocation needs of all persons to be displaced (as required by section 6048) and a detailed explanation as to how these needs are to be met.
- (4) A written analysis of relocation housing resources (as required by section 6052).
- (5) A detailed description of the relocation advisory services program, including specific procedures for locating and referring eligible persons to comparable replacement housing.
- (6) A description of the relocation payments to be made (pursuant to Article 3) and a plan for disbursement.
- (7) A cost estimate for carrying out the plan and identification of the source of the necessary funds.
- (8) A detailed plan by which any last resort housing (as described in section 6054 and Article 4) is to be built and financed.
- (9) A standard information statement to be sent to all persons to be displaced (as required by section 6046).
- (10) Temporary relocation plans, if any.
- (11) A description of relocation office operation procedures.
- (12) Plans for citizen participation.
- (13) An enumeration of the coordination activities undertaken (pursuant to section 6052).
- (14) The comments of the relocation committee, if any (pursuant to section 6012).
- (15) A written determination by the public entity that the necessary resources will be available as required.

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(c) A Plan prepared by a local public entity shall be consistent with the local housing element (prepared pursuant to California Administrative Code, Title 25, Chapter 1, Subchapter 3.)

(d) In the event of delay of implementation of the relocation program, the plan shall be updated annually.

(e) (1) Copies of the plan shall be submitted for review to the relocation committee and the department 30 days prior to submission to the local legislative body or head of state agency for approval. Copies shall be available to the public upon request.

(2) General notice of the plan shall be provided. Notice shall be designed to reach the occupants of the property; it shall be in accordance with the provisions of paragraph 6046(a)(3) and subsection 6046(b); and it shall be provided 30 days prior to submission to the local legislative body or head of state agency for approval.

6040. Minimum Requirements of Relocation Assistance Advisory Program. (a)

Each relocation assistance advisory program undertaken pursuant to this Article shall include, at a minimum, such measures, facilities or services as may be necessary or appropriate in order to:

(1) Fully inform eligible persons under this Article within 15 days following the initiation of negotiations for a parcel as to the availability of relocation benefits and assistance and the eligibility requirements therefor, as well as the procedures for obtaining such benefits and assistance, in accordance with the requirements of section 6046.

(2) Determine the extent of the need of each such eligible person for relocation assistance in accordance with the requirements of section 6048.

(3) Assure eligible persons that within a reasonable period of time prior to displacement there will be available comparable replacement housing, meeting the criteria described in section 6008(c), sufficient in number and kind for and available to such eligible persons.

(4) Provide current and continuing information on the availability, prices, and rentals of comparable sales and rental housing, and of comparable commercial properties and locations, and as to security deposits, closing costs, typical down payments, interest rates, and terms for residential property in the area.

(5) Assist each eligible person to complete applications for payments and benefits.

(6) Assist each eligible, displaced person to obtain and move to a comparable replacement dwelling.

Only adequate inspection will insure that a particular unit meets this standard. If a displaced person occupies a unit to which he is referred by the public entity and the unit does not satisfy the comparable replacement dwelling standard, the public entity has not fulfilled its obligation to assist the displaced person to obtain such a dwelling. Whenever this occurs the public entity shall offer to locate such a dwelling for the displaced person and to pay again all moving and related expenses. If the displaced person chooses not to move from the unit that he occupied following referral, the public entity shall not assert that he is ineligible to receive relocation assistance and benefits on the basis of that unit's failure to satisfy the comparable replacement dwelling standard.

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(7) Assist each eligible person displaced from his business or farm operation in obtaining and becoming established in a suitable replacement location.

(8) Provide any services required to insure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, marital status or other arbitrary circumstances.

(9) Supply to such eligible persons information concerning federal and state housing programs, disaster loan and other programs administered by the Small Business Administration, and other federal or state programs, offering assistance to displaced persons.

(10) Provide other advisory assistance to eligible persons in order to minimize their hardships. It is recommended that, as needed, such assistance include counseling and referrals with regard to housing, financing, employment, training, health and welfare, as well as other assistance.

(11) Inform all persons who are expected to be displaced about the eviction policies to be pursued in carrying out the project, which policies shall be in accordance with the provisions of section 5058.

(b) Relocation Office. When a substantial number of persons will be displaced and the relocation staff's office is not easily accessible to those persons, a displacing entity is encouraged to establish at least one appropriately equipped site office which is accessible to all the area residents who may be displaced and is staffed with trained or experienced relocation personnel. Office hours should be scheduled to accommodate persons unable to visit the office during normal business hours.

(c) Each displacing entity shall establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of the entity's determinations. The procedure shall be in accordance with the requirements of Article 5.

6042. Replacement Housing Prior To Displacement; Notices To Displaced Persons. (a) No eligible person shall be required to move from his dwelling unless within a reasonable period of time prior to displacement comparable replacement dwellings (as defined in subsection 6008(c)) or, in the case of a temporary move (as defined in section 6044), adequate replacement dwellings (as defined in subsection (b) below) are available to such person.

(b) The criteria for adequate replacement dwellings are in all respects identical to those for comparable replacement dwellings, except that an adequate replacement dwelling, with respect to the number of rooms, habitable living space and type of construction, need be only adequate not comparable.

(c) Reasonable Offer of Replacement Housing. The requirements of this section shall be deemed to have been satisfied if a person is offered and refuses without justification reasonable choices of specifically identified comparable replacement dwellings which fully satisfy the criteria set forth in the Guidelines. The offers shall be in writing, in a language understood by the displaced person. The number of offers determined to be reasonable should be not less than three.

(d) Notice. No eligible person occupying property shall be required to move from a dwelling or to move a business or farm operation, without at least 90 days written notice from the public entity requiring the displacements. Public entities shall notify each individual tenant to be displaced as well as each owner-occupant. (These requirements are in addition to those contained in sections 6040 and 6046.)

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(e) Waiver. The requirement in subsection (a) above may be waived only when immediate possession of real property is of crucial importance and by one of the following circumstances:

- (1) When displacement is necessitated by a major disaster as defined in Section 102(2) of the "Disaster Relief Act of 1974" (38 Stat. 143, 42 U.S.C. 5121).
- (2) During periods of declared national or state emergency.

6044. Temporary Move. (a) General.

(1) A public entity shall be required to minimize to the greatest extent feasible the use of temporary relocation resources (as defined in section 6042) but, when a project plan anticipates moves back into completed project accommodations, temporary relocation resources may be used, at the displaced person's election for a limited period of time.

(2) Temporary relocation does not diminish the responsibility of the public entity to provide relocation assistance, services and benefits designed to achieve permanent relocation of displaced persons into comparable replacement dwellings.

(b) Requirements.

(1) Temporary replacement housing may not be relied upon if comparable replacement housing will not be available to the displaced person within 12 months of the date of the temporary move.

(2) Prior to the move, the public entity shall have determined and have provided written assurance to each displaced person that:

(A) Comparable replacement housing will be made available at the earliest possible time but in any event no later than 12 months from the date of the move to temporary housing. Temporarily housed persons may agree to extend the 12 month limitation but, if they do not, the public entity shall ensure that comparable replacement dwellings are available within the 12 month period.

(B) Comparable replacement housing will be made available, on a priority basis, to the individual or family who has been temporarily rehoused.

(C) The move to temporary housing will not affect a claimant's eligibility for a replacement housing payment nor deprive him of the same choice of replacement housing units that would have been made available had the temporary move not been made and the costs of a temporary move will not be considered as all or a part of the relocation payments to which a displaced person is entitled.

(D) If a project plan anticipates moves back into replacement housing accommodations in the project or program area, the person who has been temporarily displaced will be given priority opportunity to obtain such housing accommodations.

(E) The public entity will pay all costs in connection with the move to temporary housing, including increased housing costs.

6046. Informational Program. (a) Basic Requirements. The displacing entity shall establish and maintain an information program that provides for the following:

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(1) Preparation and distribution of informational material as early as practicable, to each occupant of the property. This material shall be distributed within 15 days following the initiation of negotiations (see paragraph 6040(a)(1)) and not less than 90 days in advance of displacement except for those situations described in subsection 6042(e). Where appropriate, separate informational statements shall be prepared for residential and for non-residential occupants.

(2) Conducting personal interviews and maintaining personal contacts with occupants of the property to the maximum extent practicable.

(3) Utilizing meetings, newsletters, and other mechanisms, including local media available to all persons, for keeping occupants of the property informed on a continuing basis. The criterion for selecting among various alternatives shall be the likelihood of actually communicating information to such persons. Legal publications, legal ads in local newspapers of general circulation and similar means which may go unnoticed are deemed to be inadequate.

(b) Language. Informational material should be prepared in the language(s) most easily understood by the recipients. In displacement areas where there are significant concentrations of persons who do not read, write, or understand English fluently, the native language of the people should be used and all informational material should be provided in the native language(s) and English.

(c) Method of Delivery. To assure receipt of the informational material, the local agency should arrange to have the material either hand-delivered to each occupant of the property with a request for a written receipt, or sent by certified mail, return receipt requested.

(d) General and Specific Information. In addition to disseminating general information of the type described in this section, the displacing entity shall also provide each person with individual, written notification as soon as his eligibility status has been established.

(e) Content of Informational Statement. Attachment A identifies the kinds of information required to be included in statements distributed to occupants of the property. The figure lists minimum requirements. The displacing entity should include any additional information that it believes would be helpful. (See Attachment A.)

6048. Survey and Analysis of Relocation Needs.

(a) (1) Requirement. Immediately following the initiation of negotiations interview all eligible persons, business concerns, including nonprofit organizations, and farm operations to obtain information upon which to plan for housing and other accommodations, as well as counseling and assistance needs.

(2) Coordination with Other Agencies. Other agencies may also be conducting surveys in the area at the same time. Coordination will be necessary to avoid duplication and to ensure that necessary information is available at the appropriate time. Surveys utilized to gather data for social service referrals should be planned in cooperation with social service agencies and a referral system should be established.

(3) Information to Persons To Be Displaced. The local agency shall carefully explain and discuss fully with each person interviewed the purpose of the survey and the nature and extent of relocation payments and assistance that will be made available. All persons shall be advised and encouraged to visit the relocation office for information and assistance.

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(4) Relocation Records. Based on information obtained during the survey and other sources as applicable, the local agency shall prepare and maintain an accurate relocation record for each person to be displaced. The record shall contain a description of the pertinent characteristics of the persons to be displaced and the assistance deemed to be necessary.

(b) The survey shall be by direct, personal interview, except where repeated efforts indicate that is not possible. When a person cannot be interviewed or the interview does not produce the information to be obtained reasonable efforts shall be made to obtain the information by other means. Eligible persons should be encouraged to bring any change in their needs to the attention of relocation officials. The survey shall be updated at least annually.

(c) A public entity shall endeavor to obtain the following information: income; whether a person is elderly or handicapped; size of family; age of children; location of job and factors limiting accessibility; area of preferred relocation; type of unit preferred; ownership or tenant preference; need for social and public services, special schools and other services; eligibility for publicly assisted housing; and with reference to the present dwelling, the rent, the type and quality of construction, the number of rooms and bedrooms, the amount of habitable living space, and locational factors including among others public utilities, public and commercial facilities (including transportation and schools) and neighborhood conditions (including municipal services). Other matters that concern a household as its members contemplate relocation should also be included.

