

**Subject:** Lunch Tomorrow

**From:** "John Wong" <jwong@hfsc4.com>

**Date:** Mon, 23 Jan 2012 22:48:42 -0800

**To:** <drose3@charter.net>, "Tommy Leung" <tleung@investlaeb5.com>, <greg1@ci.garden-grove.ca.us>

**CC:** <matt.reid@landanddesign.com>

Dear Tommy,

Greg Blodgett from the Economic Development Department, Dave and myself will meet you for lunch in Downtown LA tomorrow (Tuesday at 12:30p):

**Farm of Beverly Hills at LA Live**  
**800 W. Olympic Blvd.**  
**Los Angeles CA 90015**  
**Telephone 213-747-4555**

Parking is off of Olympic.

I will send everyone a meeting request.

Regards,

**HFS  CONCEPTS 4**

**John W. Wong**  
Chief Executive Officer

3229 E. Spring Street  
Long Beach, CA 90806  
t. 562.424.1720 x2101  
f. 213.947.1889  
c. 213.880.3010

Los Angeles | Shanghai

[www.hfsc4.com](http://www.hfsc4.com)

RE: Lunch Tomorrow

**Subject:** RE: Lunch Tomorrow

**From:** "Tommy Leung" <tleung@investlaeb5.com>

**Date:** Tue, 24 Jan 2012 09:21:34 -0800

**To:** "John Wong" <jwong@hfsc4.com>, <drose3@charter.net>, <greg1@ci.garden-grove.ca.us>

**CC:** <matt.reid@landanddesign.com>, "William Chu" <wchu@singpoli.com>

See u all there.

---

**From:** John Wong [mailto:jwong@hfsc4.com]

**Sent:** Monday, January 23, 2012 10:49 PM

**To:** drose3@charter.net; Tommy Leung; greg1@ci.garden-grove.ca.us

**Cc:** matt.reid@landanddesign.com

**Subject:** Lunch Tomorrow

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Greg Blodgett from the Economic Development Department, Dave and myself will meet you for lunch in Downtown LA tomorrow (Tuesday at 12:30p):

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Meeting Monday

**Subject:** Meeting Monday  
**From:** Matthew Reid <matt.reid@landanddesign.com>  
**Date:** Tue, 24 Jan 2012 21:05:09 -0800  
**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

What time works for Monday? Can Matt join us?

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

**Subject:** AGW Hotels

**From:** drose3@charter.net

**Date:** Wed, 25 Jan 2012 04:10:05 +0000

**To:** Greg1@garden-grove.org

**CC:** "Matt Reid" <matt.reid@landanddesign.com>, "David Rose" <drose3@hotmail.com>

FYI....Anaheim Gardenwalk hotels received their 80% incentives package with an affirmative vote of 3-2.

Dave

Sent via BlackBerry by AT&T



**Subject:** Garden Grove Development Plans

**From:** Matthew Reid <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>

**Date:** Fri, 27 Jan 2012 00:49:50 -0800

**To:** Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>, Paul Guerrero <[paulg@garden-grove.org](mailto:paulg@garden-grove.org)>

Greg,

During your meeting this week with our co/development partner, you were showing him some images that I need to show some individuals this weekend. Please forward those to me as soon as possible.

thanks.

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

**Subject:** GG Hotel Project Mtg Today

**From:** drose3@charter.net

**Date:** Mon, 30 Jan 2012 23:40:01 +0000

**To:** "Greg Blodgett" <greg1@ci.garden-grove.ca.us>

**CC:** "David Rose" <drose3@hotmail.com>, "Matt Reid" <matt.reid@landanddesign.com>

Thanks for meeting with us today regarding our hotel project.

I think my biggest concern is the timing of gaining control of "all of the property", including Sunbelt.

As such, per our conversation, can you please send us the contact information for Sunbelt?

Please advise.

Thanks.

Dave

Sent via BlackBerry by AT&T

Re: GG Hotel Project Mtg Today

**Subject:** Re: GG Hotel Project Mtg Today  
**From:** drose3@charter.net  
**Date:** Tue, 31 Jan 2012 01:08:46 +0000  
**To:** "Greg Blodgett" <greg1@ci.garden-grove.ca.us>

Thx.

-----Original Message-----

From: Greg Blodgett  
To: [drose3@charter.net](mailto:drose3@charter.net)  
Subject: Re: GG Hotel Project Mtg Today  
Sent: Jan 30, 2012 4:44 PM

Steve Lewis  
Sunbelt Holdings  
(858) 495-4904

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

----- Original Message -----

From: [drose3@charter.net](mailto:drose3@charter.net)  
To: "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>  
Cc: "David Rose" <[drose3@hotmail.com](mailto:drose3@hotmail.com)>, "Matt Reid" <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>  
Sent: Monday, January 30, 2012 3:40:01 PM  
Subject: GG Hotel Project Mtg Today

Thanks for meeting with us today regarding our hotel project.

I think my biggest concern is the timing of gaining control of "all of the property", including Sunbelt.

As such, per our conversation, can you please send us the contact information for Sunbelt?

Please advise.

Thanks.

Dave  
Sent via BlackBerry by AT&T

Sent via BlackBerry by AT&T

**Subject:** City of Garden Grove - Hotel Development

**From:** "Yang, Wendy" <Wendy.Yang@aecom.com>

**Date:** Mon, 6 Feb 2012 15:32:34 -0800

**To:** <matt.reid@landanddesign.com>

**CC:** Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, <Jayna.Morgan@aecom.com>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>

Matt,

AECOM is preparing Land Use Application for Site C parcel.

In talking to Greg at the City, he suggests I reach out to you for the files that will help the team speed up the submittal process.

Some of the requirements in the application are to provide floor plan(s) and elevation(s) of the hotel development; it will be a tremendous help if you can share the typical floor plan and elevation of the project as they have been developed by your architect Gene Fong. Your reply is greatly appreciated, please let me know if you or someone else can help on this request.

Regards,

**Wendy Yang**

Urban Designer

Associate Principal

D +1 949.756.6964

wendy.yang@aecom.com

**AECOM**

2737 Campus Drive, Irvine, CA 92612 USA

T +1 949.660.8044 F +1 949.660.1046

[www.aecom.com](http://www.aecom.com)

Fwd: Site C Schedule Draft Version 3

**Subject:** Fwd: Site C Schedule Draft Version 3  
**From:** Paul Guerrero <paulg@ci.garden-grove.ca.us>  
**Date:** Mon, 13 Feb 2012 13:22:56 -0800 (PST)  
**To:** matt.reid@landanddesign.com

Matt,  
Attached is the Site C Draft Schedule.  
Paul

<b>Site C Draft Schedule 01.27.2012 Version 3.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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### Site C (DRAFT THREE)

Description	Responsible	Start Date	Due Date	Notes
Mitigated Negative Declaration & Initial Study & Design Package complete	AECOM	-	Feb 21	
Staff to review Mitigated Negative Declaration & Initial Study & Design Package	STAFF	Feb 21	Mar 12	Route to all departments and city attorney
Planning drafting Planned Unit Development & General Plan Amendment	PLANNING	Feb 21	Mar 23	Planning division to draft PUD and GPA
Staff submits comments to AECOM	STAFF	-	Mar 12	Provide AECOM one week to revise
AECOM submits revised Mitigated Negative Declaration & Initial Study & Design Package	AECOM	-	Mar 19	
Staff reviews revised Mitigated Negative Declaration & Initial Study	STAFF	Mar 19	Mar 23	Provide Staff one week to review revised documents and finalize
Mitigated Negative Declaration & Initial Study & Design Package finalized	STAFF	-	Mar 23	COMPLETE
Neighborhood Meeting Due Diligence	AECOM	-	-	500' radius (property owners) addresses, cover letter, postage, equipment
Neighborhood Meeting Publication Draft Notice (Garden Grove Journal)	AECOM	-	Mar 19	draft and send notice; entity, subject, location, time
Neighborhood Meeting Publication (Garden Grove Journal)	AECOM	-	Mar 22	one-time publication
Agency submits Planning Commission Description to Planning Division	AGENCY	-	Apr 2	
Submit to State Clearinghouse	PLANNING	Mar 23	Apr 22	(30 days) Notify other entities City of Anaheim & Orange
Documents Available for Public Review	AECOM	Mar 23	Apr 22	Place document at Planning, City Clerk and Economic Development
Neighborhood Meeting	AECOM	-	Apr 5	One meeting
Planning Commission Publication Draft Notice (Garden Grove Journal)	PLANNING	-	Apr 9	Draft and send notice; entity, subject, location, time
Planning Commission Publication (Garden Grove Journal)	PLANNING	-	Apr 12	One-time publication
Submit Planning Commission Package and review by Planning Division	PLANNING	-	Apr 16	
Planning Commission Packages delivered	PLANNING	-	Apr 26	Planning Division delivers packages to Planning Commissioners
Planning Commission Meeting	PLANNING	-	May 3	AECOM and Staff to attend
City Council Publication Draft Notice (Garden Grove Journal)	PLANNING	-	May 7	Draft and send notice; entity, subject, location, time
City Council Publication (Garden Grove Journal)	PLANNING	-	May 10	
City Council Staff Report and Resolutions	PLANNING	-	May 21	
City Council Meeting (1st reading)	PLANNING	-	June 12	
Fees for Fish and Game Fee and Recording	PLANNING	-	June 25	
City Council Meeting (2nd reading)	PLANNING	-	June 26	
Record Notice of Determination	AGENCY	June 27	July 27	30-day statute of limitations on court challenges

#### NOTES (Responsibilities):

Planning Division: General Plan Amendment & Plan Unit Development

Developer:

Parcel Map, Conditional Use Permit & Development Agreement  
Grading Plan with Building Plan and Water Quality Management Plan

**Subject:** City of Garden Grove - Land Use Permit Package

**From:** "Yang, Wendy" <Wendy.Yang@aecom.com>

**Date:** Tue, 14 Feb 2012 16:28:15 -0800

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, <paulg@ci.garden-grove.ca.us>, <karlh@garden-grove.org>, Maria Parra <mariap@ci.garden-grove.ca.us>

**CC:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, <matt.reid@landanddesign.com>

Hi Greg,

This email is to follow up with your voice message to Jayna regarding the content of the "Land Use Permit Package".

Per your meeting with the City Manager of Garden Grove, it is best to dimension the footprint of the hotel buildings on the Site Plan rather than include "place-hold" floor plans and elevations as part of the submittal package. This will avoid inconsistency since the decision on hotel brand will be made by the developer at a later date.

You also mentioned Matt Reid will provide AECOM the hotel dimension, once the information is available we will verify and include them on the Site Plan.

Karl,

Please confirm by omitting the floor plans and elevations from the package the submittal will still satisfy the "Land Use Permit" requirements.

Once I received confirmation from Planning Department and hotel dimensions from Matt Reid, AECOM will issue a draft package for City's review in two weeks.

Thanks,

**Wendy Yang**

Urban Designer

Associate Principal

D +1 949.756.6964

[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)

**AECOM**

2737 Campus Drive

Irvine, CA 92612 USA

T +1 949.660.8044 F +1 949.660.1046

[www.aecom.com](http://www.aecom.com)

**Subject:** Re: City of Garden Grove - Hotel Development

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Thu, 16 Feb 2012 04:07:40 -0800

**To:** "Yang, Wendy" <Wendy.Yang@aecom.com>

**CC:** Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Jayna Morgan <Jayna.Morgan@aecom.com>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, Dave Rose <drose3@charter.net>, John Wong <jwong@hfsc4.com>

Wendy,

Here are the limited service floor plans that we have to date. Full service will follow later today.  
Thanks.

---

### Matthew Reid

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

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[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Feb 6, 2012, at 3:32 PM, Yang, Wendy wrote:

Matt,

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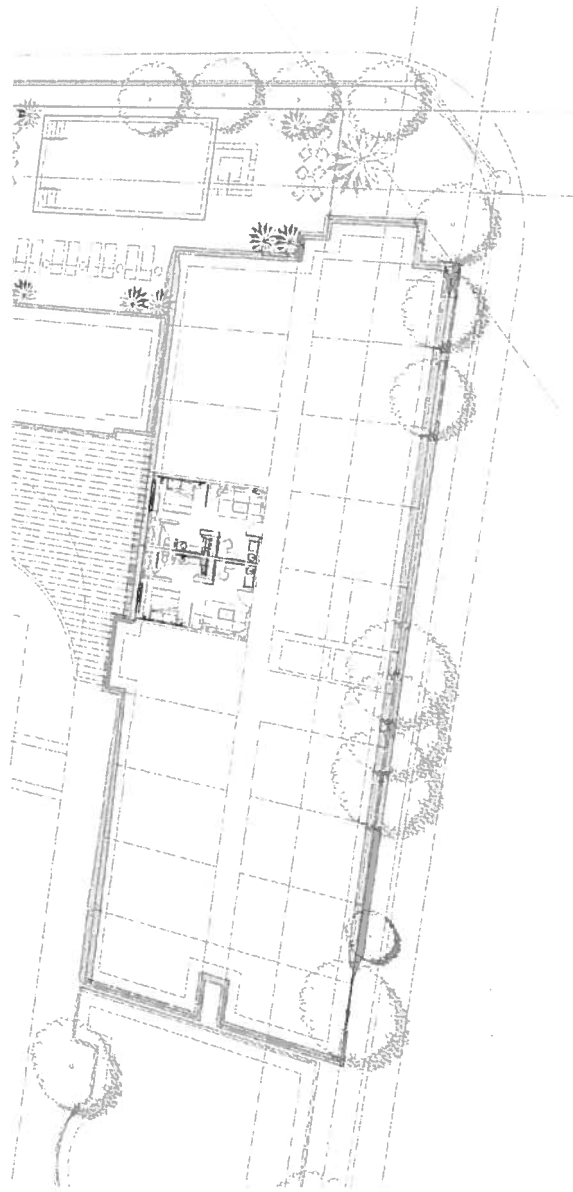


<b>2012_02_16 GG Limited Serv Floor Plans.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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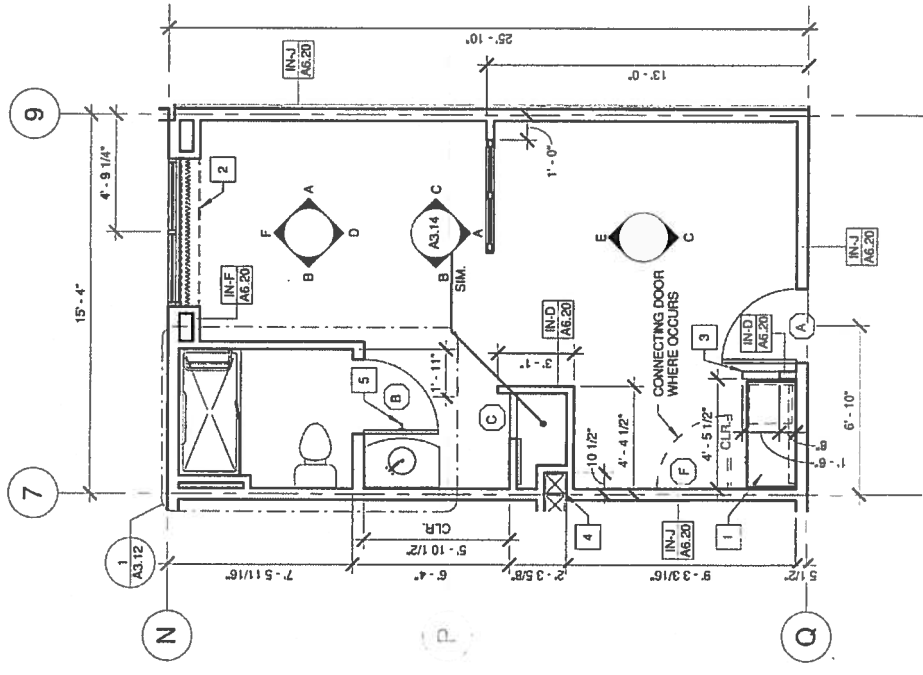
— Part 1.1.3 —

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<b>Part 1.1.3</b>	<b>Content-Type:</b> text/html <b>Content-Encoding:</b> quoted-printable
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TYPICAL FLOOR PLAN



② KING 1/4" = 1'-0"

**Land & Design, Inc.**  
 SUSTAINABILITY • CONSTRUCTION • REAL ESTATE SERVICES

**E-TICKET HOSPITALITY, LLC**

**International WEST**  
 GARDEN GROVE • CALIFORNIA

LIMITED SERVICE HOTEL (HARBOR)

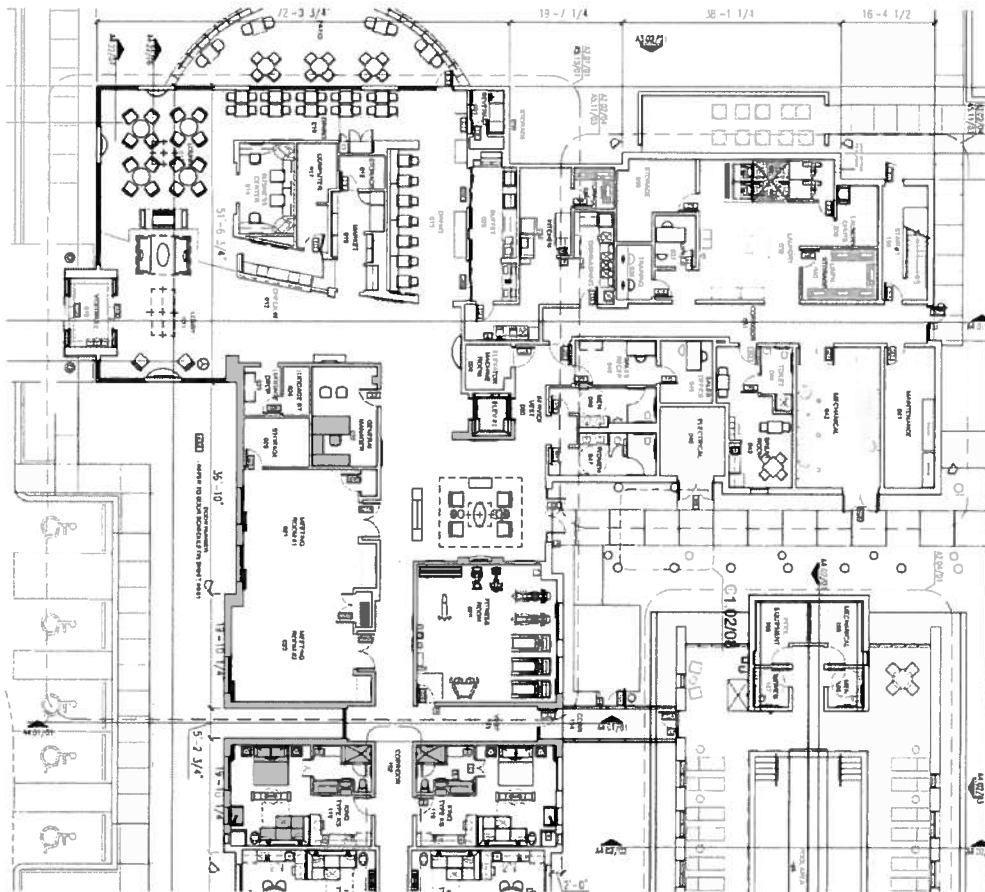


1115P  
 120215

Disclaimer: Hotel and restaurant layouts shown are for demonstration purposes only and final proposal may contain a combination of brands shown or different brands altogether.







GROUND FLOOR PLAN

LIMITED SERVICE HOTEL (TWIN TREE)

**International**  
WEST  
GARDEN GROVE • CALIFORNIA

**Land & Design, Inc.**  
SUSTAINABILITY | CONSTRUCTION | HOTEL | FITNESS | AIRBORNE



**E-TICKET HOSPITALITY, LLC**



1115 P  
120215

Disclaimer: Hotel and restaurant layouts shown are for demonstration purposes only, and final proposal may contain a combination of brands shown or different brands altogether.

RE: City of Garden Grove - Hotel Development

**Subject:** RE: City of Garden Grove - Hotel Development

**From:** "Yang, Wendy" <Wendy.Yang@aecom.com>

**Date:** Thu, 16 Feb 2012 08:04:02 -0800

**To:** Matthew Reid <matt.reid@landanddesign.com>

**CC:** Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, Dave Rose <drose3@charter.net>, John Wong <jwong@hfsc4.com>

Matt,

The plans are very helpful.

We also need elevations as they are part of the submittal requirement, please let me know if you can provide them.

Thanks,

**Wendy Yang**

Urban Designer

Associate Principal

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[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)

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[www.aecom.com](http://www.aecom.com)

---

**From:** Matthew Reid [mailto:matt.reid@landanddesign.com]

**Sent:** Thursday, February 16, 2012 4:08 AM

**To:** Yang, Wendy

**Cc:** Greg Blodgett; Paul Guerrero; Morgan, Jayna; Pavia, Andrea; Dave Rose; John Wong

**Subject:** Re: City of Garden Grove - Hotel Development

Wendy,

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Thanks.

Re: City of Garden Grove - Hotel Development

**Subject:** Re: City of Garden Grove - Hotel Development

**From:** "Matthew Reid (Land & Design)" <matt.reid@landanddesign.com>

**Date:** Thu, 16 Feb 2012 08:33:07 -0800

**To:** "Yang, Wendy" <Wendy.Yang@aecom.com>

**CC:** Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, DaveRose <drose3@charter.net>, John Wong <jwong@hfsc4.com>

Arch is working on them....

Sent from my iPad

Matthew W Reid

619.335.5896 Google voice | 619.462.4144 f

Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

On Feb 16, 2012, at 8:04 AM, "Yang, Wendy" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)> wrote:

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**Subject:** Re: City of Garden Grove - Hotel Development

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Wed, 22 Feb 2012 12:45:42 -0800

**To:** "Yang, Wendy" <Wendy.Yang@aecom.com>

**CC:** Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, Dave Rose <drose3@charter.net>, John Wong <jwong@hfsc4.com>

Wendy,

Here are the Preliminary Full Service plans and elevations.

We are still making many tweaks to this, however as a preliminary document, it can be used.

### Matthew Reid

Land & Design, Inc.

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Re: City of Garden Grove - Hotel Development

**Subject:** Re: City of Garden Grove - Hotel Development

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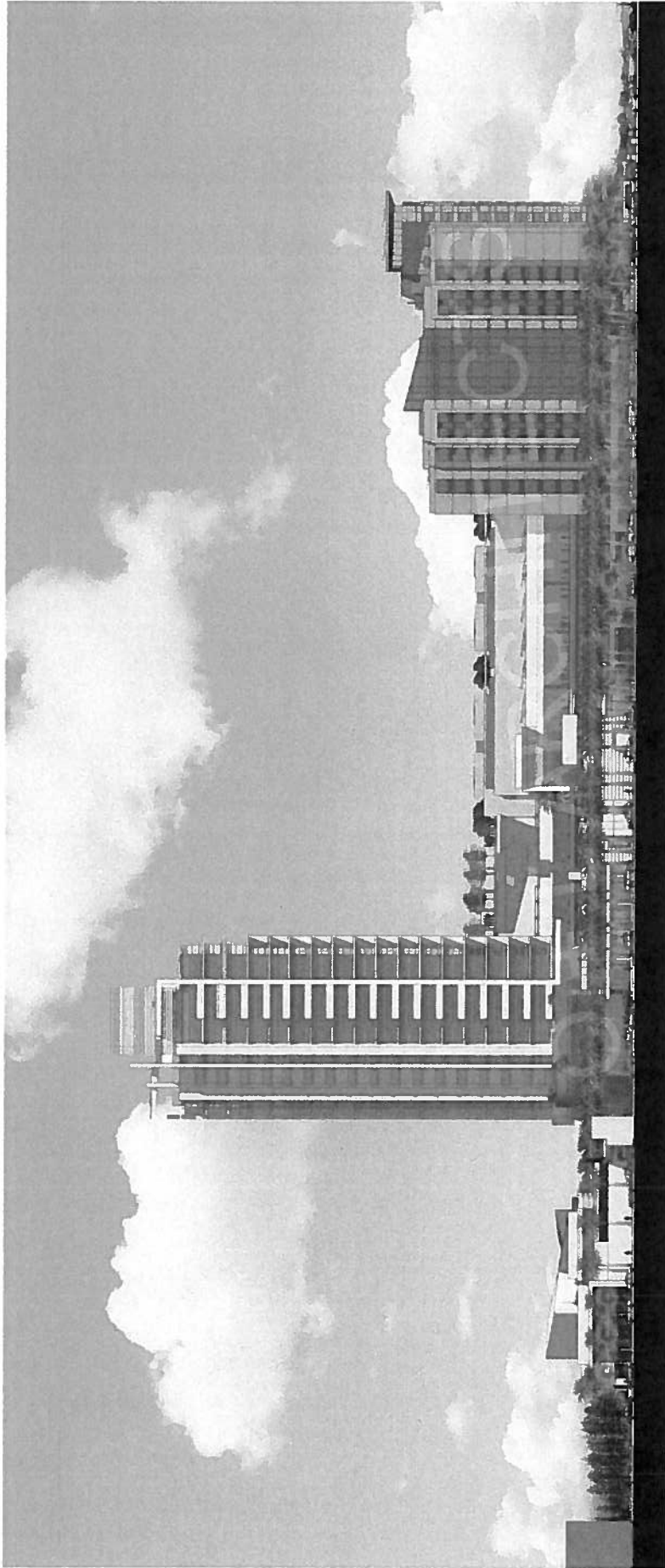
Thanks.