(d) A written analysis of relocation housing needs shall be prepared. It shall be prepared in sufficient detail to enable determination of the availability for all potential displacees of housing which meets the standards set forth in the definition of comparable replacement housing.

The information concerning homeownership and rental units shall be provided separately. The number of units needed shall be identified by cost for each size category. The needs of elderly and handicapped households shall be shown separately and shall include information on the number of such households requiring special facilities and the nature of such facilities.

The statement of relocation housing needs shall include a description of the locational characteristics of the displacement area neighborhoods corresponding to the requirements of comparable replacement housing. Information shall be provided concerning proximity to present employment sources, medical and recreational facilities, parks, community centers, shopping, transportation and schools. Information concerning proximity to other relevant needs and amenities is essential to ensuring that no residents are incapacitated by the relocation and such information also should be provided.

6050. Failure to Conduct Timely and Effective Survey. When a survey is not conducted in a timely and effective manner, the public entity shall be obligated to make every effort to locate all eligible persons who have moved so that their needs can be included in the survey and the impact on the housing stock in the community can be more accurately determined. The public entity shall offer such persons all relocation assistance and benefits for which they otherwise qualify and, in addition, shall compensate such persons for all costs occasioned by the entity's failure to provide timely notice and offers of relocation assistance and benefits.

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6052. Survey and Analysis of Available Relocation Resources.

(a) (1) To enable a public entity reasonably to determine that the requisite comparable replacement dwellings will be available, the public entity, within 15 days following the initiation of negotiations, shall initiate a survey and analysis of available comparable relocation resources.

If a recent survey that provides the information identified in this section is not available, the public entity shall conduct a survey and analysis of the housing market. If a recent survey is available, but it does not reflect more recent, significant changes in housing market conditions, the survey shall be updated or it shall not be relied upon.

(2) When more than 25 households will be displaced, survey results shall be submitted for review to local housing, development and planning agencies and shall be compared to other existing information on housing availability.

(3) The survey shall be updated at least annually.

(b) The survey area shall be reasonably related to the displacement area and to the needs and preferences of the persons to be displaced, as indicated in the written analysis prepared pursuant to section 6048. The survey area shall have relevant characteristics (see subsection 6008(c)) which equal or exceed those of the neighborhood from which persons are to be displaced.

(c) A written analysis of relocation housing resources shall be prepared in sufficient detail to enable determination of the availability for all potential displacees of housing which meets the standards set forth in the definition of comparable replacement housing.

The information concerning homeownership and rental units shall be provided separately. The number of units available shall be identified by cost for each size category. Resources available to meet the needs of elderly and handicapped households shall be shown separately and shall include information on the number of units with special facilities and the nature of such facilities.

The analysis of resources shall include a description of the locational characteristics of the survey area neighborhoods corresponding to the requirements of comparable replacement housing. Information shall be provided concerning proximity to present employment sources (with the consent of the displaced person a potential employer may be substituted), medical and recreational facilities, parks, community centers, shopping, transportation and schools. Information concerning proximity to other relevant needs and amenities is essential to ensuring that residents are not incapacitated by the relocation and such information should also be provided.

(d) (1) Units which do not satisfy the standards of comparable replacement housing, including the locational criteria, shall not be counted as a relocation resource.

(2) Uncompleted new construction or rehabilitation shall not be included in the gross figure unless there is a substantial likelihood that the units will be available when needed and at housing or rental costs within the financial means of the prospective occupants.

(3) In addition to the other requirements of this section, the gross figure representing the number of units available shall be discounted to reflect both concurrent displacement and the extent to which turnover is represented. Concurrent displacement by the federal government and its agencies, including federally-assisted projects, as well as displacement by other public entities shall be taken into account. Turnover is the

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dynamic operation by which occupancy changes occur within a standing inventory over a period of time and theoretically could occur in the complete absence of vacancies on a person to person basis. The use of turnover for relocation is not permissible. The displacing entity shall assume that four percent of the rental and one percent of the ownership units which meet the standards of comparable replacement dwellings (see section 6008(c)) represents turnover. The displacing entity shall use a higher percentage figure if such figure is more accurate. The displacing entity may use a lower figure if it establishes that the lower figure is a more accurate assumption.

(4) Publicly subsidized housing, including public housing, shall not be counted as a resource unless it reasonably can be established that:

(A) The units will be available when needed;

(B) The governmental body providing the subsidy has made, in writing, a reasonably binding commitment of assistance; and

(C) The units have been inspected and determined to be decent, safe and sanitary and the income ceilings, rent ranges and age restrictions, if any, have been considered.

(D) The number of units available in the community exceeds the number of households in need of the units. This requirement may be waived by the department if the public entity can establish that such units will be replaced by last resort housing within two years. To establish that last resort housing will be developed as required the public entity must have site control with permissive zoning, preliminary plans and conditional commitments for subsidy and financing or the equivalent. The public entity also must identify ownership.

(c) Uncompleted new construction or rehabilitation which is subsidized by public funds shall not be counted as a relocation resource unless the units are being subsidized to provide relocation resources.

6054. Last Resort Housing. (a) No eligible person shall be required to move from his dwelling because of the action of a public entity unless comparable replacement housing is available to him.

(b) If on the basis of its survey and analysis of relocation needs and resources a public entity cannot determine that comparable replacement housing will be available as required, the public entity may not proceed with any phase of a project or other activity which will result in displacement unless it provides such housing. (See Article 4.)

(c) If the action of a public entity has resulted or is resulting in displacement and comparable replacement housing is not available as needed, the public entity shall use its funds, or funds authorized for the project to provide such housing (see Article 4), or shall terminate or suspend further implementation of the project activity in accordance with the provisions of section 6018.

(d) Temporary relocation resources may be relied upon in the interim only if the provisions of section 6004 are satisfied.

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6056. Termination of Relocation Assistance. A public entity's relocation obligations cease under the following circumstances:

(a) A displaced person moves to a comparable replacement dwelling and receives all assistance and payments to which he is entitled.

(b) The displaced person moves to substandard housing, refuses reasonable offers of additional assistance in moving to a decent, safe and sanitary replacement dwelling and receives all payments to which he is entitled.

(c) All reasonable efforts to trace a person have failed. To ensure that the action of a public entity does not reduce the housing supply in critical categories or locations, unsuccessful efforts to trace a particular displaced person shall not lessen the obligation to provide last resort housing. (See Article 4.)

(d) The business concern or farm operation has received all assistance and payments to which it is entitled and has been successfully relocated or has ceased operations.

(e) A person displaced from his dwelling, business or farm refuses reasonable offers of assistance, payments and comparable replacement housing.

6058. Eviction. (a) Eviction is permissible only as a last resort. It in no way affects the eligibility of evicted displaced persons for relocation payments. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.

(b) Eviction shall be undertaken only for one or more of the following reasons:

(1) Failure to pay rent, except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services.

(2) Performance of a dangerous, illegal act in the unit.

(3) Material breach of the rental agreement and failure to correct breach within 30 days of notice.

(4) Maintenance of a nuisance and failure to abate within a reasonable time following notice.

(5) Refusal to accept one of a reasonable number of offers of replacement dwellings.

(6) The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

6060. Evaluation of Relocation. (a) A public entity is encouraged to evaluate its relocation program, assessing the quality and quantity of services provided as well as displacee satisfaction, to determine the adequacy of program planning and to ascertain whether any persons have been denied the full benefits and services to which they are entitled. The evaluation should be based upon an annual or continual inspection of files and records, case interviews, and inspection of replacement housing and business and farm replacement locations and discussions with local individuals or organizations familiar with relocation issues. A written evaluation should be prepared at least annually.

(b) The files and records of displaced persons and property owners should be selected at random. The review should include any cases that were identified by previous monitoring as requiring corrective action and should assess the public entity's progress in taking corrective action. Both relocation and acquisition activities should be covered by the review.

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(1) The relocation sample should include cases in which all payments have been completed and cases in which the person has been displaced but all payments have not yet been made. The sample should provide a basis for the reviewer to determine not only whether payments were computed properly and made promptly, but also whether displaced persons received proper notice of the full range of relocation assistance and services to which they are entitled. Priority attention should be given to cases in which a grievance has been filed or the agency has determined that a person is ineligible for relocation benefits.

(2) The acquisition sample should be based on cases in which settlement has been completed. However, if necessary to provide a representative sample of acquisition activities, the reviewer should include incomplete transactions in which negotiations have been initiated.

(c) After the records and files have been reviewed, the reviewer should select cases for further evaluation through personal interviews with displaced persons and/or owners and the inspection of housing to which persons have moved. The interviews and housing inspections should serve both to spot check the accuracy of the information obtained in the examination of the records and files and give the reviewer a better perspective on the agency's performance.

The number and type of cases for which interviews and housing inspections are to be carried out should reflect the reviewer's judgment based on the information he has just reviewed. Generally, an interview and inspection should be carried out for at least one of every five cases for which the files and records have been reviewed. Only where the number of persons displaced is less than 25 should the number of interviews and inspections be less than 10. In no case should the number of interviews and inspections be lower than the lesser of five and the number of persons displaced. To the extent possible, the interviews should cover a representative cross section of the types of cases in the agency's workload: e.g., relocation cases involving families of various sizes as well as individuals and business concerns (including both owners and tenants), and acquisition transactions involving residential, commercial and industrial properties.

(d) In addition to the above, the following factors are among those which should be considered:

(1) The effectiveness of efforts to provide relocation services to displaced persons, including timeliness of notice and correctness of eligibility determinations.

(2) The satisfaction of relocated families, individuals and business concerns in their new locations.

(3) The extent to which self-moves to substandard housing have been minimized.

(4) The effectiveness of efforts to provide relocation services to business concerns, including counseling services and SBA loans to aid in their reestablishment.

(5) The promptness of processing claims and the making of payments, including the amounts, delivery, and use of relocation payments.

(6) The number and magnitude of rent increases following acquisition and displacement.

(7) The effectiveness of methods used to resolve difficulties experienced by site occupants.

(8) The effectiveness of the public entity's grievance procedures.

(9) The extent of resident involvement in planning the relocation program.

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(10) The effectiveness in assuring equal opportunity for displaced persons and in reducing patterns of minority-group concentration.

(11) The effectiveness of relocation in upgrading the housing and overall environmental conditions of persons displaced.

(12) The effectiveness of the social service program, including counseling services, in helping residents adjust to relocation and in helping solve individual and family problems.

(13) The impact on those segments of the housing market serving the income groups displaced.

Article 3. Relocation Payments.

6080. Purpose. The purpose of this Article is to set forth the types of, and specific eligibility criteria for, relocation payments to displaced persons. Basic eligibility conditions are set forth in section 6084. Specific conditions relating to particular payments are described in later sections.

6082. Relocation Payments by Public Entity. A public entity shall make relocation payments to or on behalf of eligible displaced persons in accordance with and to the full extent permitted by this Article. The obligations described in this Article are in addition to those in Article 6.