<b>2012_02_22 GG Full elev and floor plan.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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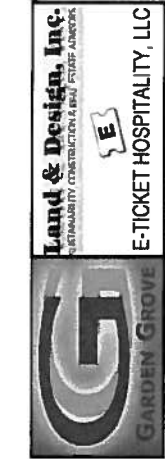
—Part 1.1.3

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<b>Part 1.1.3</b>	<b>Content-Type:</b> text/html <b>Content-Encoding:</b> quoted-printable
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HARBOR BLVD ELEVATION

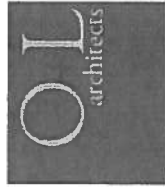


**International**  
WEST  
GARDEN GROVE • CALIFORNIA

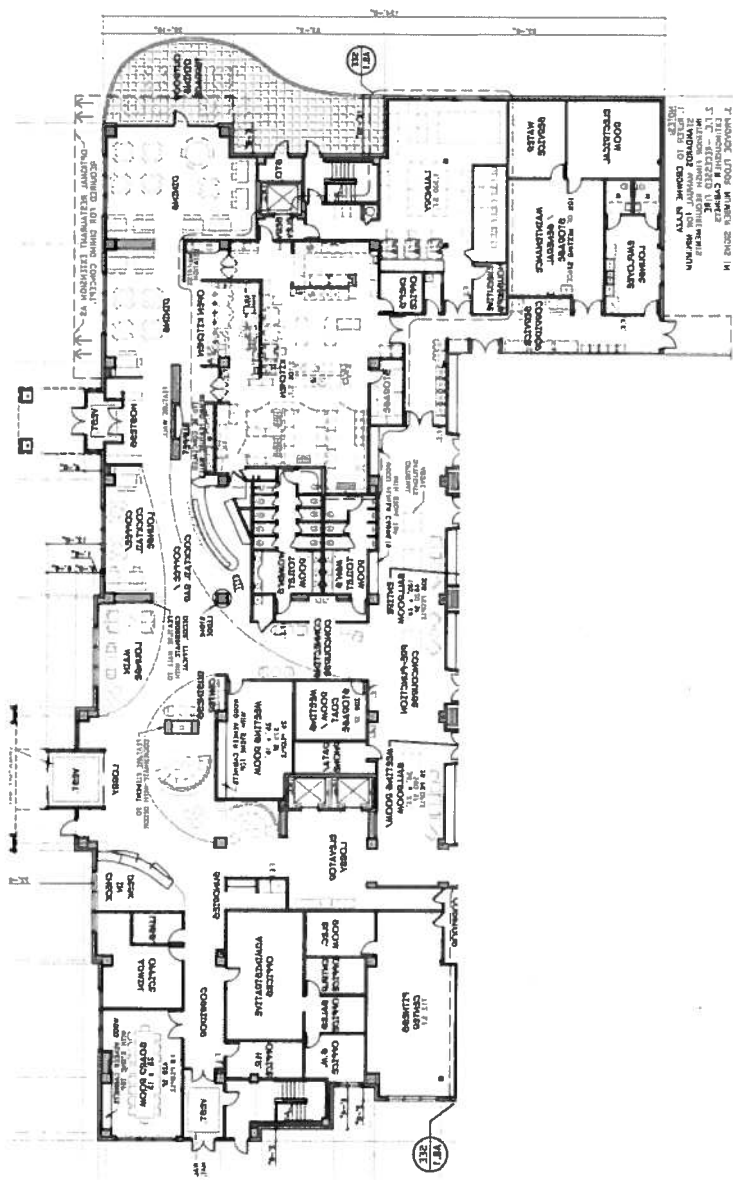
FULL SERVICE

Disclaimer: Model and rendering of a work shown are for demonstration purposes only; any final proposal may contain a combination of brands shown or different brands altogether.

1115P  
120218







GROUND FLOOR PLAN



1115P  
12.02.18

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FULL-SERVICE HOTEL (HARBOR)

**International**  
WEST  
GARDEN GROVE • CALIFORNIA

**Land & Design, Inc.**  
SUSTAINABILITY CONSULTING AND DESIGN

**E**

**E-TICKET HOSPITALITY, LLC**

**G**  
GARDEN GROVE

RE: City of Garden Grove - Hotel Development

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Matt,

Can you resent Page 3? The texts on the floor plan are reversed.

Thanks,

Wendy

---

**From:** Matthew Reid [mailto:matt.reid@landanddesign.com]

**Sent:** Wednesday, February 22, 2012 12:46 PM

**To:** Yang, Wendy

**Cc:** Greg Blodgett; Paul Guerrero; Pavia, Andrea; Dave Rose; John Wong

**Subject:** Re: City of Garden Grove - Hotel Development

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**AECOM**

2737 Campus Drive  
Irvine, CA 92612 USA  
T +1 949.660.8044 F +1 949.660.1046  
[www.aecom.com](http://www.aecom.com)

---

**From:** Matthew Reid [<mailto:matt.reid@landanddesign.com>]

**Sent:** Thursday, February 16, 2012 4:08 AM

**To:** Yang, Wendy

**Cc:** Greg Blodgett; Paul Guerrero; Morgan, Jayna; Pavia, Andrea; Dave Rose; John Wong

**Subject:** Re: City of Garden Grove - Hotel Development

Wendy,

Here are the limited service floor plans that we have to date. Full service will follow later today.  
Thanks.

RE: City of Garden Grove Hotel Site C - Program and Massing Analysis

**Subject:** RE: City of Garden Grove Hotel Site C - Program and Massing Analysis

**From:** "Yang, Wendy" <Wendy.Yang@aecom.com>

**Date:** Thu, 23 Feb 2012 15:52:27 +0000

**To:** Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Matthew Reid <matt.reid@landanddesign.com>

**CC:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>

All,

Per Greg's email below, please join the conference call today at 10am with the dial in number below:

**Toll-free dial-in number (U.S. and Canada):** (866) 203-6896

**Conference code:** 2580382494

Wendy

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**From:** Greg Blodgett [mailto:greg1@zimbra.ci.garden-grove.ca.us]

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<Garden Grove - Program Check 2-22-2012.pdf>



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**Date:** Thu, 23 Feb 2012 09:38:30 -0800  
**To:** "Yang, Wendy" <Wendy.Yang@aecom.com>  
**CC:** Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>

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**Date:** Thu, 23 Feb 2012 09:44:08 -0800  
**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

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Sent from my iPhone

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City of Garden Grove  
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**Subject:** Re: City of Garden Grove Hotel Site C - Program and Massing Analysis  
**From:** Matthew Reid <matt.reid@landanddesign.com>  
**Date:** Thu, 23 Feb 2012 09:45:58 -0800  
**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

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**Subject:** Re: City of Garden Grove Hotel Site C - Program and Massing Analysis

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Thu, 23 Feb 2012 09:51:15 -0800

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

Can you?

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Skype: matthew.reid.ca

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**Subject:** Re: City of Garden Grove Hotel Site C - Program and Massing Analysis  
**From:** Maria Parra <mariap@ci.garden-grove.ca.us>  
**Date:** Thu, 23 Feb 2012 09:51:16 -0800 (PST)  
**To:** Wendy Yang <Wendy.Yang@aecom.com>  
**CC:** Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Jayna Morgan <Jayna.Morgan@aecom.com>, Andrea Pavia <Andrea.Pavia@aecom.com>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>

FYI: 11 a.m. will not work for Karl and myself.

## *Maria Parra*

Urban Planner  
City of Garden Grove | Planning Services Division  
11222 Acacia Parkway, Garden Grove, CA 92840  
(714) 741-5312 | (714) 741-5578 fax  
mariap@ci.garden-grove.ca.us | www.ci.garden-grove.ca.us

Community Development Department of the City of Garden Grove  
*"Providing Quality Services Through Creativity and Collaboration"*

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**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**Date:** Thu, 23 Feb 2012 17:53:31 +0000  
**To:** "Yang, Wendy" <Wendy.Yang@aecom.com>, Matthew Reid <matt.reid@landanddesign.com>  
**CC:** Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Maria Parra <mariap@ci.garden-grove.ca.us>

I am available at 11.

Jayna Morgan  
AECOM  
T. 949.660.8044

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Wendy

---

**From:** Greg Blodgett [<mailto:greg1@zimbra.ci.garden-grove.ca.us>]  
**Sent:** Wednesday, February 22, 2012 7:27 PM  
**To:** Yang, Wendy  
**Subject:** Re: City of Garden Grove Hotel Site C - Program and Massing Analysis

We can have a conference and include Matt Reid too can you have a call in number

Sent from my iPhone

On Feb 22, 2012, at 5:31 PM, "Yang, Wendy" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)> wrote:

Greg,

I will call you from LA, what is the best number to reach you?

Wendy

---

**From:** Greg Blodgett [<mailto:greg1@zimbra.ci.garden-grove.ca.us>]  
**Sent:** Wednesday, February 22, 2012 5:28 PM  
**To:** Yang, Wendy  
**Subject:** Re: City of Garden Grove Hotel Site C - Program and Massing Analysis

Sounds great lets discuss at 10

Sent from my iPhone

On Feb 22, 2012, at 4:41 PM, "Yang, Wendy" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)> wrote:

Greg and Paul,

Per our call today, attached please find the Program and Massing analysis for the hotel site.

- § First page shows program comparison between 7/31/2011 architect's plan (orange) versus AECOM MND program (green)
- § Second page shows projected building height versus AECOM shade and shadow study (height provided by Matt in "green")

I will be in LA tomorrow, we should schedule a call around 10am to walk through all the analysis in more detail.

Thanks,

Wendy

<Garden Grove - Program Check 2-22-2012.pdf>

RE: City of Garden Grove Hotel Site C - Program and Massing Analysis

**Subject:** RE: City of Garden Grove Hotel Site C - Program and Massing Analysis  
**From:** "Yang, Wendy" <Wendy.Yang@aecom.com>  
**Date:** Thu, 23 Feb 2012 18:06:55 +0000  
**To:** Maria Parra <mariap@ci.garden-grove.ca.us>  
**CC:** Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>

We will schedule another time that works for everyone. Thanks.

---

**From:** Maria Parra [mailto:mariap@ci.garden-grove.ca.us]  
**Sent:** Thursday, February 23, 2012 9:51 AM  
**To:** Yang, Wendy  
**Cc:** Greg Blodgett; Paul Guerrero; Morgan, Jayna; Pavia, Andrea; Karl Hill (karlh@garden-grove.org); Matthew Reid  
**Subject:** Re: City of Garden Grove Hotel Site C - Program and Massing Analysis

FYI: 11 a.m. will not work for Karl and myself.

## *Maria Parra*

Urban Planner  
City of Garden Grove | Planning Services Division  
11222 Acacia Parkway, Garden Grove, CA 92840  
(714) 741-5312 | (714) 741-5578 fax  
[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

Community Development Department of the City of Garden Grove  
*"Providing Quality Services Through Creativity and Collaboration"*

---

**From:** "Wendy Yang" <Wendy.Yang@aecom.com>  
**To:** "Matthew Reid" <matt.reid@landanddesign.com>  
**Cc:** "Greg Blodgett" <greg1@zimbra.ci.garden-grove.ca.us>, "Paul Guerrero" <paulg@ci.garden-grove.ca.us>, "Jayna Morgan" <Jayna.Morgan@aecom.com>, "Andrea Pavia" <Andrea.Pavia@aecom.com>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, "Maria Parra" <mariap@ci.garden-grove.ca.us>  
**Sent:** Thursday, February 23, 2012 9:51:23 AM  
**Subject:** RE: City of Garden Grove Hotel Site C - Program and Massing Analysis

Greg and Paul,

RE: City of Garden Grove Hotel Site C - Program and Massing Analysis

Please confirm your availability at 11am.

Wendy

---

**From:** Matthew Reid [<mailto:matt.reid@landanddesign.com>]  
**Sent:** Thursday, February 23, 2012 9:39 AM  
**To:** Yang, Wendy  
**Cc:** Greg Blodgett; Paul Guerrero; Morgan, Jayna; Pavia, Andrea  
**Subject:** Re: City of Garden Grove Hotel Site C - Program and Massing Analysis

I have a meeting running long....any chance to push this back an hour?