6084. Basic Eligibility Conditions. A person establishes basic eligibility for relocation payments if he satisfies the conditions described in section 6034. A person who moves from real property or who moves his personal property from real property because he will be displaced from other real property on which he conducts a business or farm operation, establishes eligibility on the basis of the move from such other property only for payments made pursuant to section 6090.

6086. Notice of Intent to Displace. A public entity may issue a written Notice of Intent to Displace at any time after forming a reasonable expectation of acquiring real property. Such a notice, by establishing eligibility prior to acquisition, will enable a public entity to respond to hardship and other situations.

6088. Filing of Claims; Submission of Tax Returns. All claims filed with the public entity shall be submitted within eighteen months of the date on which the claimant receives final payment for the property or the date on which he moves, whichever is later. The displacing entity may extend this period upon a proper showing of good cause.

Except where specifically provided otherwise a claimant shall not be required to submit a copy of his tax returns in support of a claim for relocation payments.

6090. Actual Reasonable Moving Expenses. (a) General. A public entity shall make a payment to a displaced person who satisfies the pertinent eligibility requirements of section 6084 and the requirements of this section, for actual reasonable expenses specified below and subject to the limitations set

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forth in subsection (c) of this section for moving himself, his family, business, farm operation or other personal property. In all cases the amount of a payment shall not exceed the reasonable cost of accomplishing the activity in connection with which a claim has been filed.

The moving and related expenses for which claims may be filed shall include:

- (1) Transportation of persons and property not to exceed a distance of 50 miles from the site from which displaced, except where relocation beyond such distance of 50 miles is justified;
- (2) Packing, crating, unpacking and uncrating personal property;
- (3) Such storage of personal property, for a period generally not to exceed 12 months, as determined by the public entity to be necessary in connection with relocation;
- (4) Insurance of personal property while in storage or transit; and
- (5) The reasonable replacement value of property lost, stolen or damaged (not through the fault or negligence of the displaced person, his agent, or employee) in the process of moving, where insurance covering such loss, theft or damage is not reasonably available.
- (6) The cost of disconnecting, dismantling, removing, reassembling, reconnecting and reinstalling machinery, equipment or other personal property (including goods and inventory kept for sale) not acquired by the public entity, including connection charges imposed by public utilities for starting utility service.

(b) Actual Reasonable Moving Expenses -- Displaced Business Concerns and Farm Operations. In addition to those compensable expenses set forth in subsection (a) of this section, a displaced business concern or farm operation may file a claim for the following moving and related expenses:

- (1) The cost, directly related to displacement and subject to the limitation imposed by paragraph (b)(2), of:

(A) Any addition, improvement, alteration or other physical change in or to any structure or its premises in connection with the reassembling, reconnection or reinstallation of machinery, equipment or other personal property. A public entity, at its discretion, may compensate a displaced business or farm for any addition, improvement, alteration or other physical change otherwise required to render such structure, premises, or equipment suitable for the business or farm's use.

(B) Modifying the machinery, equipment, or other personal property to adopt it to the replacement location or to utilities available at the replacement location or modifying the power supply.

- (2) Claims for payment under this subsection shall be subject to the following limitations:

(A) Reimbursable costs shall be reasonable in amount.

(B) The cost shall be found by the public entity to be required by law or ordinance or to be otherwise necessary to the reestablishment of the displaced business or farm.

(C) The cost could not be avoided or substantially reduced at an alternate available and suitable site to which the business was referred.

(D) The public entity shall deduct, on the basis of a reasonable estimate, the amount, if any, realized by the displaced business concern as compensation for comparable additions, improvements, alterations or other physical changes to the structure and premises acquired, as part of the payment made for the acquisition of such structure and premises.

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(3) The cost of any license, permit or certification required by a displaced business concern to the extent such cost is necessary to the reestablishment of its operation at a new location.

(4) The reasonable cost of any professional services (including but not limited to, architects', attorneys' or engineers' fees, or consultants' charges) necessary for planning the move of personal property, moving the personal property, or installation of relocated personal property at the replacement site.

(5) Where an item of personal property which is used in connection with any business or farm operation is not moved but is replaced with a comparable item, reimbursement in an amount not to exceed (1) the replacement cost, minus any net proceeds received from its sale, or (2) the estimated cost of moving, whichever is less.

(c) Advance Payments. A displaced person may be paid for his anticipated moving expenses in advance of the actual move. A public entity shall provide advance payment whenever later payment would result in financial hardship. Particular consideration shall be given to the financial limitations and difficulties experienced by low and moderate income persons and small farm and business operations.

(d) The specific provisions contained in this section are not intended to preclude a public entity's reliance upon other reasonable means of effecting a move, including contracting moves and arranging for assignment of moving expense payments by displaced persons.

(e) Self-moves. Without documentation of moving expenses actually incurred, a displaced person electing to self-move may submit a claim for his moving expenses to the public entity in an amount not to exceed an acceptable low bid or an amount acceptable to the displacing entity.

(f) Personal Property of Low Value and High Bulk -- Business or Farm Operation. Where, in the judgment of the public entity, the cost of moving any item of personal property of low value and high bulk which is used in connection with any business or farm operation would be disproportionate in relation to its value, the allowable reimbursement for the expense of moving such property shall not exceed the difference between the cost of replacing the same with a comparable item available on the market and the amount which would have been received for such property on liquidation. This provision may in appropriate situations be applied to claims involving the moving of junkyards, stockpiles, sand, gravel, minerals, metals and similar property.

(g) Documentation in Support of a Claim.

(1) General. Except in the case of a displaced person conducting a self-move as provided in subsection (e) above, a claim for a payment under this section shall be supported by a bill or other evidence of expenses incurred. By prearrangement between the public entity, the site occupant, and the mover, evidenced in writing, the claimant or the mover may present an unpaid moving bill to the public entity, and the public entity may pay the mover directly.

(2) Business and Farm Operations. Each claim in excess of \$1,000 for the costs incurred by a displaced person for moving his business or farm operation shall be supported by competitive bids in such number as are practical. If the public entity determines that compliance with the bid requirement is impractical or if estimates in an amount of less than \$1,000 are obtained, a claim may be supported by estimates in lieu of bids.

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(h) Whenever a public entity must pay the actual cost of moving a displaced person the costs of such move shall be exempt from regulation by the Public Utilities Commission as provided by section 7262(a) of the Act. The public entity may solicit competitive bids from qualified bidders for performance of the work. Bids submitted in response to such solicitations shall be exempt from regulation by the Public Utilities Commission.

6092. Actual Direct Losses of Tangible Personal Property. (a) General. A public entity shall make a payment to a displaced person who satisfies the eligibility requirements of section 6090 and this section, for actual direct losses of tangible personal property as a result of moving or discontinuing a business or farm operation, in an amount determined by the public entity to be in accordance with the provisions of this section.

(b) Determining Actual Direct Loss of Property. Actual direct loss of property shall be determined on the basis of the lesser of the following:

(1) The fair market value of the property for continued use at its location prior to displacement.

(2) The estimated reasonable costs of relocating the property.

The public entity may require that the owner first make a bona fide effort to sell the property or it may permit the owner not to do so. The proceeds realized from any sale of all or part of the property shall be deducted from the determination of loss. In calculating payment under this section the reasonable cost of an effort to sell shall be added to the determination of loss.

(c) Documentation to Support Claim. A claim for payment hereunder shall be supported by written evidence of loss which may include appraisals, certified prices, bills of sale, receipts, cancelled checks, copies of advertisements, offers to sell, auction records, and other records appropriate to support the claim or the public entity may agree as to the value of the property left in place.

6094. Actual Reasonable Expenses in Searching for a Replacement Business or Farm. A displaced person who satisfies the pertinent eligibility requirements of section 6090 with respect to actual reasonable moving expenses, shall be eligible for a payment in an amount not to exceed \$500, in searching for a replacement business or farm, including expenses incurred for:

(a) Transportation;

(b) Meals and lodging away from home;

(c) Time spent in searching, based on the hourly wage rate of the salary or earnings of the displaced person or his representative, but not to exceed \$10 per hour; and

(d) Fees paid to a real estate agent or broker to locate a replacement business or farm.

6096. Moving Expenses -- Outdoor Advertising Businesses. A displaced person who conducts a lawful activity primarily for assisting in the purchase, sale, resale, manufacture, processing, or marketing of products, commodities, personal property, or services by the erection and maintenance of outdoor advertising displays is entitled to payment for the reasonable cost of moving such displays or their in-place value, whichever is lesser.

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6098. Alternate Payments -- Individuals and Families. A person or family, who is displaced from a dwelling and is eligible for a payment for actual reasonable moving expenses under section 6090, may elect to receive and shall be paid, in lieu of such payment:

- (a) A moving expense allowance not to exceed \$300, and determined in accordance with established Federal Highway Administration schedules maintained by the California Department of Transportation, and
- (b) A dislocation allowance of \$200.

6100. Alternate Payments -- Businesses and Farm Operations. (a) General.

(1) A person who is displaced from his place of business or farm operation and is eligible for payments under sections 6090, 6092, 6094, or 6096, and complies with the requirements of this section, may elect to receive and shall be paid, in lieu of such payments, a payment equal to the average annual net earnings of the business or farm operation (but not including a business as described in section 6096) as determined in accordance with subsection (b) below, except that such payment shall be not less than \$2,500 nor more than \$10,000. For purposes of this section, the dollar limitation specified in the preceding sentence shall apply to a single business, regardless of whether it is carried on under one or more legal entities.

(2) Loss of Goodwill. When payment under this section will precede settlement of a claim for compensation for loss of good will under the Eminent Domain Law, the public entity before tendering payment shall state in writing what portion of the payment, if any, is considered to be compensation for loss of goodwill and shall explain in writing that any payment made pursuant to Code of Civil Procedure, Sections 1265.510 et seq. (the Eminent Domain Law, Chapter 9, Article 6 - "Compensation for Loss of Goodwill") will be reduced in the same amount. The portion considered to be compensation for loss of goodwill shall not exceed the difference between the payment made under this section and an amount which reasonably approximates the payments for which the displaced person otherwise would be eligible under Sections 6090, 6092, 6094, and 6096. Failure to provide such written statement and explanation shall constitute a conclusive indication that no portion of the payment is considered to be compensation for loss of goodwill for the purposes of that portion of the Code of Civil Procedure referenced above.