Sent from my iPhone

Matthew Reid  
619.335.5896 Google voice  
Skype: [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

On Feb 23, 2012, at 7:52 AM, "Yang, Wendy" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)> wrote:

All,

Per Greg's email below, please join the conference call today at 10am with the dial in number below:

**Toll-free dial-in number (U.S. and Canada):** (866) 203-6896

**Conference code:** 2580382494

Wendy

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Thanks,

Wendy

<Garden Grove - Program Check 2-22-2012.pdf>

**Subject:** RE: City of Garden Grove Hotel Site C - Program and Massing Analysis

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Thu, 23 Feb 2012 18:09:38 +0000

**To:** Maria Parra <mariap@ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>

**CC:** Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>

Are you guys available after lunch? I know Wendy has some critical questions that need to be answered prior to moving forward.

Maria, I am also looking into your question on the shade shadow study and will get back to you shortly.

**Jayna Morgan**  
AECOM  
T. 949.660.8044

---

**From:** Maria Parra [mailto:mariap@ci.garden-grove.ca.us]

**Sent:** Thursday, February 23, 2012 9:51 AM

**To:** Yang, Wendy

**Cc:** Greg Blodgett; Paul Guerrero; Morgan, Jayna; Pavia, Andrea; Karl Hill (karlh@garden-grove.org); Matthew Reid

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Urban Planner

City of Garden Grove | Planning Services Division

11222 Acacia Parkway, Garden Grove, CA 92840

(714) 741-5312 | (714) 741-5578 fax

[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

Community Development Department of the City of Garden Grove

*"Providing Quality Services Through Creativity and Collaboration"*

---

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**To:** "Matthew Reid" <matt.reid@landanddesign.com>

**Cc:** "Greg Blodgett" <greg1@zimbra.ci.garden-grove.ca.us>, "Paul Guerrero" <paulg@ci.garden-grove.ca.us>, "Jayna Morgan" <Jayna.Morgan@aecom.com>, "Andrea Pavia" <Andrea.Pavia@aecom.com>, "Karl Hill (karlh@garden-grove.org)"

RE: City of Garden Grove Hotel Site C - Program and Massing Analysis

<karlh@garden-grove.org>, "Maria Parra" <mariap@ci.garden-grove.ca.us>

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Sent from my iPhone

Matthew Reid

619.335.5896 Google voice

Skype: [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

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I will be in LA tomorrow, we should schedule a call around 10am to walk through all the analysis in more detail.

Thanks,

Wendy

<Garden Grove - Program Check 2-22-2012.pdf>

**Subject:** City of Garden Grove Hotel Site C - Updates

**From:** "Yang, Wendy" <Wendy.Yang@aecom.com>

**Date:** Thu, 23 Feb 2012 19:59:21 +0000

**To:** Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Maria Parra <mariap@ci.garden-grove.ca.us>, "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, Matthew Reid <matt.reid@landanddesign.com>

Dear All,

Apologist for the flood of emails this morning.

The purpose of this morning's call is to review draft program and height analysis before finalizing the master plan. Since Matt's group is close to wrap up final building designs I propose the following steps:

1. Matt Reid to provide AECOM with final floor plans: Limited Service Hotels, Full Service Hotel, Ballroom, and Parking Structure.
2. Matt Reid to provide AECOM with final elevations: Harbor Boulevard and Twintree
3. AECOM to perform final program and height analysis to conform with MND and other studies (1 week after information is received in item 1 & 2)
4. AECOM to distribute final analysis (to this group) for review and input
5. Conference call with this group to discuss program or height changes if any

This will streamline the Land Use permit process and budget augmentation for add services.

Thanks,

Wendy

**Subject:** RE: City of Garden Grove Hotel Site C - Updates

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Thu, 23 Feb 2012 20:03:05 +0000

**To:** "Yang, Wendy" <Wendy.Yang@aecom.com>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Maria Parra <mariap@ci.garden-grove.ca.us>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, Matthew Reid <matt.reid@landanddesign.com>

Wendy,

That is a great approach as I know you have been running multiple analyses over the past few weeks and we have a tight budget on this project.

There is no reason to have the call tomorrow at 9am until you can distribute the final analysis.

Best regards,

Jayna Morgan  
AECOM  
T. 949.660.8044

---

**From:** Yang, Wendy

**Sent:** Thursday, February 23, 2012 11:59 AM

**To:** Greg Blodgett; Paul Guerrero; Karl Hill (karlh@garden-grove.org); Maria Parra; Morgan, Jayna; Pavia, Andrea; Matthew Reid

**Subject:** City of Garden Grove Hotel Site C - Updates

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This will streamline the Land Use permit process and budget augmentation for add services.

Thanks,

Wendy

**Subject:** RE: City of Garden Grove - Hotel Development  
**From:** drose3@charter.net  
**Date:** Fri, 24 Feb 2012 02:49:20 -0500 (EST)  
**To:** "Yang, Wendy" <Wendy.Yang@aecom.com>  
**CC:** Matthew Reid <matt.reid@landanddesign.com>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>

Here is the corrected info.

David A. Rose III  
(951) 413-1907

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On Wed, Feb 22, 2012 at 1:32 PM, Yang, Wendy wrote:

Matt,

Can you resent Page 3? The texts on the floor plan are reversed.

Thanks,

Wendy

**From:** Matthew Reid [mailto:matt.reid@landanddesign.com]  
**Sent:** Wednesday, February 22, 2012 12:46 PM  
**To:** Yang, Wendy  
**Cc:** Greg Blodgett; Paul Guerrero; Pavia, Andrea; Dave Rose; John Wong  
**Subject:** Re: City of Garden Grove - Hotel Development

Wendy,  
Here are the Preliminary Full Service plans and elevations.  
We are still making many tweaks to this, however as a preliminary document, it can be used.

**Matthew Reid**  
Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 G o o g l e voice | 619.462.4144 fax  
Skype – [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Feb 16, 2012, at 8:04 AM, Yang, Wendy wrote:

Matt,

The plans are very helpful.

We also need elevations as they are part of the submittal requirement, please let me know if you can provide them.

Thanks,

**Wendy Yang**

Urban Designer  
Associate Principal  
D +1 949.756.6964  
[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)

**AECOM**

2737 Campus Drive  
Irvine, CA 92612 USA  
T +1 949.660.8044 F +1 949.660.1046  
[www.aecom.com](http://www.aecom.com)

**From:** Matthew Reid [ <mailto:matt.reid@landanddesign.com> ]

**Sent:** Thursday, February 16, 2012 4:08 AM

**To:** Yang, Wendy

**Cc:** Greg Blodgett; Paul Guerrero; Morgan, Jayna; Pavia, Andrea; Dave Rose; John Wong

**Subject:** Re: City of Garden Grove - Hotel Development

Wendy,

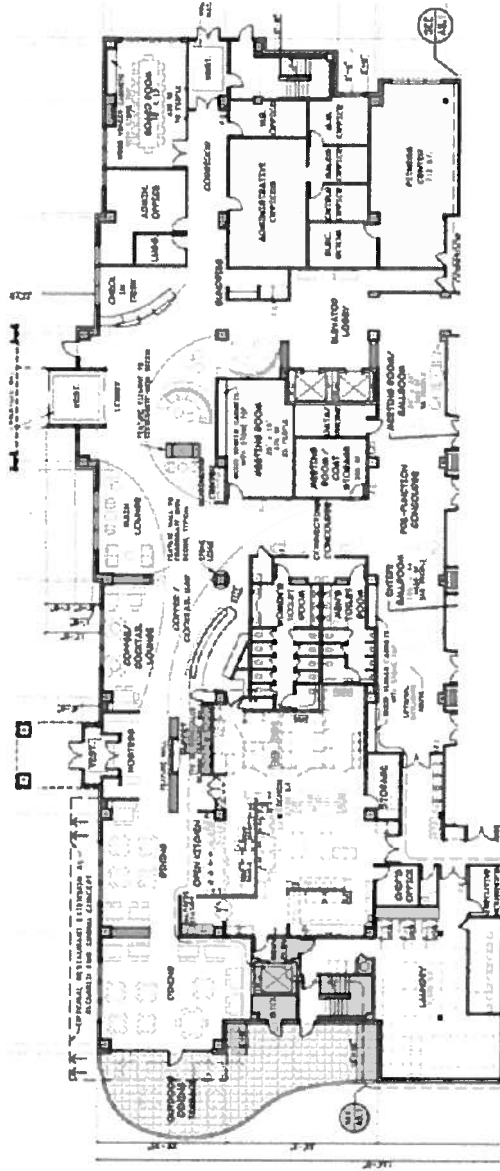
Here are the limited service floor plans that we have to date. Full service will follow later today.

Thanks.

**GG Full Service Hotel Floor Plans 2.pdf**

**Content-Type:** application/pdf

**Content-Encoding:** base64



GROUND FLOOR PLAN

FULL SERVICE HOTEL (HARBOR)

1115P  
120218



Disclaimer: Hotel and restaurant brands shown are for identification purposes only, and final program may contain a combination of brands above or different brands altogether.

**International**  
WEST  
GARDEN GROVE • CALIFORNIA

**Land & Design, Inc.**  
ARCHITECTURE, CONSTRUCTION ADMINISTRATION, INTERIORS  
**E-TICKET HOSPITALITY, LLC**



**Subject:** Garden Grove Hotel Project

**From:** drose3@charter.net

**Date:** Fri, 24 Feb 2012 04:31:07 -0500 (EST)

**To:** Greg1@ci.garden-grove.ca.us

**CC:** Matthew Reid <matt.reid@landanddesign.com>, drose3@hotmail.com, paul@ci.garden-grove.ca.us

Greg:

For tomorrow's meeting, could you please get me a copy of exactly what we are entitling, specifically could you get me the square footages of all the uses that I previously provided you, including but not limited to all of the hotels and pads.

My computer had a virus and I can't locate any of this information.

Thanks.

Dave

David A. Rose III  
(951) 413-1907

NOTICE: This e-mail message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

This communication does not reflect an intention by the sender or the sender's client or principal to conduct a transaction or make any agreement by electronic means. Nothing contained in this message or in any attachment shall satisfy the requirements for a writing, and nothing contained herein shall constitute a contract or electronic signature under the electronic Signatures in Global and National Commerce Act, any version of the Uniform Electronic Transactions Act or any other statute governing electronic transactions.

**Subject:** Sunbelt Property

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Fri, 24 Feb 2012 05:44:16 -0800

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Paul Guerrero <paulg@garden-grove.org>

**CC:** Dave Rose <drose3@charter.net>

Greg,

Per our conversation, please find the attached request/notice for the city to act on the Sunbelt piece in accordance with the definition of Third Party Property.

thanks

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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<b>2012_02_24 City letter 3rd party prop notice.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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Part 1.1.3

<b>Part 1.1.3</b>	<b>Content-Type:</b> text/html <b>Content-Encoding:</b> 7bit
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# LAND & DESIGN, INC.

REAL ESTATE | DEVELOPMENT | DESIGN | CONSTRUCTION  
HOSPITALITY | MULTI-FAMILY | SUSTAINABLE INTEGRATION

8130 La Mesa Blvd, #808 | La Mesa, CA 91942 | 619.462.4060 o | 619.462.4144 f

---

February 24, 2012

Greg Blodgett  
Sr. Project Manger / City of Garden Grove Redevelopment Agency  
11222 Acacia Parkway  
Garden Grove, CA 92840

VIA EMAIL

Dear Greg,

Pursuant to Section 601 of the Disposition and Development Agreement between the Garden Grove Agency for Community Development ("Agency") and Land and Design, Inc. ("Developer"), dated June 14, 2011 ("Agreement"), please allow this correspondence to serve as an official notice.

As you know, we have had many discussions lately regarding the Sunbelt Property. It has become transparent that the City and/or Agency does not have "a right to lease the Sunbelt Property", in other words an "option" as stated in our agreement evidenced by the Agency not being able to finalize terms with the landowner. Without that "right" (or option) to lease the Sunbelt Property you (Agency) are not able to assign that lease to the Developer (us) at Closing pursuant to Section 201 of the DDA. This presents all sorts of problems not only with the land planning, density and entitlements, but the overall feasibility and economics of our project.

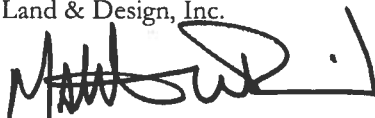
We are, and have been moving at light speed since the DDA was approved. Seeking out, across the country, development partners and hotel flags showing the "world" this plan that incorporates the land encompassed in our DDA and including the Sunbelt piece. Currently, as you know, we are finalizing our deal with our equity, co development partner and a major change like this will cause significant problems, if not kill their interest in our project. Therefore, we are referring back to section 101 of the Agreement (which deals with this sort of issue) definition of Third Party Property, We (Developer) hereby elects to have the Sunbelt Property constitute a portion of Third Party Property and treated as such and further defined in section 201.

We are requesting the city immediately act to gain control of this property pursuant to our agreement.

We look forward to working together on the mutual success of this exciting Project in the City of Garden Grove.

Please call if you should have any questions.

Very truly yours,  
Land & Design, Inc.



Matthew W. Reid  
President

cc: Dave Rose / E Ticket Hospitality

**Subject:** GG Brookhurst Property

**From:** drose3@charter.net

**Date:** Fri, 24 Feb 2012 17:23:39 +0000

**To:** "Greg Blodgett" <greg1@ci.garden-grove.ca.us>

**CC:** mattf@postrat.ci.garden-grove.ca.us, "Matt Reid" <matt.reid@landanddesign.com>, "David Rose" <drose3@hotmail.com>

Greg/Matt:

In a meeting last night in Anaheim, I was again advised that a current elementary school site on Brookhurst and SR-22 in Garden Grove, was either going to be put up for sale and/or an RFP.

I asked Paul about it a month or so ago, and he said that he wasn't aware of anything.

Do either of you have any idea about this property, etc.?

It would be a great retail and/or mixed-use development site.

Please advise.

Thanks.

Dave

Sent via BlackBerry by AT&T

**Subject:** Re: City of Garden Grove Hotel Site C - Updates

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Sat, 25 Feb 2012 07:51:32 -0800

**To:** "Yang, Wendy" <Wendy.Yang@aecom.com>

**CC:** Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Maria Parra <mariap@ci.garden-grove.ca.us>, Jayna Morgan <Jayna.Morgan@aecom.com>, Andrea Pavia <Andrea.Pavia@aecom.com>, Dave Rose <drose3@charter.net>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>

Wendy,

After reviewing your sketch and information forwarded to me in greater detail I am very concerned about the items you are adding or deleting from our project and entitling something that is not correct. Many errors have been made in your assumptions of our project including rooms/floor, parking under the full service hotel (which was never intended), meeting room size in the full service hotel, etc...

After speaking with Matt Fertal and Greg Blodgett yesterday, we confirmed the city only wants an envelope entitlement (which we have always been under the impression this would be). Not the level of detail you have requested. Many of those details have yet to be decided and an entitlement direction you are headed would be EXTREMELY limiting. If we need to get on a phone call next week to decide what those parameters are then lets do that. I and/or Dave are available to review with you and the team.

Please get with the City to discuss before proceeding any further.

Thanks

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

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[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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**Subject:** Re: City of Garden Grove Hotel Site C - Updates

**From:** Matt Fertal <mattf@ci.garden-grove.ca.us>

**Date:** Sat, 25 Feb 2012 11:04:13 -0800 (PST)

**To:** Matthew Reid <matt.reid@landanddesign.com>

**CC:** Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Maria Parra <mariap@ci.garden-grove.ca.us>, Jayna Morgan <Jayna.Morgan@aecom.com>, Andrea Pavia <Andrea.Pavia@aecom.com>, Dave Rose <drose3@charter.net>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Wendy Yang <Wendy.Yang@aecom.com>, Susan Emery <susan1@ci.garden-grove.ca.us>

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**Sent:** Saturday, February 25, 2012 7:51:32 AM

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**From:** Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>

**Date:** Sat, 25 Feb 2012 11:39:54 -0800 (PST)

**To:** Matt Fertal <mattf@ci.garden-grove.ca.us>

**CC:** Matthew Reid <matt.reid@landanddesign.com>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Maria Parra <mariap@ci.garden-grove.ca.us>, Jayna Morgan <Jayna.Morgan@aecom.com>, Andrea Pavia <Andrea.Pavia@aecom.com>, Dave Rose <drose3@charter.net>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Wendy Yang <Wendy.Yang@aecom.com>, Susan Emery <susan1@ci.garden-grove.ca.us>

Carl Paul and I had a conference yesterday afternoon  
And went over what is to be submitted for the pud submittal  
Which will not include detailed floor plans and elevations  
So we

Sent from my iPhone

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**Date:** Sat, 25 Feb 2012 11:40:41 -0800 (PST)

**To:** Matt Fertal <mattf@ci.garden-grove.ca.us>

**CC:** Matthew Reid <matt.reid@landanddesign.com>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Maria Parra <mariap@ci.garden-grove.ca.us>, Jayna Morgan <Jayna.Morgan@aecom.com>, Andrea Pavia <Andrea.Pavia@aecom.com>, Dave Rose <drose3@charter.net>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Wendy Yang <Wendy.Yang@aecom.com>, Susan Emery <susan1@ci.garden-grove.ca.us>

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**Date:** Sat, 25 Feb 2012 11:48:47 -0800

**To:** Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>

**CC:** Matt Fertal <mattf@ci.garden-grove.ca.us>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Maria Parra <mariap@ci.garden-grove.ca.us>, Jayna Morgan <Jayna.Morgan@aecom.com>, Andrea Pavia <Andrea.Pavia@aecom.com>, Dave Rose <drose3@charter.net>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Wendy Yang <Wendy.Yang@aecom.com>, Susan Emery <susan1@ci.garden-grove.ca.us>

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I've already got a meeting scheduled for 11 am on Monday, but could do almost any other time on Monday.

Please advise.

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Sent via BlackBerry by AT&T

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**Date:** Mon, 27 Feb 2012 19:31:37 +0000

**To:** Matthew Reid <matt.reid@landanddesign.com>

**CC:** "drose3@charter.net" <drose3@charter.net>, Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Matt Fertal <mattf@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Maria Parra <mariap@ci.garden-grove.ca.us>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Susan Emery <susan1@ci.garden-grove.ca.us>

Hi All,

Is there a call-in number for the 1pm conference call? We can set up a number if necessary.

Also, it is important for Karl to be on this call as the Planning Department will be processing the PUD for the Site C project.

Please let us know,  
Jayna Morgan and Wendy Yang

Sent from my iPhone

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Hi Again the conference call has been **pushed back to 1:30** so that Karl can also be a part of the call. The highlighted call-in information below, remains the same.  
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Jayna Morgan  
AECOM  
T. 949.660.8044

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**Cc:** "Greg Blodgett" <[Greg1@ci.garden-grove.ca.us](mailto:Greg1@ci.garden-grove.ca.us)>, "Paul Guerrero" <[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>, "Karl Hill (karlh@garden-grove.org)" <[karlh@garden-grove.org](mailto:karlh@garden-grove.org)>, "Maria Parra" <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)>, "Jayna Morgan" <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)>, "Andrea Pavia" <[Andrea.Pavia@aecom.com](mailto:Andrea.Pavia@aecom.com)>, "Dave Rose" <[drose3@charter.net](mailto:drose3@charter.net)>, "Matt Fertal" <[mattf@postrat.ci.garden-grove.ca.us](mailto:mattf@postrat.ci.garden-grove.ca.us)>  
**Sent:** Saturday, February 25, 2012 7:51:32 AM  
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Site C call at 1:30 not 1pm

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Re: Site C call at 1:30 not 1pm

**Subject:** Re: Site C call at 1:30 not 1pm

**From:** drose3@charter.net

**Date:** Mon, 27 Feb 2012 20:39:59 +0000

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Matt Reid" <matt.reid@landanddesign.com>

**CC:** "Greg Blodgett" <greg1@zimbra.ci.garden-grove.ca.us>, "Matt Fertal" <mattf@ci.garden-grove.ca.us>, "Greg Blodgett" <greg1@ci.garden-grove.ca.us>, "Paul Guerrero" <paulg@ci.garden-grove.ca.us>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, "Maria Parra" <mariap@ci.garden-grove.ca.us>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, "Matt Fertal" <mattf@postrat.ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, "Susan Emery" <susan1@ci.garden-grove.ca.us>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>, "David Rose" <drose3@hotmail.com>

Ok, unfortunately, that means that I'll have to do it via my cell and will only have one-half hour as I have a previously scheduled meeting at 2:15.

Dave

Sent via BlackBerry by AT&T

---

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Mon, 27 Feb 2012 20:24:54 +0000

**To:** Matthew Reid<matt.reid@landanddesign.com>; drose3@charter.net<drose3@charter.net>

**Cc:** Greg Blodgett<greg1@zimbra.ci.garden-grove.ca.us>; Matt Fertal<mattf@ci.garden-grove.ca.us>; Greg Blodgett<greg1@ci.garden-grove.ca.us>; Paul Guerrero<paulg@ci.garden-grove.ca.us>; Karl Hill (karlh@garden-grove.org)<karlh@garden-grove.org>; Maria Parra<mariap@ci.garden-grove.ca.us>; Pavia, Andrea<Andrea.Pavia@aecom.com>; Matt Fertal<mattf@postrat.ci.garden-grove.ca.us>; Yang, Wendy<Wendy.Yang@aecom.com>; Susan Emery<susan1@ci.garden-grove.ca.us>; Smith, Don (Irvine)<Don.E.Smith@aecom.com>

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AECOM

T. 949.660.8044

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Conference Call 866- 203- 6896

Code 9607121256

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Thanks.

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**Date:** Mon, 27 Feb 2012 13:01:36 -0800  
**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**CC:** "drose3@charter.net" <drose3@charter.net>, Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Matt Fertal <mattf@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Karl Hill(karlh@garden-grove.org)" <karlh@garden-grove.org>, Maria Parra <mariap@ci.garden-grove.ca.us>, "Pavia, Andrea" <Andrea.Pavia@aecom.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Susan Emery <susan1@ci.garden-grove.ca.us>, "Smith,Don (Irvine)" <Don.E.Smith@aecom.com>

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**Cc:** Greg Blodgett; Matt Fertal; Greg Blodgett; Paul Guerrero; Karl Hill (karlh@garden-grove.org); Maria Parra; Pavia, Andrea; Matt Fertal; Yang, Wendy; Susan Emery; Smith, Don (Irvine)  
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Re: Matrix

**Subject:** Re: Matrix  
**From:** drose3@charter.net  
**Date:** Tue, 28 Feb 2012 02:37:38 +0000  
**To:** "Greg Blodgett" <greg1@ci.garden-grove.ca.us>  
**CC:** "Matt Reid" <matt.reid@landanddesign.com>

Did Jayna send out info yet?

Please advise.

Thanks.

Dave  
Sent via BlackBerry by AT&T

-----Original Message-----  
From: Greg Blodgett <greg1@ci.garden-grove.ca.us>  
Date: Mon, 27 Feb 2012 16:48:33  
To: Dave Rose<drose3@charter.net>  
Subject:

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

**Subject:** Site C Follow-up- Development Assumptions in Technical Studies

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Tue, 28 Feb 2012 02:54:23 +0000

**To:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, "drose3@charter.net" <drose3@charter.net>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>

**CC:** "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Mike Swan <mswan@psomas.com>, Rogier Goedecke <rg@rkengineer.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>

Hi All,

Per our conference call today, I have talked to RK Engineering ( Rogier Goedecke-Traffic) and Psomas ( Mike Swan-WSA) to confirm the following Site C Proposed Program (**bold below**) is supported by the Technical Studies- See attached Tables. I will send a separate e-mail with the ITE 310 hotel trip rate used in the traffic study. This 310 ITE rate ( higher trips per room) does provide a "worst case" analysis that all 769 rooms could be full-service. The text in the RK traffic, air and noise studies see below needs to be modified/clarified, but the analysis and conclusions **will not** change as the studies covered the uses spelled out on the 7/31/11 site plan which is included in all the most recent technical studies. Also see the attached Water Demand Table from the WSA. Per my call with Mike, I let him know that the DDA requires a spa be part of the full service hotel and it **is not** spelled out in the Water Demand Table which included the 769 rooms, 39,000SF conference/banquet and 55,000SF restaurant. Mike said that the spa would be accommodated in the per capita hotel room figure of 150 gpd/per hotel room. Let me know if we need to clarify this on the attached Table.

The following assumptions will be included in the PUD Entitlement and IS/MND (Please MODIFY OR APPROVE):

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**1221 minimum parking spaces** provided in a 5-story Structure and Surface Parking. See Table 11 and page 7-1 attached.

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*"The proposed 5 acre Garden Grove Site "C" Hotel and Restaurant development will consist of 769*

*rooms (10 to 19 story)  
full-service resort hotels with approximately 30,000 square feet of meeting space and 45,000 square feet of restaurant space included on-site via detached PADs. Hotel ancillary uses will also include meeting space, retail and restaurant uses inside the hotels, but these uses are accounted for in the trip generation rates assigned for the resort hotel. The 45,000 square foot restaurant PADs were included separately in the trip generation table. A site plan is shown in Exhibit B."*

Based on the information in this e-mail please let me know if other changes are necessary.