(b) Requirements -- Businesses. Payment shall not be under this section unless the public entity determines that:

(1) The business cannot be relocated without a substantial loss of its existing patronage, based on a consideration of all pertinent circumstances including such factors as the type of business conducted, the nature of the clientele, the relative importance to the displaced business of its present and proposed location, and the availability of a suitable relocation site;

(2) The business is not part of a commercial enterprise having another establishment which is not being acquired for a project and which is engaged in the same or similar business. Whenever the sole remaining facility of a business which has been displaced from its principal location:

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- (A) Has been in operation for less than two years;
- (B) Has had average annual gross receipts of less than \$2,000 during the two taxable years prior to displacement of the major component of the business; or
- (C) Has had average annual net earnings of less than \$1,000 during the two taxable years prior to the displacement of the major component of the business, the remaining facility will not be considered another "establishment" for purposes of this section; and
- (3) The displaced business:
- (A) Had average annual gross receipts of at least \$2,000 during the two taxable years prior to displacement; or
- (B) The displaced business had average annual net earnings of at least \$1,000 during the two taxable years prior to displacement; or
- (C) The displaced business contributed at least 33-1/3 percent of the total gross income of the owner(s) during each of the two taxable years prior to displacement. If in any case the public entity determines that the two year period prior to displacement is not representative of average receipts, earnings or income, it may make use of a more representative period.

(c) Determination of Number of Businesses. In determining whether one or more legal entities, all of which have been acquired, constitute a single business, the following factors among others shall be considered:

- (1) The extent to which the same premises and equipment are shared.
- (2) The extent to which substantially identical or intimately inter-related business functions are pursued and business and financial affairs are commingled.
- (3) The extent to which such entities are held out to the public, and to those customarily dealing with such entities, as one business.
- (4) The extent to which the same person or closely related persons own, control or manage the affairs of the entities.

(d) Requirements -- Farms. In the case of a farm operation, no payment shall be made under this section unless the public entity determines that the farm met the definition of a farm operation prior to its acquisition. If the displacement is limited to only part of the farm operation, the operator will be considered to have been displaced from a farm operation if: the part taken met the definition of a farm operation prior to the taking and the taking caused such a substantial change in the nature of the existing farm operation as to constitute a displacement.

(e) Requirements -- Nonprofit Organizations. In the case of a nonprofit organization, no payment shall be made under this section unless the public entity determines that:

- (1) The nonprofit organization cannot be relocated without a substantial loss of its existing patronage (the term "existing patronage" as used in connection with a nonprofit organization includes the membership, persons, community, or clientele served or affected by the activities of the nonprofit organization); and
- (2) The nonprofit organization is not a part of an enterprise having at least one other establishment not being acquired which is engaged in the same or similar activity.

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(f) Net Earnings. The term "average annual net earnings" as used in this section means one-half of any net earnings of the business or farm operation, before federal and state income taxes, during the two taxable years immediately preceding the taxable year in which the business or farm operation moves from the real property acquired for such project, or during such other period as the head of the public entity determines to be more equitable for establishing such earnings, and includes any compensation paid by the business or farm operation to the owner, his spouse or his dependents during such period. The term "owner" as used in this section includes the sole proprietor in a sole proprietorship, the principal partners in a partnership, and the principal stockholders of a corporation, as determined by the public entity. For purposes of determining a principal stockholder, stock held by a husband, his wife and their dependent children shall be treated as one unit.

(g) If a displaced person who conducts a business or farm operation elects to receive a fixed payment under this section, he shall provide proof of his earnings from the business or farm operation to the agency concerned. Proof of earnings may be established by income tax returns, financial statements and accounting records or similar evidence acceptable to the public entity.

6102. Replacement Housing Payments for Homeowners. (a) General. A public entity shall make to a person who is displaced from a dwelling and who satisfies the pertinent eligibility requirements of section 6084 and the conditions of subsection (b) of this section, a payment not to exceed a combined total of \$15,000 for:

(1) The amount, if any, which when added to the acquisition cost of the dwelling acquired for the project equals the reasonable cost, as determined in accordance with subsection (c), of a comparable replacement dwelling. This amount shall not exceed the difference between the acquisition price of the acquired dwelling and the actual purchase price of the replacement dwelling, except where a displaced person, in the circumstance described in paragraph 6108(a)(1), is willing to use the extra money to improve the condition of the dwelling.

(2) The amount, if any, to compensate the displaced person for any increased interest costs, as determined in accordance with subsection (c), he is required to pay for financing the acquisition of a replacement dwelling. The payment shall not be made unless the dwelling acquired by the public entity was encumbered by a bonafide mortgage which was a valid lien on the dwelling for not less than 180 days prior to the initiation of negotiations for acquisition of such dwelling. (This time requirement may be modified in accordance with the provisions of subsection (b) below.)

(3) Reasonable expenses, determined in accordance with subsection (c) of this section, incurred by the displaced person incident to the purchase of the replacement dwelling.

(4) In accordance with section 6106, the cost of rehabilitating a dwelling which does not satisfy the decent, safe and sanitary standard.

(b) Eligibility Conditions.

(1) A displaced person is eligible for payment under this section if such person:

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- (A) Is displaced from a dwelling that is acquired;
- (B) Has actually owned and occupied such dwelling for not less than 180 days prior to the initiation of negotiations for its acquisition; and
- (C) Purchases and occupies a replacement dwelling within one year subsequent to the date on which he received final payment from the public entity of all costs of the acquired dwelling or the date on which he moves from the acquired dwelling, whichever is later.

(2) If an owner satisfies all but the 180 day requirement and can establish to the satisfaction of the public entity that he bought the dwelling with the intention of making it his place of residence, that the move was not motivated by a desire to receive relocation assistance and benefits, and that he neither knew nor should have known that public acquisition was intended the public entity may reduce the requirement as necessary.

(3) Where for reasons beyond the control of the displaced person completion of construction, rehabilitation, or relocation of a replacement dwelling is delayed beyond the date by which occupancy is required, the public entity shall determine the date of occupancy to be the date the displaced person enters into a contract for such construction, rehabilitation, or relocation or for the purchase, upon completion, of a dwelling to be constructed or rehabilitated, if, in fact, the displaced person occupies the replacement dwelling when the construction or rehabilitation is completed.

(4) Where, for reasons of hardship or circumstances beyond the control of the displaced person, such person is unable to occupy the replacement dwelling by the required date, the public entity may extend the deadline as necessary. If by the deadline the displaced person has contracted to purchase a replacement dwelling, the public entity should extend the deadline.

(5) No person otherwise eligible for a payment under this section or under section 6104 shall be denied such eligibility as a result of his being unable, because of a major state or national disaster, to meet the occupancy requirements.

(c) Computation of Replacement Housing Payment.

(1) Cost of Comparable Replacement Dwelling.

(A) In determining the reasonable cost of a comparable replacement dwelling, the public entity concerned shall use one of the following methods:

1. Comparative Method. On a case-by-case basis by determining the listing price of dwellings which have been selected by the public entity and which are most representative of the acquired dwelling unit and meet the definition of comparable replacement dwelling set out in subsection 6008(c). Whenever possible the listing price of at least three dwellings shall be considered.

2. Schedule Method. Where the public entity determines that the comparative method is not feasible, it may establish a schedule of reasonable acquisition costs for the various types of comparable replacement dwellings. If more than one entity is administering a project causing displacement in the area, it shall cooperate with the other entities in establishing a uniform schedule for the area. The schedule shall be based on a current

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analysis of the market to determine a reasonable cost for each type of dwelling to be purchased. In large urban areas this analysis may be confined to the sub-area from which persons are displaced or may cover several different sub-areas, if they satisfy or exceed the criteria listed in subsection 6008(c). To assure the greatest comparability of dwellings in any analysis, the analysis shall be divided into classifications of the type of construction, number of bedrooms, and price ranges.

3. Alternative Method. Where the public entity determines that neither the schedule, nor comparative method is feasible in a given situation, by the use of another reasonable method.

(B) Whichever method is selected the cost shall be updated to within three months of the date of purchase of the replacement dwelling.

(2) Interest Payments. Interest payments shall be equal to the discounted present value of the difference between the aggregate interest applicable to the amount of the principal of the mortgage on the acquired dwelling over its remaining term at the time of acquisition, and other debt service costs, and the aggregate interest paid on the mortgage on the replacement dwelling, and other debt service costs. The term and amount of the mortgage on the replacement dwelling for purposes of this paragraph shall be the lesser of the remaining term and amount of the mortgage on the acquired dwelling, or the actual term and amount of the mortgage on the replacement dwelling. The amount of the debt service cost with respect to the replacement dwelling shall be the lesser of the debt service cost based on the cost required for a comparable dwelling, or the debt service cost based on the actual cost of the replacement dwelling.

Prepaid interest or "points" shall be considered in the determination of aggregate interest.

In calculating the amount of compensation, increased interest cost shall be reduced to discounted present value using the prevailing interest rate paid on savings deposits by commercial banks in the general area in which the replacement dwelling is located.

(3) Expenses Incident to the Purchase of the Replacement Dwelling. Payment under this section shall include the amount necessary to reimburse the displaced person for actual costs incurred by him incident to the purchase of the replacement dwelling, including but not limited to the following: legal, closing, and related costs including title search, preparing conveyance contracts, notary fees, surveys, preparing drawings or plats, and charges paid incident to recordation; lender, FHA, VA or similar appraisal cost; FHA, VA or similar application fee; cost for certification of structural soundness; credit report charges; charge for owner's and mortgagee's evidence or assurance of title; escrow agent's fee; and sales or transfer taxes. Payment for any such expenses shall not exceed the amount attributable to the purchase of a replacement dwelling. Such expenses shall be reasonable and legally required or customary in the community.

Reimbursement shall not be made under the provisions of this paragraph for any fee, cost, charge, or expense which is determined to be a part of the debt service or finance charge under Title I of the Truth in Lending Act (Pub. L. 90-321), and Regulation Z issued pursuant thereto by the Board of Governors of the Federal Reserve System. Any such sum should be considered in the determination of interest payments.

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(d) Multi-family Dwelling. In the case of a displaced homeowner who is required to move from a one-family unit of a multi-family building which he owns, the replacement housing payment shall be based on the cost of a comparable one-family unit in a multi-family building of approximately the same density or if that is not available in a building of the next less density, or, if a comparable one-family unit in such a multi-family building is not available, the cost of an otherwise comparable single-family structure.

(e) Owner Retention.

(1) If a displaced homeowner elects to retain, move, and occupy his dwelling, the amount payable under this section is the difference between the acquisition price of the acquired property and the sum of the moving and restoration expenses, the cost of correcting decent, safe, and sanitary deficiencies, if any, and the actual purchase price of a comparable relocation site. A public entity may limit the payment made under this subsection to the amount of the replacement housing payment for which the homeowner would otherwise be eligible.

(2) The payment shall not exceed \$15,000.

(f) Provisional Payment Pending Condemnation. If the exact amount of a replacement housing payment cannot be determined because of a pending condemnation suit, the public entity concerned may make a provisional replacement housing payment to the displaced homeowner equal to the difference between the public entity's maximum offer for the property and the reasonable cost of a comparable replacement dwelling, but only if the homeowner enters into an agreement that upon final adjudication of the condemnation suit the replacement housing payment will be recomputed on the basis of the acquisition price determined by the court. If the acquisition price as determined by the court is greater than the maximum offer upon which the provisional replacement housing payment is based, the difference will be refunded by the homeowner to the public entity. If the acquisition price as determined by the court is less than the maximum offer upon which the provisional replacement housing payment is based, the difference will be paid to the homeowner.