Upon approval of the above, Wendy will work directly with Karl to get the necessary plans completed for the PUD submittal and the IS and MND will be revised and re-submitted upon completion of the site plan permit package and Bill Murray's approval of the revised WQMP to be provided by PSOMAS end of day tomorrow.

Best Regards,

Jayna Morgan  
AECOM  
T. 949.660.8044

---

**From:** Yang, Wendy  
**Sent:** Monday, February 27, 2012 2:51 PM  
**To:** Morgan, Jayna  
**Subject:** FW: x-site\_3.3-110731.dwg was shared with you

Email responses from Matt Reid and Dave Rose on **building heights used for shade shadow highlighted** below in two parts.

---

**From:** [drose3@charter.net](mailto:drose3@charter.net) [<mailto:drose3@charter.net>]  
**Sent:** Thursday, August 04, 2011 11:35 AM  
**To:** Yang, Wendy; Matthew Reid  
**Cc:** Morgan, Jayna; Greg Blodgett; David Rose  
**Subject:** Re: x-site\_3.3-110731.dwg was shared with you

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2. The height of the pool deck between the full service hotel and casitas is the same as the parking structure itself;
3. For the height of the casitas on top of the parking garage, use 15 feet above garage height;
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5. For the height of the restaurant/venue at the Northeast corner of the site use 75 feet.

Please advise.

Thanks.

Dave

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**Cc:** Dave Rose<drose3@charter.net>; Morgan, Jayna<Jayna.Morgan@aecom.com>; Greg Blodgett<Greg1@ci.garden-grove.ca.us>  
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Wendy

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The Full Service hotel will be approximately 263' tall.  
Limited Service hotels will be approximately 150' tall  
Parking structure will be approximately 75' tall

Let me know if you have any other questions.

### Matthew Reid

Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype – matthew.reid.ca  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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**From:** "Yang, Wendy" <Wendy.Yang@aecom.com>  
**Date:** Mon, 1 Aug 2011 12:19:52 -0700  
**To:** Matthew Reid <matt.reid@landanddesign.com>  
**Cc:** Dave Rose <drose3@charter.net>, "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**Subject:** RE: x-site\_3.3-110731.dwg was shared with you

Matt,

Thanks for the Auto CAD file.

Just want to confirm you are also providing building height for each structure on site so AECOM can construct the massing model in 3D.

Thanks,

**Wendy Yang**  
Urban Designer  
Associate Principal  
D +1 949.756.6964  
[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)

**AECOM**  
2737 Campus Drive  
Irvine, CA 92612 USA  
T +1 949.660.8044 F +1 949.660.1046  
[www.aecom.com](http://www.aecom.com)

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**Sent:** Monday, August 01, 2011 6:35 AM  
**To:** Yang, Wendy  
**Cc:** Dave Rose; Morgan, Jayna  
**Subject:** Fwd: x-site\_3.3-110731.dwg was shared with you

Autocad....

Sent from my iPhone

Matthew Reid  
619.335.5896 Google voice  
Skype: [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

Autodesk® Inc.

<b>Table-3 Trip Generation.pdf</b>	<b>Content-Description:</b> Table-3 Trip Generation.pdf <b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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— Table- 2 Trip Generation Rate.pdf —

<b>Table- 2 Trip Generation Rate.pdf</b>	<b>Content-Description:</b> Table- 2 Trip Generation Rate.pdf
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	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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— Site C Water Demand.pdf —

<b>Site C Water Demand.pdf</b>	<b>Content-Description:</b> Site C Water Demand.pdf <b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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— Site C Parking.pdf —

<b>Site C Parking.pdf</b>	<b>Content-Description:</b> Site C Parking.pdf <b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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— Site C ParkingTable 11.pdf —

<b>Site C ParkingTable 11.pdf</b>	<b>Content-Description:</b> Site C ParkingTable 11.pdf <b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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**TABLE 3  
Project Trip Generation**

Land Use	ITE Code	Quantity	Units <sup>1</sup>	Peak Hour						Daily
				AM			PM			
				In	Out	Total	In	Out	Total	
Hotel	310	769	RM	261	169	430	238	215	453	6,283
Quality Restaurant	931	45,000	TSF	22	14	36	226	111	337	4,048
Less Internal Capture (35%)				-8	-5	-13	-79	-39	-118	-1,417
Less Pass-By (25%)				-4	-2	-6	-37	-18	-55	-658
Sub-Total (Quality Restaurant)				10	7	17	110	54	164	1,973
Gross Trip generation - Entire Site				283	183	466	464	326	790	10,331
Net Trip Generation - Entire Site (w/ Pass-By and Internal Capture)				271	176	447	348	269	617	8,256
Net Trip Generation - Entire Site (w/ Pass-By Only)				275	178	453	385	287	672	8,914

**Note:** In order to develop a worst-case future traffic analysis, existing trip generation credit will not be taken at the project driveways or any of the study area intersections. The existing land use trip generation table listed above is included for informational purposes only. Trip generation for future conditions will be consistent with the proposed land use trip generation gross and net totals listed above.

<sup>1</sup> RM = Rooms  
TSF = Thousand Square Feet

**TABLE 2**  
**Trip Generation Rates<sup>1</sup>**

**Proposed Land Uses**

Land Use	ITE Code	Units <sup>2</sup>	Peak Hour						Daily
			AM			PM			
			In	Out	Total	In	Out	Total	
Hotel	310	RM	0.34	0.22	0.56	0.31	0.28	0.59	8.17
Quality Restaurant	931	TSF	0.49	0.32	0.81	5.02	2.47	7.49	89.95

<sup>1</sup> Source: Institute of Transportation Engineers (ITE), *Trip Generation, 8th Edition*, 2008.

<sup>2</sup> RM = Rooms

TSF = Thousand Square Feet



the next highest hotel with more nominal ancillary uses so it is logical to assume the more typical hotels would average about 10% less or 150 gpd per room. For the Proposed Project, water demands for the conference/banquet space is calculated separately and estimated at 350 gpd per 1,000 square feet of floor space (gpd/ksf). The demand for the freestanding restaurant is estimated using the conservative Los Angeles County Sanitation District demand factor of 1,000 gpd/ksf of dining space. Based on the above discussion, the estimated total water demand projections for the Proposed Project are as shown in Table 3.2.

**Table 3.2  
Estimated Water Demand for Proposed Project**

Project Land Use	Quantity	Units	Demand Factor		Water Demand	
					GPD	AFY
Hotel	769	Rooms	150	gpd/room	115,350	129.2
Conference/Banquet	39,000	sf	350	gpd/ksf	13,650	15.3
Restaurant <sup>1</sup>	55,000	sf	1,000	gpd/ksf	55,000	61.6
<b>TOTAL</b>					<b>184,000</b>	<b>206.1</b>

1) To provide a worst case water demand, the 55,000 sf total includes restaurants inside the hotels in addition to the freestanding restaurant pads shown on the site plan.

Taking the 206.1 acre-feet per year (AFY) of water demand for the Proposed Project from Table 3.2 and subtracting out the 4.8 AFY of existing water use that was included in the existing uses in the 2010 UWMP and will no longer be a draw on the water system once the Project is constructed; the total net new demand for the Proposed Project is 201.3 AFY.

Existing infrastructure is adequate to provide the estimated water demand to the Proposed Project site, however, an internal fire loop will most likely be required to be constructed around the site to provide adequate fire fighting capability to all locations on the parcel.

## **7.0 Parking Requirements**

---

Parking requirements for the proposed Garden Grove Site "C" Hotel and Restaurant development were calculated based upon the City of Garden Grove Municipal Code Section 9.16.040.150. As shown in Table 11, the total City parking code requirements for the project would equal 1,221 parking spaces. The Garden Grove Site "C" Hotel and Restaurant is projected to include a five (5) story parking garage along with additional surface parking with a minimum of 1,221 parking spaces. As a result, the project will include the required parking spaces under Section 9.16.040.150 of the City of Garden Grove Municipal Code.

Section 9.16.040.150 of the City of Garden Grove Municipal Code is included in Appendix I.

**TABLE 11**  
**City of Garden Grove Parking Code Requirements<sup>1</sup>**

Land Use	Quantity	Units <sup>2</sup>	Parking Rate <sup>1</sup>	Parking Spaces Required
Hotel	769	RM	1 space/unit. + 2 spaces for hotel manager unit	771
Restaurant	45,000	SF	1 space per 100 square feet of gross floor area with a minimum of 10 spaces	450
<b>Total Parking Code Requirements</b>				<b>1,221</b>

<sup>1</sup> Based upon data acquired from the City of Garden Grove Municipal Code (Section 9.16.040.150).

<sup>2</sup> RM = Rooms  
S.F. = Square Feet

**Subject:** FW: ITE Trip Generation Codes for Site C  
**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**Date:** Tue, 28 Feb 2012 02:56:23 +0000  
**To:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, "drose3@charter.net" <drose3@charter.net>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Maria Parra <maria@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>  
**CC:** "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>

Please see attached and below for the ITE trip rate and parking assumptions used by the Traffic Analysis.

Jayna Morgan  
AECOM  
T. 949.660.8044

---

**From:** Rogier Goedecke [mailto:rg@rkengineer.com]  
**Sent:** Monday, February 27, 2012 3:10 PM  
**To:** Morgan, Jayna  
**Subject:** ITE Trip Generation Codes

Hi Jayna,

Please find attached two documents:

1. ITE 311 All Suite Hotel Trip Generation Results and Rates
2. ITE 310 Hotel Description

**ITE Code 310 is the appropriate rate for the Site C project. As indicated in the description, the trip rate does include restaurant, retail and banquet facilities.**

**The parking calculations for the project ( page 7-1 and Table 11 of our Study) attached were reviewed and approved by City staff. The hotel parking code was utilized and it is assumed that it includes all of the ancillary uses within the hotel.**

Please contact me if you have any comments or questions.

**Rogier Goedecke**  
Vice President Operations



transportation planning / traffic engineering & design  
acoustical engineering / community traffic calming

4000 Westerly Place, Suite 280  
Newport Beach, CA 92660  
tel. 949.474.0809  
fax 949.474.0902

[www.rkengineer.com](http://www.rkengineer.com)

<b>ITE 311 All Suites Hotel.pdf</b>	<b>Content-Description:</b> ITE 311 All Suites Hotel.pdf <b>Content-Type:</b> application/octet-stream <b>Content-Encoding:</b> base64
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— ITE 310 Hotel.pdf

<b>ITE 310 Hotel.pdf</b>	<b>Content-Description:</b> ITE 310 Hotel.pdf <b>Content-Type:</b> application/octet-stream <b>Content-Encoding:</b> base64
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Summary of Trip Generation Calculation  
 For 769 Occupied Rooms of All Suites Hotel  
 February 27, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.24	2.55	1.00	4799
7-9 AM Peak Hour Enter	0.32	0.00	1.00	246
7-9 AM Peak Hour Exit	0.16	0.00	1.00	123
7-9 AM Peak Hour Total	0.48	0.73	1.00	369
4-6 PM Peak Hour Enter	0.23	0.00	1.00	177
4-6 PM Peak Hour Exit	0.32	0.00	1.00	246
4-6 PM Peak Hour Total	0.55	0.76	1.00	423
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

# Land Use: 310 Hotel

## Description

Hotels are places of lodging that provide sleeping accommodations and supporting facilities such as restaurants; cocktail lounges; meeting and banquet rooms or convention facilities; limited recreational facilities (pool, fitness room); and/or other retail and service shops. Some of the sites included in this land use category are actually large motels providing the hotel facilities noted above. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320) and resort hotel (Land Use 330) are related uses.

## Additional Data

Studies of hotel employment density indicate that, on the average, a hotel will employ 0.9 employees per room.<sup>1</sup>

Thirty studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 83 percent.

The hotels surveyed were primarily located outside central business districts in suburban areas.

The sites were surveyed between the late 1960s and the 2000s throughout the United States.

*For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.*

## Source Numbers

4, 5, 12, 13, 18, 55, 72, 170, 187, 254, 260, 262, 277, 280, 301, 306, 357, 422, 436, 507, 577

---

<sup>1</sup> Buttke, Carl H. Unpublished studies of building employment densities, Portland, Oregon.

**Subject:** Re: Site C Follow-up- Development Assumptions in Technical Studies

**From:** drose3@charter.net

**Date:** Tue, 28 Feb 2012 03:00:57 +0000

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, "Matt Reid" <matt.reid@landanddesign.com>, "Matt Fertal" <mattf@postrat.ci.garden-grove.ca.us>, "Greg Blodgett" <greg1@zimbra.ci.garden-grove.ca.us>, "Paul Guerrero" <paulg@ci.garden-grove.ca.us>

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Thanks.

Great news on ITE.

Dave

Sent via BlackBerry by AT&T

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**To:** Karl Hill (karlh@garden-grove.org)<karlh@garden-grove.org>; Matthew Reid<matt.reid@landanddesign.com>; drose3@charter.net<drose3@charter.net>; Matt Fertal<mattf@postrat.ci.garden-grove.ca.us>; Greg Blodgett<greg1@zimbra.ci.garden-grove.ca.us>; Paul Guerrero<paulg@ci.garden-grove.ca.us>

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**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – matthew.reid.ca

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

---

**From:** "Yang, Wendy" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)>

**Date:** Mon, 1 Aug 2011 12:19:52 -0700

**To:** Matthew Reid <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>

**Cc:** Dave Rose <[drose3@charter.net](mailto:drose3@charter.net)>, "Morgan, Jayna" <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)>

**Subject:** RE: x-site\_3.3-110731.dwg was shared with you

Matt,

Thanks for the Auto CAD file.

Just want to confirm you are also providing building height for each structure on site so AECOM can construct the massing model in 3D.

Thanks,

**Wendy Yang**

Urban Designer

Associate Principal

D +1 949.756.6964

[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)

**AECOM**

2737 Campus Drive

Irvine, CA 92612 USA

T +1 949.660.8044 F +1 949.660.1046

[www.aecom.com](http://www.aecom.com)

---

**From:** Matthew Reid [<mailto:matt.reid@landanddesign.com>]

**Sent:** Monday, August 01, 2011 6:35 AM

**To:** Yang, Wendy

**Cc:** Dave Rose; Morgan, Jayna

**Subject:** Fwd: x-site\_3.3-110731.dwg was shared with you

Autocad....

Sent from my iPhone

Re: Site C Follow-up- Development Assumptions in Technical Studies

Matthew Reid  
619.335.5896 Google voice  
Skype: [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

Autodesk® Inc.

**Subject:** RE: Site C Follow-up- Development Assumptions in Technical Studies

**From:** drose3@charter.net

**Date:** Mon, 27 Feb 2012 22:59:27 -0500 (EST)

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Mike Swan <mswan@psomas.com>, Rogier Goedecke <rg@arkengineer.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>, drose3@hotmail.com

Based upon my review and analysis of the email(s) and attachments, here are my comments:

- 1) You indicate parking will be provided in a "five (5) story parking structure". We always assumed a taller parking structure, specifically as referenced in Matt's email below, we assumed a 75 foot tall parking structure (which probably represents a 6 to 7 story structure), plus an additional fifteen (15) feet for casitas. Where did five (5) story parking structure come from? Please advise.
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I think just to be safe, we need to bump this number to reflect the 20,000 square feet of additional ancillary uses mentioned in your email below.

Please advise.

Thanks.

Dave

David A. Rose III  
(951) 413-1907

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On Mon, Feb 27, 2012 at 6:54 PM, Morgan, Jayna wrote:

Hi All,

Per our conference call today, I have talked to RK Engineering ( Rogier Goedecke-Traffic) and Psomas ( Mike Swan-WSA) to confirm the following Site C Proposed Program (bold below) is supported by the Technical Studies- See attached Tables. I will send a separate e-mail with the ITE 310 hotel trip rate used in the traffic study. This 310 ITE rate ( higher trips per room) does provide a "worst case" analysis that all 769 rooms could be full-service. The text in the RK traffic, air and noise studies see below needs to be modified/clarified, but the analysis and conclusions will not change as the studies covered the uses spelled out on the 7/31/11 site plan which is included in all the most recent technical studies. Also see the attached Water Demand Table from the WSA. Per my call with Mike, I let him know that the DDA requires a spa be part of the full service hotel and it is not spelled out in the Water Demand Table which included the 769 rooms, 39,000SF conference/banquet and 55,000SF restaurant. Mike said that the spa would be accommodated in the per capita hotel room figure of 150 gpd/per hotel room. Let me know if we need to clarify this on the attached Table.

The following assumptions will be included in the PUD Entitlement and IS/MND (Please MODIFY OR APPROVE):

5.2 acre site-boundary approved by City per ALTA survey;  
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769 -total hotel rooms- 1"full-service" and 2 "limited-service"- All 769 rooms are analyzed as "full service"-higher trip rate to provide most flexibility for moving rooms between the hotels. The heights identified below cannot change without affecting the shade/shadow analysis.  
45,000 total square feet of Restaurant or Restaurant/Entertainment in freestanding detached pads(4-7,500sf pads and 1-15,000sf pad);  
20,000 total square feet of additional Hotel Ancillary Uses including restaurants, bars, fitness, spa;  
39,000 total square feet of Conference/ Meeting Banquet within the hotel(s)  
1221 minimum parking spaces provided in a 5-story Structure and Surface Parking.  
See Table 11 and page 7-1 attached.

ITALIC TEXT BELOW FROM TRAFFIC, AIR AND NOISE STUDIES- Needs to be revised to delete "resort" and change the 30,000SF to 39,000SF but trip analysis does not change. A note needs to get added to Table 3- Trip Generation to indicate that the ITE 310 hotel trip rate used includes additional hotel ancillary uses including meeting/banquet, restaurant, bars, fitness and spa.

"The proposed 5 acre Garden Grove Site "C" Hotel and Restaurant development will consist of 769 rooms (10 to 19 story) full-service resort hotels with approximately 30,000 square feet of meeting space and 45,000 square feet of restaurant space included on-site via detached PADS. Hotel ancillary uses will also include meeting space, retail and restaurant uses inside the hotels, but these uses are accounted for in the trip generation rates assigned for the resort hotel. The 45,000 square foot restaurant PADS were included separately in the trip generation table. A site plan is shown in Exhibit B."

Based on the information in this e-mail please let me know if other changes are necessary.

Upon approval of the above, Wendy will work directly with Karl to get the necessary plans completed for the PUD submittal and the IS and MND will be revised and re-submitted upon completion of the site plan permit package and Bill Murray's approval of the revised WQMP to be provided by PSOMAS end of day tomorrow.

Best Regards,

Jayna Morgan  
AECOM  
T. 949.660.8044

From: Yang, Wendy  
Sent: Monday, February 27, 2012 2:51 PM  
To: Morgan, Jayna  
Subject: FW: x-site\_3.3-110731.dwg was shared with you

Email responses from Matt Reid and Dave Rose on building heights used for shade shadow highlighted below in two parts.

From: [drose3@charter.net](mailto:drose3@charter.net)<<mailto:drose3@charter.net>> [<mailto:drose3@charter.net>]  
Sent: Thursday, August 04, 2011 11:35 AM  
To: Yang, Wendy; Matthew Reid  
Cc: Morgan, Jayna; Greg Blodgett; David Rose  
Subject: Re: x-site\_3.3-110731.dwg was shared with you

1. The pool deck on Twintree is at grade level, the same for the pool deck on Harbor;
2. The height of the pool deck between the full service hotel and casitas is the same as the parking structure itself;
3. For the height of the casitas on top of the parking garage, use 15 feet above garage height;
4. For the height of restaurants along Harbor use 20 feet; and
5. For the height of the restaurant/venue at the Northeast corner of the site use 75 feet.

Please advise.

Thanks.

Dave

From: "Yang, Wendy" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)<<mailto:Wendy.Yang@aecom.com>>>  
Date: Wed, 3 Aug 2011 13:44:27 -0700  
To: Matthew Reid<[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>>  
Cc: Dave Rose<[drose3@charter.net](mailto:drose3@charter.net)<<mailto:drose3@charter.net>>>; Morgan, Jayna<[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)<<mailto:Jayna.Morgan@aecom.com>>>; Greg Blodgett<[Greg1@ci.garden-grove.ca.us](mailto:Greg1@ci.garden-grove.ca.us)<<mailto:Greg1@ci.garden-grove.ca.us>>>  
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Matt,

Thanks for the information provided, I do have the following questions:

Height of pool deck along Harbor and Twintree  
Height of pool deck between casitas and full service hotel  
Height of casitas on top of parking garage  
Height of restaurants along Harbor, and NE corner

It will be helpful to mark the respective height on the site plan at each corner of the building so we can extract the 3D massing accurately.

Thank you for your help.

Wendy

From: Matthew Reid [<mailto:matt.reid@landanddesign.com>]  
Sent: Wednesday, August 03, 2011 12:26 PM  
To: Yang, Wendy  
Cc: Dave Rose; Morgan, Jayna; Greg Blodgett  
Subject: Re: x-site\_3.3-110731.dwg was shared with you

Wendy,  
The Full Service hotel will be approximately 263' tall.  
Limited Service hotels will be approximately 150' tall  
Parking structure will be approximately 75' tall

Let me know if you have any other questions.

Matthew Reid  
Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype - matthew.reid.ca  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>

From: "Yang, Wendy" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)<<mailto:Wendy.Yang@aecom.com>>>  
Date: Mon, 1 Aug 2011 12:19:52 -0700  
To: Matthew Reid <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>>  
Cc: Dave Rose <[drose3@charter.net](mailto:drose3@charter.net)<<mailto:drose3@charter.net>>>, "Morgan, Jayna" <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)<<mailto:Jayna.Morgan@aecom.com>>>  
Subject: RE: x-site\_3.3-110731.dwg was shared with you

Matt,

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Just want to confirm you are also providing building height for each structure on site so AECOM can construct the massing model in 3D.

Thanks,

Wendy Yang  
Urban Designer  
Associate Principal  
D +1 949.756.6964  
[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)<<mailto:wendy.yang@aecom.com>>

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[www.aecom.com](http://www.aecom.com/)<<http://www.aecom.com/>>

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Sent: Monday, August 01, 2011 6:35 AM  
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Subject: Fwd: x-site\_3.3-110731.dwg was shared with you



Autocad....

Sent from my iPhone

Matthew Reid

619.335.5896 Google voice

Skype: matthew.reid.ca<<http://matthew.reid.ca>>

Autodesk(r) Inc.

RE: FW: ITE Trip Generation Codes for Site C

**Subject:** RE: FW: ITE Trip Generation Codes for Site C

**From:** drose3@charter.net

**Date:** Mon, 27 Feb 2012 23:06:05 -0500 (EST)

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Maria Parra <mariap@ci.garden-grove.ca.us>, Greg Blodgett <gregl@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>, drose3@hotmail.com

Per your previous email, please provide clarification that ITE 310 (Hotel) is what we are utilizing for the Project's trip generation, as the 2nd Attachment (ITE 311 All Suites Hotel) is actually an Trip Generation Results and Rates for the 769 Hotel Project utilizing ITE 311 All Suites Hotel numbers and NOT ITE 310.

Please advise.

Thanks.

Dave

David A. Rose III  
(951) 413-1907

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On Mon, Feb 27, 2012 at 6:56 PM, Morgan, Jayna wrote:

Please see attached and below for the ITE trip rate and parking assumptions used by the Traffic Analysis.

Jayna Morgan  
AECOM  
T. 949.660.8044

From: Rogier Goedecke [<mailto:rg@rkengineer.com>]  
Sent: Monday, February 27, 2012 3:10 PM  
To: Morgan, Jayna  
Subject: ITE Trip Generation Codes

Hi Jayna,

Please find attached two documents:

1. ITE 311 All Suite Hotel Trip Generation Results and Rates
2. ITE 310 Hotel Description

RE: FW: ITE Trip Generation Codes for Site C

ITE Code 310 is the appropriate rate for the Site C project. As indicated in the description, the trip rate does include restaurant, retail and banquet facilities.

The parking calculations for the project ( page 7-1 and Table 11 of our Study) attached were reviewed and approved by City staff. The hotel parking code was utilized and it is assumed that it includes all of the ancillary uses within the hotel.

Please contact me if you have any comments or questions.

Rogier Goedecke  
Vice President Operations

[cid:image001.jpg@01CCF561.DBF919F0]  
transportation planning / traffic engineering & design  
acoustical engineering / community traffic calming

4000 Westerly Place, Suite 280  
Newport Beach, CA 92660  
tel. 949.474.0809  
fax 949.474.0902

[www.rkengineer.com](http://www.rkengineer.com)<blocked::blocked::http://www.rkengineer.com/>

Re: Site C Follow-up- Development Assumptions in Technical Studies

**Subject:** Re: Site C Follow-up- Development Assumptions in Technical Studies

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Tue, 28 Feb 2012 05:16:53 +0000

**To:** "drose3@charter.net" <drose3@charter.net>

**CC:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Mike Swan <mswan@psomas.com>, Rogier Goedecke <rg@rkengineer.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>, "drose3@hotmail.com" <drose3@hotmail.com>

Thanks David,

I will need to check the files to see where the 5- story parking structure came from. But, as long as it would not exceed the 75 foot height limit, it would not change the shade/ shadow analysis conclusions but would rather just require text changes in the technical studies and IS/MND.