(g) Lease of Condominium. For the purposes of this section, the leasing of a condominium for a 99-year period, or for a term which exceeds the life expectancy of the displaced person as determined by the most recent life tables in Vital Statistics of the United States, as published by the Public Health Service of the Department of Health, Education and Welfare, shall be deemed a purchase of the condominium.

6104. Replacement Housing Payments for Tenants and Certain Others. (a) General. A public entity shall make to a displaced person who satisfies the eligibility requirements of section 6084 and the conditions of subsection (b) below, a payment not to exceed \$4,000 for either:

(1) An amount, computed in accordance with paragraph (d)(1) of this section, necessary to enable such person to lease or rent a replacement dwelling for a period not to exceed 4 years; or

(2) An amount, computed in accordance with paragraph (d)(2) of this section, necessary to enable such person to make a downpayment on the purchase of a replacement dwelling (including incidental expenses described in section 6102). If such amount exceeds \$2,000, the displaced person shall equally match any such amount in excess of \$2,000 in making the downpayment.

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(b) Eligibility Conditions. A displaced person is eligible for the payments specified in subsection (a) if he satisfies the following conditions:

(1) Has occupied the dwelling from which he is displaced for a period of not less than 90 days prior to the initiation of negotiation for acquisition of such dwelling.

(2) Is not eligible to receive a replacement housing payment for homeowners under section 6102 or elects not to receive such payment. Where the displaced person is the owner-occupant of the dwelling, the payment made under paragraph 6104(a)(2) shall not exceed the amount of payment to which the person would be eligible under section 6102.

(3) Whenever a payment under subsection (a)(2) is sought the displaced person shall within one year from the date of displacement purchase and occupy a replacement dwelling.

(c) The provisions in subsection 6102(b) for modifying the conditions of eligibility also apply to this section.

(d) Computation of Payment.

(1) Rentals. The amount of payment necessary to lease or rent a comparable replacement dwelling, under subsection (a)(1), shall be computed by subtracting 48 times the base monthly rental of the displaced person (as determined in accordance with this subsection), from 48 times the monthly rental for a comparable replacement dwelling (as determined in accordance with this subsection): Provided, that in no case may such amount exceed the difference between 48 times the base monthly rental as determined in accordance with this subsection and 48 times the monthly rental actually required for the replacement dwelling occupied by the displaced person.

(A) Base Monthly Rental. The base monthly rental shall be the lesser of the average monthly rental paid by the displaced person for the 3-month period prior to initiation of negotiations and 25 percent of the displaced person's average monthly income. (See subsection 6008(1).) Where the displaced person was the owner of the dwelling from which he was displaced or was not required to pay rent for that dwelling, the economic rent (see subsection 6008(h)) shall be used in lieu of the average monthly rental to calculate base monthly rental.

(B) Comparable Rental. The monthly rental for a comparable replacement dwelling shall be the amount of rent determined by the public entity by one of the methods described in paragraph 6102(c)(1), considering rental charges instead of listing price or acquisition cost.

(C) Whichever method is selected the cost shall be updated to within three months of the date of rental of the replacement dwelling.

(2) Downpayment. The downpayment for which a payment specified under paragraph (a)(2) of this section may be made, together with any matching share which may be required, shall not exceed the amount of a reasonable downpayment for the purchase of a comparable replacement dwelling where such purchase is financed, plus expenses incident to the purchase of a replacement dwelling computed in accordance with Section 6102. The full amount of a downpayment under this section shall be applied to the purchase of the replacement dwelling and shall be shown on the closing statement or other document acceptable to the public entity.

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(e) Rental Payments for Displaced Owners and Dependents.

(1) Owners. A displaced owner who elects to rent rather than purchase a replacement dwelling and who meets the eligibility conditions specified in subsection (b) is eligible for the payment specified in paragraph (a)(1).

(2) Dependents. A dependent who is residing separate and apart from the person or family providing support, whether such separate residence is permanent or temporary, shall be entitled to payment under this section, but such payment shall be limited to the period during which the displaced dependent resides in the replacement dwelling. At the time the displaced dependent vacates that dwelling, no further payment under this section shall be made to such person. For the purposes of this paragraph a 'dependent' shall be a person who derives fifty-one percent or more of his income in the form of gifts from any private person or any academic scholarship or stipend. Full-time students shall be presumed to be dependents but may rebut this presumption by demonstrating that fifty percent or more of their income is derived from sources other than gifts from another private person or academic scholarships or stipends.

Dependents residing with the family of which they are a part shall not be entitled to any payment except as a part of the family.

(f) Disbursement. Except where specifically provided otherwise, the public entity shall have the authority to disburse payments under this section in a lump sum, monthly or at other intervals acceptable to the displaced person.

6106. Proration of Payments. For the purpose of calculating an alternate payment under section 6098 or a replacement housing payment under section 6102 or 6104, two or more individuals (whether they are members of one family or not) living together in and displaced from a single dwelling shall be regarded as one person.

Where a tenant is sharing a single-family dwelling with an owner-occupant and paying the owner-occupant rent for the privilege, the tenant shall not be entitled to more than one-half of the rental supplement otherwise payable. The owner-occupant shall not be required to share the payment to which he is entitled or accept a prorated amount.

6108. Condition of Replacement Dwelling. (a) When a displaced person qualifies for a replacement housing payment (under section 6102 or 6104) by purchasing or renting a replacement dwelling, the unit, as a general rule, must be decent, safe and sanitary. There are three exceptions. One is described in paragraph 6040(a)(6). The others are:

(1) If the purchase of such a dwelling is the result of the public entity's failure to identify a reasonable number of comparable replacement dwellings as required or if the dwelling is one to which the person was referred by the public entity, the condition of the dwelling does not effect eligibility for a replacement housing payment.

(2) If the purchase of such a dwelling is not the result of a public entity's referral or failure to refer, the otherwise eligible person qualifies for a replacement housing payment if the unit is brought into compliance with the decent, safe and sanitary standard. In this situation payment shall be limited to the amount that would be provided in connection with the purchase of a similar, comparable replacement dwelling or the sum of the actual costs of acquisition (including related expenses) and rehabilitation, whichever is less.

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(b) A public entity shall not induce or encourage a displaced person to acquire a dwelling which does not satisfy the comparable replacement housing standard. (See section 6008(c).)

6110. Certificate of Eligibility. Upon request by a displaced homeowner or tenant who has not yet purchased and occupied a replacement dwelling, but who is otherwise eligible for a replacement housing payment, the public entity concerned shall certify to any interested party, financial institution, or lending agency, that the displaced homeowner or tenant will be eligible for the payment of a specific sum if he purchases and occupies a dwelling within the time limits prescribed.

6112. Mobile Homes. (a) General. A mobile home is a dwelling. (See subsection 6008(g).) A person displaced from a mobile home must satisfy the same eligibility requirements and must be provided the same assistance, assurance and payments as a person displaced from a conventional dwelling.

(b) Moving Expenses. If a mobile home is moved to another site, the displaced person shall be compensated for moving expenses in accordance with sections 6090 and 6092. The provisions of these sections which generally apply only to businesses and farms shall also apply to displaced persons who move a mobile home.

(c) Replacement housing payments.

(1) A person who owns a mobile home and site and as a replacement purchases both a dwelling and site shall be provided a replacement housing payment in accordance with section 6102. A person who owns a mobile home and site, and as a replacement rents both a dwelling and site, shall be provided a payment in accordance with section 6104.

(2) A person who rents a mobile home and site, and as a replacement rents or purchases a dwelling and site, shall be provided a payment in accordance with section 6104.

(3) A person who owns a mobile home and site, and as a replacement purchases a dwelling and rents a site, shall be provided a payment in accordance with sections 6102 and 6104. The payment shall be limited to the lesser of:

(A) The amount necessary to purchase a conventional comparable replacement dwelling; and

(B) The amount necessary to purchase a replacement mobile home (in accordance with section 6102) plus the amount necessary to rent a replacement site (in accordance with section 6104). In calculating this amount, the economic rent for the site shall be used in lieu of average monthly rental to determine the base monthly rental (as provided in paragraph 6104(d)(1)).

(4) A person who owns a site from which he moves a mobile home shall be provided a replacement housing payment under section 6102 if he purchases a replacement site and under section 6104 if he rents a replacement site.

(5) A person who owns a mobile home which is acquired and rents the site shall be provided payment as follows:

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(A) If a mobile home is not available the amount required to purchase a conventional replacement dwelling (in accordance with section 6102);

(B) The amount necessary to purchase a replacement mobile home (in accordance with section 6102) plus the amount necessary to lease, rent or make a downpayment on a replacement site (in accordance with section 6104); or

(C) If he elects to rent a replacement mobile home and site, the amount required to do so in accordance with section 6104. In calculating this payment, the average monthly rental shall equal the economic rent for the mobile home plus the actual rent for the site.

(d) Similar principles shall be applied to other possible combinations of ownership and tenancy upon which a claim for payment might be based.

6114. Affected Property. (a) In addition to the payments required by Section 7262 of the Act (see sections 6090, 6092, 6094, 6096, 6098 and 6100), as a cost of acquisition, the public entity shall make a payment to any affected property owner meeting the requirements of this section.

(b) Such affected property is immediately contiguous to property acquired for airport purposes and the owner shall have owned the property affected by acquisition by the public entity not less than 180 days prior to the initiation of negotiation for acquisition of the acquired property.

(c) Such payment, not to exceed fifteen thousand dollars (\$15,000), shall be the amount, if any, which equals the actual decline in the fair market value of the property of the affected property owner caused by the acquisition by the public entity for airport purposes of other real property and a change in the use of such property.

(d) The amount, if any, of actual decline in fair market value of affected property shall be determined according to rules and regulations adopted by the public entity. Such rules and regulations shall limit payment under this section only to such circumstances in which the decline in fair market value of affected property is reasonably related to objective physical change in the use of acquired property.

(e) "Affected property" means any real property which actually declines in fair market value because of acquisition by a public entity for public use of other real property and a change in the use of the real property acquired by the public entity..

Article 4. Last Resort Housing.

6120. Purpose. The purpose of this part is to set forth the criteria and procedures for assuring that if the action of a public entity results, or will result in displacement, and comparable replacement housing will not be available as needed, the public entity shall use its funds or funds authorized for the project to provide such housing.

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6122. Determination of Need for Last Resort Housing. If on the basis of data derived from surveys and analyses which satisfy the requirements of sections 6048 and 6052, the public entity is unable to demonstrate that comparable replacement housing will be available as required, the head of the public entity shall determine whether to use the public entity's funds or the funds authorized for the project to provide such necessary replacement housing or to modify, suspend or terminate the project or undertaking.

6124. Development of Replacement Housing Plan. (a) General.

(1) Following the determination pursuant to section 6122, the head of the displacing public entity shall develop or cause to be developed a replacement housing plan to produce a sufficient number of comparable replacement dwellings. The plan shall specify how, when and where the housing will be provided, how it will be financed and the amount of funds to be diverted to such housing, the prices at which it will be rented or sold to the families and individuals to be displaced, the arrangements for housing management and social services as appropriate, the suitability of the location and environmental impact of the proposed housing, the arrangements for maintaining rent levels appropriate for the persons to be rehoused, and the disposition of proceeds from rental, sale, or resale of such housing. If a referendum requirement or zoning presents an obstacle, the issue shall be addressed.

(2) All contracts and subcontracts for the construction, rehabilitation or management of last resort housing shall be let without discrimination as to race, sex, marital status, color, religion, national origin, ancestry or other arbitrary circumstance and pursuant to an affirmative action program. The public entity shall encourage participation by minority persons in all levels of construction, rehabilitation, planning, financing and management of last resort housing. When the housing will be located in an area of minority concentration, the public entity shall seek to secure significant participation of minorities in these activities. The public entity shall require that, to the greatest extent feasible, opportunities for training and employment arising in connection with the planning, construction, rehabilitation, and operation of last resort housing be given to persons of low income residing in the area of such housing and shall determine and implement means to secure the participation of small businesses in the performance of contracts for such work.

(b) Citizen Participation.

(1) If the need for last resort housing exceeds 25 units, the head of the displacing public entity shall establish a committee which will consult with and provide advice and assistance to the displacing public entity in the development of the plan. The committee should include appointed representatives of the displacing entity and state and local agencies knowledgeable regarding housing in the area, including but not limited to the local housing authority and the central relocation agency, if any. In addition, the committee should include representatives of other appropriate public groups (for example, local and areawide planning agencies) and private groups knowledgeable regarding housing and the problems of housing discrimination.

(2) The committee shall include representatives of the residents to be displaced. These representatives may be appointed by the displacing entity or elected by the residents, as the residents wish. Resident representatives shall, at a minimum, constitute one-third of the committee membership. Votes shall be allocated so that the total votes of resident representatives shall equal one-half of the total votes of the committee membership.

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(3) The plan must be approved by the vote of a simple majority of the committee membership. In the event the committee fails to approve the plan, the local governing body or, where the displacing entity is a state agency, the head of the state agency may substitute its approval.

(c) Consultation with Other Housing Agencies and Organizations. The head of the displacing public entity may consult or contract with the department, a local housing authority, or other agency or organization having experience in the administration or conduct of housing programs to provide technical assistance and advice in the development of the replacement housing plan.

6126. Submission of Plan for Comment. The head of the displacing public entity shall submit the plan and all significant amendments to the department and local housing and planning agencies for comment and to assure that the plan accurately reflects housing conditions and needs in the relocation area. Reviewing agencies shall have 30 calendar days following receipt of the plan to prepare their comments. Copies of all comments received shall be forwarded to the committee and available to all interested persons.

General notice of the plan shall be provided. Notice shall be designed to reach the residents of the relocation area; it shall be in accordance with the provisions of paragraph 6046(a)(3) and subsection 6046(b); and it shall be provided 30 days prior to submission to the committee, or the local governing body or head of state agency for approval.

6128. Determination by Displacing Public Entity of Feasibility and Compliance. Upon receipt and consideration of the comments, the displacing public entity shall determine whether or not:

- (a) The plan is feasible.
- (b) The plan complies with applicable environmental standards and procedures.
- (c) The plan is compatible with the local general plan and housing element and the areawide housing plan or strategy.

If any of the above determinations by the displacing public entity is negative the displacing public entity shall revise the plan as necessary. Substantial modifications in the plan shall be submitted for review and comment as provided in section 6126. If necessary for timely implementation of the plan or execution of the project, the head of the displacing public entity may shorten the time allowed in section 6126 for review of modifications.

6130. Implementation of the Replacement Housing Plan. Upon making the determinations required by section 6128, the head of the displacing entity may expend funds and take such other actions as necessary to provide, rehabilitate, or construct replacement housing pursuant to the approved replacement housing plan through methods including but not limited to the following:

- (a) Transfer of funds to state and local housing agencies.
- (b) Contract with organizations experienced in the development of housing.
- (c) Direct construction by displacing public entity.

Whenever practicable, the head of the displacing public entity should utilize the services of federal, state, or local housing agencies, or other agencies having experience in the administration or conduct of similar housing programs.

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6132. Housing Production. The head of the displacing public entity shall monitor the production of the last resort housing to ensure that it is in accordance with the plan.

6134. Jointly Sponsored Development. Where several agencies are administering programs resulting in residential displacement, opportunities shall be sought for joint development and financing to aggregate resources in order most efficiently to provide replacement housing in sufficient quantity to satisfy the aggregate needs of such programs.

6136. Last Resort Housing In Lieu of Payments. A public entity shall not require a displaced person to accept a dwelling provided pursuant to this Article in lieu of the displaced person's acquisition payment, if any, for the real property from which he is displaced or the relocation payments for which he may be eligible.

6138. Conformity with the Act and Other Statutes, Policies and Procedures. (a) Civil Rights and Other Acts. The administration of this Article shall be in accord with the provisions of the Unruh Civil Rights Act (Civil Code, Sections 51 et seq.), the Rumford Act (Health and Safety Code, Section 35700 et seq.), Section 1 of the Civil Rights Act of 1866 (42 U.S.C. 1982), Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the Environmental Quality Act of 1970 (Public Resources Code, Section 21100 et seq.) and regulations issued pursuant thereto.

(b) Dwelling and Relocation Standards. Determinations made pursuant to section 6122 and any plan developed and implemented for providing replacement housing and all such housing provided thereunder shall be in conformity with the standards established in the Act and Guidelines.

Article 5. Grievance Procedures.

6150. Purpose. The purpose of this article is to set forth guidelines for processing appeals from public entity determinations as to eligibility, the amount of payment, and for processing appeals from persons aggrieved by a public entity's failure to refer them to comparable permanent or adequate temporary replacement housing. Public entities shall establish procedures to implement the provisions of this Article.

6152. Right of Review. (a) Any complainant, that is any person who believes himself aggrieved by a determination as to eligibility, the amount of payment, the failure of the public entity to provide comparable permanent or adequate temporary replacement housing or the public entity's property management practices may, at his election, have his claim reviewed and reconsidered by the head of the public entity or an authorized designee (other than the person who made the determination in question) in accordance with the procedures set forth in this article, as supplemented by the procedures the public entity shall establish for such review and reconsideration.

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(b) A person or organization directly affected by the relocation plan may petition the department to review the final relocation plan of a public entity to determine if the plan is in compliance with state laws and guidelines or review the implementation of a relocation plan to determine if the public entity is acting in compliance with its relocation plan. Review undertaken by the department under this section may be informal or may follow the procedures outlined in Government Code, Sections 11180 et seq. Before conducting an investigation under the Government Code sections, the department should attempt to constrain disputes between parties.

Failure to petition the department shall not limit a complainant's right to seek judicial review.

(c) If a relocation appeals board has been established pursuant to Section 33417.5 of the Health and Safety Code, a city by ordinance may designate the board to hear appeals from local public entities which do not have an appeal process. In the absence of such an ordinance, public entities shall establish procedures to implement the provisions of this Article.

6154. Notification to Complainant. If the public entity denies or refuses to consider a claim, the public entity's notification to the complainant of its determination shall inform the complainant of its reasons and the applicable procedures for obtaining review of the decision. If necessary, such notification shall be printed in a language other than English in accordance with section 6046.

6156. Stages of Review by a Public Entity. (a) Request for Further Written Information. A complainant may request the public entity to provide him with a full written explanation of its determination and the basis therefore, if he feels that the explanation accompanying the payment of the claim or notice of the entity's determination was incorrect or inadequate. The public entity shall provide such an explanation to the complainant within three weeks of its receipt of his request.

(b) Informal Oral Presentation. A complainant may request an informal oral presentation before seeking formal review and reconsideration. A request for an informal oral presentation shall be filed within the period described in subsection (d) of this section, and within 15 days of the request the public entity shall afford the complainant the opportunity to make such presentation. The complainant may be represented by an attorney or other person of his choosing. This oral presentation shall enable the complainant to discuss the claim with the head of the public entity or a designee (other than the person who made the initial determination) having authority to revise the initial determination on the claim. The public entity shall make a summary of the matters discussed in the oral presentation to be included as part of its file. The right to formal review and reconsideration shall not be conditioned upon requesting an oral presentation.

(c) Written Request for Review and Reconsideration. At any time within the period described in subsection (d) a complainant may file a written request for formal review and reconsideration. The complainant may include in the request for review any statement of fact within the complainant's knowledge or belief or other material which may have a bearing on the appeal. If the complainant requests more time to gather and prepare additional material for consideration or review and demonstrates a reasonable basis therefor, the complainant's request should be granted.

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(d) Time Limit for Requesting Review. A complainant desiring either an informal oral presentation or seeking a formal review and reconsideration shall make a request to the public entity within eighteen months following the date he moves from the property or the date he receives final compensation for the property, whichever is later.

6158. Formal Review and Reconsideration by the Public Entity. (a) General. The public entity shall consider the request for review and shall decide whether a modification of its initial determination is necessary. This review shall be conducted by the head of the public entity or an authorized, impartial designee. (The designee may be a committee). A designee shall have the authority to revise the initial determination or the determination of a previous oral presentation. The public entity shall consider every aggrieved person's complaint regardless of form, and shall, if necessary provide assistance to the claimant in preparing the written claim. When a claimant seeks review, the public entity shall inform him that he has the right to be represented by an attorney, to present his case by oral or documentary evidence, to submit rebuttal evidence, to conduct such cross-examination as may be required for a full and true disclosure of facts, and to seek judicial review once he has exhausted administrative appeal.

(b) Scope of Review. The public entity shall review and reconsider its initial determination of the claimant's case in light of:

(1) All material upon which the public agency based its original determination including all applicable rules and regulations, except that no evidence shall be relied upon where a claimant has been improperly denied an opportunity to controvert the evidence or cross-examine the witness.

(2) The reasons given by the claimant for requesting review and reconsideration of the claim.

(3) Any additional written or relevant documentary material submitted by the claimant.

(4) Any further information which the public entity in its discretion, obtains by request, investigation, or research, to ensure fair and full review of the claim.

(c) Determination on Review by Public Entity.

(1) The determination on review by the public entity shall include, but is not limited to:

(A) The public entity's decision on reconsideration of the claim.

(B) The factual and legal basis upon which the decision rests, including any pertinent explanation or rationale.

(C) A statement to the claimant of the right to further administrative appeal, if the public entity has such an appeal structure, or if not, a statement to the claimant that administrative remedies have been exhausted and judicial review may be sought.

(2) The determination shall be in writing with a copy provided to the claimant.

(d) Time Limits.

(1) The public entity shall issue its determination of review as soon as possible but no later than 6 weeks from receipt of the last material submitted for consideration by the claimant or the date of the hearing, whichever is later.

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(2) In the case of complaints dismissed for untimeliness or for any other reason not based on the merits of the claim, the public entity shall furnish a written statement to the claimant stating the reason for the dismissal of the claim as soon as possible but no later than 2 weeks from receipt of the last material submitted by the claimant or the date of the hearing, whichever is later.

6160. Refusals to Waive Time Limitation. Whenever a public entity rejects a request by a claimant for a waiver of the time limits provided in section 6088, a claimant may file a written request for review of this decision in accordance with the procedures set forth in sections 6156 and 6158, except that such written request for review shall be filed within 90 days of the claimant's receipt of the public entity's determination.

6162. Extension of Time Limits. The time limits specified in section 6156 may be extended for good cause by the public entity.

6164. Recommendations by Third Party. Upon agreement between the claimant and the public entity, a mutually acceptable third party or parties may review the claim and make advisory recommendations thereon to the head of the public entity for its final determination. In reviewing the claim and making recommendations to the public entity, the third party or parties shall be guided by the provisions of this Article.

6166. Review of Files by Claimant. Except to the extent the confidentiality of material is protected by law or its disclosure is prohibited by law, a public entity shall permit the claimant to inspect all files and records bearing upon his claim or the prosecution of the claimant's grievance. If a claimant is improperly denied access to any relevant material bearing on the claim, such material may not be relied upon in reviewing the initial determination.

6168. Effect of Determination on Other Persons. The principles established in all determinations by a public entity shall be considered as precedent for all eligible persons in similar situations regardless of whether or not a person has filed a written request for review. All written determinations shall be kept on file and available for public review.

6170. Right to Counsel. Any aggrieved party has a right to representation by legal or other counsel at his expense at any and all stages of the proceedings set forth in these sections.

6172. Stay of Displacement Pending Review. If a complainant seeks to prevent displacement, the public entity shall not require the complainant to move until at least 20 days after it has made a determination and the complainant has had an opportunity to seek judicial review. In all cases the public entity shall notify the complainant in writing 20 days prior to the proposed new date of displacement.

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6174. Joint Complainants. Where more than one person is aggrieved by the failure of the public entity to refer them to comparable permanent or adequate temporary replacement housing the complainants may join in filing a single written request for review. A determination shall be made by the public entity for each of the complainants.

6176. Judicial Review. Nothing in this Article shall in any way preclude or limit a claimant from seeking judicial review of a claim upon exhaustion of such administrative remedies as are available under this Article.

Article 6. Acquisition Policies

6180. Purpose. The purpose of this Article is to set forth the practices to be followed with respect to acquisition of real property by a public entity. Public entities shall, to the greatest extent practicable, be guided by these practices.

6182. Acquisition. (a) A public entity shall make every reasonable effort to acquire property by negotiation and to do so expeditiously.

(b) Before negotiations are initiated (see subsection 6008(n)) a public entity shall:

(1) Have the property appraised, giving the owner or his representative designated in writing an opportunity, by reasonable advance written notice, to accompany the appraiser during the inspection of the property;

(2) If the owner of real property is also the owner of a business conducted on the real property to be acquired or on the remainder, inform him of his possible right to compensation for loss of goodwill. The public entity should include a copy of the pertinent provisions of the Eminent Domain Law (Code of Civil Procedure Sections 1230.010 et seq.).

(3) Establish an amount it believes to be just compensation for the property, which amount shall, in no event, be less than the public entity's approved appraisal of the fair market value of the property as improved.

(c) The determination of just compensation shall be based upon consideration of:

(1) The real property being acquired;

(2) Where the real property acquired is part of a larger parcel, the injury, if any, to the remainder; and

(3) Loss of goodwill, where the owner of the real property is also the owner of a business conducted upon the property to be acquired or on the remainder and where the provisions of the Eminent Domain Law pertaining to compensation for loss of goodwill are satisfied. Goodwill consists of the benefits that accrue to a business as a result of its location, reputation for dependability, skill or quality, and any other circumstances resulting in probable retention of old or acquisition of new patronage.

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(d) As soon as possible after the amount of just compensation is established, the public entity shall offer to acquire the property for the full amount so established and shall provide the owner with a written statement of the basis for determination of just compensation. The statement shall include the following:

(1) A general statement of the public use for which the property is to be acquired.

(2) A description of the location and extent of the property to be taken, with sufficient detail for reasonable identification, and the interest to be acquired.

(3) An inventory identifying the buildings, structures, fixtures, and other improvements.

(4) A recital of the amount of the offer and a statement that such amount:

(A) Is the full amount believed by the public entity to be just compensation for the property taken;

(B) Is not less than the approved appraisal of the fair market value of the property as improved;

(C) Disregards any decrease or increase in the fair market value of the real property to be acquired prior to the date of valuation caused by the public improvement for which the property is to be acquired for such public improvement, other than that due to physical deterioration within the reasonable control of the owner or occupant; and

(D) Does not reflect any consideration of or allowance for any relocation assistance and payments or other benefits which the owner is entitled to receive under an agreement with the public entity, except for an amount to compensate the owner for that portion of loss of goodwill provided in accordance with Section 6100.

(5) If the real property is a portion of a larger parcel, the statement shall include an apportionment of the total estimated just compensation for the partial acquisition between the value of the property being taken and the amount of damage, if any, to the remainder of the larger parcel from which such property is taken.

(6) If the owner of the real property to be acquired is also the owner of a business conducted upon the property or the remainder, the statement shall include an indication of the amount of compensation for loss of goodwill.

(e) At the initiation of negotiations (see subsection 6008(n)) a public entity shall provide written notification to the owner of a business conducted on the real property to be acquired or on the remainder, who is not also the owner of the real property, concerning his possible right to compensation for loss of goodwill. The public entity should include a copy of the pertinent provisions of the Eminent Domain Law (Code of Civil Procedure, Section 1230.010 et seq.).

(f) (1) If after receiving the public entity's offer the owner requests additional information regarding the determination of just compensation, the public entity shall provide the following information to the extent that the determination of just compensation is based thereon:

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- (A) The date of valuation used.
 - (B) The highest and best use of the property.
 - (C) The applicable zoning.
 - (D) Identification of some of the sales, contracts to sell and purchase, and leases supporting the determination of value.
 - (E) If the property is a portion of a larger parcel, a description of the larger parcel, with sufficient detail for reasonable identification.
- (2) With respect to each sale, contract, or lease provided in accordance with (1)(D) above, the following data should be provided:
- (A) The names and business or residence addresses, if known, of the parties to the transaction.
 - (B) The location of the property subject to the transaction.
 - (C) The date of transaction.
 - (D) The price and other significant terms and circumstances of the transaction, if known. In lieu of stating the other terms and circumstances, the public entity may, if the document is available for inspection, state the place where and the times when it is available for inspection.
- (3) The requirements of this subsection do not apply to requests made after an eminent domain proceeding is commenced.
- (g) Whenever a part of a parcel of property is to be acquired by a public entity for public use and the remainder, or a portion of the remainder, will be left in such size, shape or condition as to constitute an uneconomic remnant the public entity shall offer to acquire the remnant if the owner so desires. For the purposes of these Guidelines an "uneconomic remnant" shall be a parcel of real property in which the owner retains an interest after partial acquisition of his property and which has little or no utility or value to such owner. (Nothing in this subsection is intended to limit a public entity's authority to acquire real property.)
- (h) Nothing in this section shall be construed to deprive a tenant of the right to obtain payment for his property interest as otherwise provided by law.
- (i) (1) Prior to commencement of an eminent domain proceeding the public entity shall make reasonable efforts to discuss with the owner its offer to purchase the owner's real property. The owner shall be given a reasonable opportunity to present material which he believes to be relevant as to the question of value and to suggest modification in the proposed terms and conditions of the purchase, and the public entity shall carefully consider the owner's presentation.
- (2) Prior to commencement of an eminent domain proceeding, if the evidence presented by an owner or a material change in the character or condition of the property indicates the need for a new appraisal or if a significant delay has occurred since the determination of just compensation, the public entity shall have its appraisal updated. If a modification in the public entity's determination of just compensation is warranted, an appropriate price adjustment shall be made and the new amount determined to be just compensation shall be promptly offered in writing to the owner.

CONTINUATION SHEET
FOR FILING ADMINISTRATIVE REGULATIONS
WITH THE SECRETARY OF STATE

Pursuant to Government Code Section 11380.1)

(j) (1) In no event shall the public entity either advance the time of condemnation, or defer negotiations or condemnation on the deposit of funds in court for the use of the owner, or take any other action coercive or misleading in nature, in order to compel or induce an agreement on the price to be paid for the property.

(2) If any interest in property is to be acquired by exercise of the power of eminent domain, the public entity shall promptly institute formal condemnation proceedings. No public entity shall intentionally make it necessary for an owner to institute legal proceedings to prove the fact of the taking of this real property.

6184. Notice of Decision to Appraise. The public entity shall provide the owner with written notice of its decision to appraise the real property as soon as possible after the decision to appraise has been reached. The notice shall state, as a minimum, that:

- (a) A specific area is being considered for a particular public use;
- (b) The owner's property has been determined to be located within the area; and
- (c) The owner's property, which shall be generally described, may be acquired in connection with the public use.

6186. Time of Offer. The public entity shall make its first written offer as soon as practicable following service of the Notice of Decision to Appraise. (See section 6184.)

6188. Notice of Land Acquisition Procedures. (a) At the time the public entity notifies an owner of its decision to appraise real property it shall furnish the owner a written explanation of its land acquisition procedures, describing in non-technical, understandable terms the public entity's acquisition procedures and the principal rights and options available to the owner.

(b) The notice shall include the following:

(1) A description of the basic objective of the public entity's land acquisition program and a reference to the availability of the public entity's statement covering relocation benefits for which an owner-occupant may be eligible;

(2) A statement that the owner or his representative designated in writing shall be given the opportunity to accompany each appraiser during his inspection of the property.

(3) A statement that if the acquisition of any part of real property would leave the owner with an uneconomic remnant as defined in subsection 6182(g) the public entity will offer to acquire the uneconomic remnant; if the owner so desires;

(4) A statement that if the owner is not satisfied with the public entity's offer of just compensation he will be given a reasonable opportunity to present relevant material, which the public entity will carefully consider, and that if a voluntary agreement cannot be reached the public entity, as soon as possible, will either institute a formal condemnation proceeding against the property or abandon its intention to acquire the property, giving notice of the latter as provided in section 6190.

DO NOT WRITE IN THIS SPACE

CONTINUATION SHEET
FOR FILING ADMINISTRATIVE REGULATIONS
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(Pursuant to Government Code Section 11380.1)

(5) A statement that construction or development of a project shall be so scheduled that no person lawfully occupying real property shall be required to move from a dwelling (assuming a replacement dwelling as required by these Guidelines will be available) or to move his business or farm operation without at least 90 days written notice from the public entity of the date by which the move is required; and

(6) A statement that, if arrangements are made to rent the property to an owner or his tenant for a short term or for a period subject to termination by the public entity on short notice, the rental will not exceed the lesser of the fair rental value of the property to short term occupier or the pro rata portion of the fair rental value for a typical rental period.

If the owner or tenant is an occupant of a dwelling, the rental for the dwelling shall be within his financial means. (See subsection 6008(c).)

6190. Notice of Public Entity's Decision Not to Acquire. Whenever a public entity which has forwarded a Notice of Decision to Appraise or has made a firm offer subsequently decides not to acquire the property, the public entity shall serve a notice in writing on the owner, all persons occupying the property and all other persons potentially eligible for relocation payments and assistance. This notice shall state that the public entity has decided not to acquire the property. It shall be served not later than 10 days following the date of the public entity decision not to acquire.

6192. Incidental Expenses. If the real property is acquired by purchase, the public entity shall pay all reasonable expenses incident to transfer. Among the expenses requiring payment are: recording fees, transfer fees and similar expenses incident to the conveyance of real property, and the pro rata portion of charges for public service such as water, sewage and trash collection which are allowable to a period subsequent to the date of transfer of title to the public entity, or the effective date of possession of such property by the public entity, whichever is earlier. The public entity shall inform the owner that he may apply for a rebate of the pro rata portion of any real property taxes paid.

6194. Short Term Rental. (a) If the public permits an owner or tenant to occupy the real property acquired on a rental basis for a short-term or for a period subject to termination by the public entity on short notice, the amount of rent required shall not exceed the lesser of the fair rental value to a short-term occupier or the pro rata portion of the fair rental value for a typical rental period.

If the owner or tenant is an occupant of a dwelling, the rental for the dwelling shall be within his financial means. (See subsection 6008(c).)

(b) A post-acquisition tenant who occupies real property acquired on a rental basis for a short term and who is informed that the property has been acquired for a public use shall be given not less than 30 days notice of termination of the tenancy.

6195. Public Information. The purchase price and other consideration paid by the public entity is public information and shall be made available upon request.

6196. Service of Notice. Service of all notices required by this article shall be made either by first class mail or by personal service upon the person to be notified.

6198. Nonpossessory Interest Exception. The provisions of 6182(b), (c), (d)(4), and (f) and 6188 shall not apply to the acquisition of any easement, right-of-way, covenant or other non-possessory interest in real property to be acquired for the construction, reconstruction, alteration, enlargement, maintenance, renewal, repair or replacement of sub-surface sewers, waterlines, appurtenance, drains, septic tanks, or storm water drains.

CONTINUATION SHEET
**FOR FILING ADMINISTRATIVE REGULATIONS
 WITH THE SECRETARY OF STATE**
(Pursuant to Government Code Section 11380.1)

Attachment A

Minimum Contents of Informational Statement(s)

Item To Be Included	For Distribution To	
	Displaced Persons	Business Concerns and Others
1. General description of the nature and types of activities that will be undertaken, including an identification of areas which may involve displacement. A diagrammatic sketch of the project area should be attached.	X	X
2. Statement that public action may result in displacement but that no one lawfully occupying property will be required to surrender possession without at least 90 days' written notice from the public entity and no one will be required to move until 90 days after the provision of information.	X	X
3. Assurance that families and individuals will not be required to move before reasonable offers of decent, safe, sanitary and otherwise comparable housing within their financial means have been made, except for the causes set forth in the local agency's eviction policy (which shall be in accordance with section 6058.)	X	
4. General description of types of relocation payments available, including general eligibility criteria and a caution against premature moves that might result in loss of eligibility for a payment.	X	X
5. Identification of the agency's relocation program and a description of the relocation services and aids that will be available.	X	X
6. Encouragement to visit the agency's relocation office and cooperate with the staff. The address, telephone number, and hours of the relocation office should be specified.	X	X

DO NOT WRITE IN THIS SPACE

**CONTINUATION SHEET
FOR FILING ADMINISTRATIVE REGULATIONS
WITH THE SECRETARY OF STATE**

(Pursuant to Government Code Section 11380.1)

Item To Be Included	For Distribution To	
	Displaced Persons	Business Concerns and Others
7. Information on replacement housing, including:	X	
a. Brief description of what constitutes comparable replacement housing, including physical standards.		
b. Laymen's description of Federal fair housing law (Title VIII of Civil Rights Act of 1968), and applicable State and local fair housing laws, as well as rights under Title IV of the Civil Rights Act of 1964.	X	
c. Statement that the public entity (or its agent) will identify comparable replacement dwellings within the financial means of and otherwise available to displaced persons and will provide assistance to persons in obtaining housing of their choice, including assistance in the referral of complaints of discrimination to the appropriate Federal, State or local fair housing enforcement agency.	X	
d. Statement that persons may seek their own housing accommodations and urging them, if they do so, to notify the relocation office prior to making a commitment to purchase or occupy the property.	X	
8. Statement that the public entity will provide maximum assistance in locating relocation accommodations, including consultation with the Small Business Administration and other governmental agencies which might be of assistance.		X
9. Statement describing requirement for prior notification to the agency of the business concern's intention to move.		X

DO NOT WRITE IN THIS SPACE

CONTINUATION SHEET
FOR FILING ADMINISTRATIVE REGULATIONS
WITH THE SECRETARY OF STATE

Pursuant to Government Code Section 11380.11

Item To Be Included	For Distribution To	
	Displaced Persons	Business Concerns and Others
10. Summary of the local agency's eviction policy, which shall be in accordance with the provisions of section 6058.	X	X
11. Statement describing the agency's grievance procedure, its purpose, and how it may be used, which procedure shall be in accordance with the provisions of Article 5.	X	X

DO NOT WRITE IN THIS SPACE

SUMMARY OF MINUTES AND RECOMMENDATIONS OF THE PROJECT AREA COMMITTEE

Section 33385 of the Health and Safety Code provides that the legislative body shall call upon the residents and existing community organizations in a project area to form a project area committee if a substantial number of low and moderate income households are to be displaced by redevelopment activities in the project area. Though the Plan does not include programs that would result in the displacement of the aforementioned households, the City Council deemed it appropriate to form a Project Area Committee (PAC) to gain further community input on the Plan.

The PAC was established by resolution of the City Council on November 19, 1991. This occurred after the City Council adopted PAC formation procedures and a PAC notification process. In October 1991, notices regarding the formation of the PAC were mailed to all residents, businesses property owners and community organizations. On November 13, 1991, candidates and qualified voters of each PAC category met and elected their respective members to the PAC. This slate was subsequently affirmed by the City Council on November 19, 1991.

The PAC has met regularly, twice a month, since January, 1992. In addition to their regular meetings the PAC has held community meetings with residents and business owners of the proposed added areas. The PAC has formulated the following report and recommendations on the proposed Plan and Project Area. The minutes of these meetings follow the PAC's report.

As part of their responsibility, the PAC received and reviewed the following documents and reports:

- Preliminary Plan
- EIR Environmental Impact report
- Draft EIR's
- Preliminary Report
- Draft Redevelopment Plan
- Owner Participation Rules
- Method of Relocation

RESOLUTION NO.

A RESOLUTION OF THE PROJECT AREA COMMITTEE OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT FOR THE GARDEN GROVE COMMUNITY PROJECT AREA RECOMMENDING APPROVAL OF THE REDEVELOPMENT PLAN FOR THE REDEVELOPMENT PROJECT AREA AS AMENDED BY THE COMMITTEE

WHEREAS, pursuant to its statutory obligations as set forth in the Community Redevelopment Law and related documents; and

WHEREAS, the discussions and actions of the Project Area Committee are summarized in the approved minutes of the meetings of the Project Area Committee, which minutes are on file with the Executive Director of the Garden Grove Agency for Community Development; and

WHEREAS, after reviewing and discussing the Redevelopment Plan the Project Area Committee is recommending that the Plan should be amended to include minor modifications; and

WHEREAS, the revisions and amendments to the Plan recommended by the Project Area Committee are summarized in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Project Area Committee for the Garden Grove Community Project Area resolves as follows:

1. The foregoing recitations are true and correct.
2. The Project Area Committee, after careful consideration, hereby submits its recommendations for revision of the Redevelopment Plan contained in Exhibit "A" and recommends that the plan be adopted with the following modifications. However, the Committee further recommends that the Redevelopment Plan on file be used in the event the Redevelopment Agency elects not to proceed with the Project Area Committee's recommendations.
3. The chairperson, or vice-chairperson in the absence of the chairperson, is authorized to execute the resolution on behalf of the Committee.
4. The Executive Director of the Redevelopment Agency, or any member of the Committee, is authorized to transmit a copy of this resolution to the Redevelopment Agency on or before June 30, 1992.

PASSED, APPROVED AND ADOPTED by the Garden Grove Redevelopment Project Area Committee, at its regular meeting held on the 4th of June, 1992, by the following roll call vote:

AYES:	COMMITTEE MEMBERS:
NOES:	COMMITTEE MEMBERS:
ABSENT:	COMMITTEE MEMBERS:

Exhibit A
City of Garden Grove
INTER-DEPARTMENT MEMORANDUM
AGENCY FOR COMMUNITY DEVELOPMENT

To: Garden Grove Agency for Community Development
Dept:
Subject: PAC RECOMMENDATIONS REGARDING THE REDEVELOPMENT PLAN FOR THE GARDEN GROVE PROJECT AREA AMENDMENT

From: The Project Area Committee
Dept:
Date: June 23, 1992

OBJECTIVE

The purpose of this report is to recommend that the Garden Grove Agency for Community Development amend the current Garden Grove Community Project Area.

BACKGROUND

Since January of 1992 the Project Area Committee (PAC) has been reviewing the proposed Amendment to the Redevelopment Plan for the Garden Grove Redevelopment Project. This report recommends the adoption of the Amendment and summarizes minor revisions that the PAC recommends and requests that the Agency incorporate into the Redevelopment Plan (Plan).

At their June 4th meeting the PAC adopted the attached resolution recommending that the Agency and City Council adopt the Plan. The following presents their final recommendation and comments.

DISCUSSION

The PAC reviewed the aforementioned sections of the proposed Plan in great detail, the following presents the PAC's recommended modifications to the Plan.

1. The PAC met with the residents of the Oasis Mobile Home Park, located on the south side of Chapman Avenue, east of Buaro and west of Harbor Boulevard. The PAC unanimously agreed to recommend that the use of "eminent domain" be omitted as it relates to the mobile home "coach" owners. The use of "eminent domain" would be permitted as it relates to the property owner and the leasehold interests of the park operator.
2. That the properties located at 9801 and 9821 Larson be removed from the proposed project area. There was a request by the resident that the property be removed and after study and discussion, the PAC did not feel that these properties were necessary for the effective redevelopment of the area.

PAC Recommendations
June 30, 1992
Page Two

The PAC further discussed the removal of the nineteen homes along the south side of Trask Avenue and Bowen Street, east of Brookhurst and west of Taft. The PAC felt that the inclusion of these properties was necessary for the effective redevelopment of the area. It was recommended that the properties remain within the proposed Project Area by a vote of 5-2.

In addition to the Trask properties, the PAC considered a request from the property owner of the shopping center located at the NWC of Valley View and Chapman Avenue, to be deleted from the proposed amendment to the project area.

Agency staff summarized for the PAC their discussion with a representative of the property owner. The PAC reviewed their initial analysis regarding this property and unanimously concluded that its original findings were still valid to include the property in the proposed project area.

RECOMMENDATION

The Project Area Committee requests that the Agency accept these recommendations as part of the Plan and in the event that these recommendations are not accepted, that the Agency accept the proposed Redevelopment Plan for implementation.

Ho Chung, Chairman
Project Area Committee