With respect to adding 10,000 more square feet of hotel restaurant (for a total of 20,000SF of hotel bar/restaurant) to the WSA, I will need to defer to Mike Swan as this would require a change in his analysis and the summary we included in the IS/MND.

Mike- please let us know what this would require to update and if you believe the addition would change your conclusions or trigger additional mitigation.

Are the rest of the program assumptions ok- i.e. 39,000SF of meeting/banquet.

Lastly, what is the size assumption for the spa/fitness facility in the full service hotel.

Please let me know  
Sent from my iPhone

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meeting space.

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Upon approval of the above, Wendy will work directly with Karl to get the necessary plans completed for the PUD submittal and the IS and MND will be revised and re-submitted upon completion of the site plan permit package and Bill Murray's approval of the revised WQMP to be provided by PSOMAS end of day tomorrow.

Best Regards,

Jayna Morgan  
AECOM  
T. 949.660.8044

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Please advise.

Thanks.

Dave

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Cc: Dave Rose<drose3@charter.net<mailto:drose3@charter.net>>; Morgan, Jayna<Jayna.Morgan@aecom.com<mailto:Jayna.Morgan@aecom.com>>; Greg Blodgett<Greg1@ci.garden-grove.ca.us<mailto:Greg1@ci.garden-grove.ca.us>>  
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Matt,

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Wendy

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Matthew Reid  
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8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype - matthew.reid.ca  
matthew.reid@landanddesign.com<mailto:matt.reid@landanddesign.com>

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Urban Designer  
Associate Principal  
D +1 949.756.6964  
[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)<<mailto:wendy.yang@aecom.com>>

AECOM  
2737 Campus Drive  
Irvine, CA 92612 USA  
T +1 949.660.8044 F +1 949.660.1046  
[www.aecom.com](http://www.aecom.com)<<http://www.aecom.com/>>

From: Matthew Reid [<mailto:matt.reid@landanddesign.com>]  
Sent: Monday, August 01, 2011 6:35 AM  
To: Yang, Wendy  
Cc: Dave Rose; Morgan, Jayna  
Subject: Fwd: x-site\_3.3-110731.dwg was shared with you

Autocad....

Sent from my iPhone

Matthew Reid  
619.335.5896 Google voice  
Skype: [matthew.reid.ca](http://matthew.reid.ca)<<http://matthew.reid.ca>>

Autodesk(r) Inc.



**Subject:**

**From:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

**Date:** Mon, 27 Feb 2012 21:18:28 -0800 (PST)

**To:** Matt Fertal <mattf@ci.garden-grove.ca.us>, Ronnie Lam <rlam@kamsangcompany.com>

**CC:** Matthew Reid <matt.reid@landanddesign.com>, Paul Guerrero <paulg@ci.garden-grove.ca.us>

The U.S. hotel industry experienced increases in all three key performance metrics during the week of 12-18 February 2012, according to data from STR. In year-over-year comparisons for the week, occupancy was up 1.5 percent to 59.7 percent, average daily rate increased 2.9 percent to US\$102.59 and revenue per available room was up 4.4 percent to US\$61.27.

Among the Top 25 Markets, Anaheim-Santa Ana, California, experienced the largest occupancy increase, up 12.8 percent to 74.3 percent, followed by Orlando, Florida, with a 6.4-percent increase to 76.2 percent.

San Diego, California, fell 8.5 percent in occupancy to 70.8 percent, reporting the largest decrease in that metric. The market also reported the largest decrease in both ADR (-14.8 percent to US\$124.88) and RevPAR (-22.0 percent to US\$88.37).

New Orleans, Louisiana, posted the only double-digit ADR increase, rising 38.4 percent to US\$163.29.

Three markets achieved RevPAR increases of more than 10 percent: New Orleans (+43.3 percent to US\$113.33); Anaheim-Santa Ana (+23.0 percent to US\$86.53); and Miami-Hialeah, Florida (+11.1 percent to US\$187.84).

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

Re: Site C Follow-up- Development Assumptions in Technical Studies

**Subject:** Re: Site C Follow-up- Development Assumptions in Technical Studies

**From:** drose3@charter.net

**Date:** Tue, 28 Feb 2012 00:31:01 -0500 (EST)

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Mike Swan <mswan@psomas.com>, Rogier Goedecke <rg@rkengineer.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>, drose3@hotmail.com

I think to be safe, dependent upon the number of keys we build, the spa and/or fitness facility would be 5,000 square feet (this number could also be used as a total if we build two (2) full service hotels).

David A. Rose III  
(951) 413-1907

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Mike- please let us know what this would require to update and if you believe the addition would change your conclusions or trigger additional mitigation.

Are the rest of the program assumptions ok- i.e. 39,000SF of meeting/banquet.

Lastly, what is the size assumption for the spa/fitness facility in the full service hotel.

Please let me know  
Sent from my iPhone

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Please advise.

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Per our conference call today, I have talked to RK Engineering ( Rogier Goedecke-Traffic) and Psomas ( Mike Swan-WSA) to confirm the following Site C Proposed Program (bold below) is supported by the Technical Studies- See attached Tables. I will send a separate e-mail with the ITE 310 hotel trip rate used in the traffic study. This 310 ITE rate ( higher trips per room) does provide a "worst case" analysis that all 769 rooms could be full-service. The

text in the RK traffic, air and noise studies see below needs to be modified/clarified, but the analysis and conclusions will not change as the studies covered the uses spelled out on the 7/31/11 site plan which is included in all the most recent technical studies. Also see the attached Water Demand Table from the WSA. Per my call with Mike, I let him know that the DDA requires a spa be part of the full service hotel and it is not spelled out in the Water Demand Table which included the 769 rooms, 39,000SF conference/banquet and 55,000SF restaurant. Mike said that the spa would be accommodated in the per capita hotel room figure of 150 gpd/per hotel room. Let me know if we need to clarify this on the attached Table.

The following assumptions will be included in the PUD Entitlement and IS/MND (Please MODIFY OR APPROVE):

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10-19 stories for the hotels- SEE BELOW FOR SPECIFIC HEIGHTS provided and used in the massing for the shade and shadow analysis;  
769 -total hotel rooms- 1"full-service" and 2 "limited-service"- All 769 rooms are analyzed as "full service"-higher trip rate to provide most flexibility for moving rooms between the hotels. The heights identified below cannot change without affecting the shade/shadow analysis.  
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"The proposed 5 acre Garden Grove Site "C" Hotel and Restaurant development will consist of 769 rooms (10 to 19 story) full-service resort hotels with approximately 30,000 square feet of meeting space and 45,000 square feet of restaurant space included on-site via detached PADs. Hotel ancillary uses will also include meeting space, retail and restaurant uses inside the hotels, but these uses are accounted for in the trip generation rates assigned for the resort hotel. The 45,000 square foot restaurant PADs were included separately in the trip generation table. A site plan is shown in Exhibit B."

Based on the information in this e-mail please let me know if other changes are necessary.

Upon approval of the above, Wendy will work directly with Karl to get the necessary plans completed for the PUD submittal and the IS and MND will be revised and re-submitted upon completion of the site plan permit package and Bill Murray's approval of the revised WQMP to be provided by PSOMAS end of day tomorrow.

Best Regards,

Jayna Morgan  
AECOM

T. 949.660.8044

From: Yang, Wendy  
Sent: Monday, February 27, 2012 2:51 PM  
To: Morgan, Jayna  
Subject: FW: x-site\_3.3-110731.dwg was shared with you

Email responses from Matt Reid and Dave Rose on building heights used for shade shadow highlighted below in two parts.

From: [drose3@charter.net](mailto:drose3@charter.net)<<mailto:drose3@charter.net>> [<mailto:drose3@charter.net>]  
Sent: Thursday, August 04, 2011 11:35 AM  
To: Yang, Wendy; Matthew Reid  
Cc: Morgan, Jayna; Greg Blodgett; David Rose  
Subject: Re: x-site\_3.3-110731.dwg was shared with you

1. The pool deck on Twintree is at grade level, the same for the pool deck on Harbor;
2. The height of the pool deck between the full service hotel and casitas is the same as the parking structure itself;
3. For the height of the casitas on top of the parking garage, use 15 feet above garage height;
4. For the height of restaurants along Harbor use 20 feet; and
5. For the height of the restaurant/venue at the Northeast corner of the site use 75 feet.

Please advise.

Thanks.

Dave

From: "Yang, Wendy" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)<<mailto:Wendy.Yang@aecom.com>>>  
Date: Wed, 3 Aug 2011 13:44:27 -0700  
To: Matthew Reid<[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>>  
Cc: Dave Rose<[drose3@charter.net](mailto:drose3@charter.net)<<mailto:drose3@charter.net>>>; Morgan, Jayna<[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)<<mailto:Jayna.Morgan@aecom.com>>>; Greg Blodgett<[Greg1@ci.garden-grove.ca.us](mailto:Greg1@ci.garden-grove.ca.us)<<mailto:Greg1@ci.garden-grove.ca.us>>>  
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Matt,

Thanks for the information provided, I do have the following questions:

Height of pool deck along Harbor and Twintree  
Height of pool deck between casitas and full service hotel  
Height of casitas on top of parking garage  
Height of restaurants along Harbor, and NE corner

It will be helpful to mark the respective height on the site plan at each corner of the building so we can extract the 3D massing accurately.

Thank you for your help.

Wendy

From: Matthew Reid [<mailto:matt.reid@landanddesign.com>]  
Sent: Wednesday, August 03, 2011 12:26 PM  
To: Yang, Wendy

Re: Site C Follow-up- Development Assumptions in Technical Studies

Cc: Dave Rose; Morgan, Jayna; Greg Blodgett  
Subject: Re: x-site\_3.3-110731.dwg was shared with you

Wendy,

The Full Service hotel will be approximately 263' tall.  
Limited Service hotels will be approximately 150' tall  
Parking structure will be approximately 75' tall

Let me know if you have any other questions.

Matthew Reid  
Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype - matthew.reid.ca  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

From: "Yang, Wendy" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)>>  
Date: Mon, 1 Aug 2011 12:19:52 -0700  
To: Matthew Reid  
<[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>>  
Cc: Dave Rose <[drose3@charter.net](mailto:drose3@charter.net)>, "Morgan, Jayna"  
<[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)>>  
Subject: RE: x-site\_3.3-110731.dwg was shared with you

Matt,

Thanks for the Auto CAD file.

Just want to confirm you are also providing building height for each structure on site so AECOM can construct the massing model in 3D.

Thanks,

Wendy Yang  
Urban Designer  
Associate Principal  
D +1 949.756.6964  
[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)

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**Date:** Tue, 28 Feb 2012 05:38:56 +0000

**To:** "drose3@charter.net" <drose3@charter.net>

**CC:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Mike Swan <mswan@psomas.com>, Rogier Goedecke <rg@arkengineer.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>, "drose3@hotmail.com" <drose3@hotmail.com>

Ok and that is in addition to the 20,000sf of hotel restaurant/ bar use. Correct?

Sent from my iPhone

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Bill Murray's approval of the revised WQMP to be provided by PSOMAS end of day tomorrow.

Best Regards,

Jayna Morgan  
AECOM  
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Matthew Reid  
Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype - matthew.reid.ca  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>

From: "Yang, Wendy" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)<<mailto:Wendy.Yang@aecom.com>>>  
Date: Mon, 1 Aug 2011 12:19:52 -0700  
To: Matthew Reid  
<[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>>  
Cc: Dave Rose <[drose3@charter.net](mailto:drose3@charter.net)<<mailto:drose3@charter.net>>>, "Morgan, Jayna"  
<[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)<<mailto:Jayna.Morgan@aecom.com>>>  
Subject: RE: x-site\_3.3-110731.dwg was shared with you

Matt,

Thanks for the Auto CAD file.

Just want to confirm you are also providing building height for each structure on site so AECOM can construct the massing model in 3D.

Thanks,

Wendy Yang  
Urban Designer  
Associate Principal  
D +1 949.756.6964  
[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)<<mailto:wendy.yang@aecom.com>>

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2737 Campus Drive  
Irvine, CA 92612 USA  
T +1 949.660.8044 F +1 949.660.1046  
[www.aecom.com](http://www.aecom.com)<<http://www.aecom.com>>

From: Matthew Reid [<mailto:matt.reid@landanddesign.com>]  
Sent: Monday, August 01, 2011 6:35 AM  
To: Yang, Wendy  
Cc: Dave Rose; Morgan, Jayna  
Subject: Fwd: x-site\_3.3-110731.dwg was shared with you

Autocad....

Sent from my iPhone

Re: Site C Follow-up- Development Assumptions in Technical Studies

Matthew Reid  
619.335.5896 Google voice  
Skype: matthew.reid.ca<<http://matthew.reid.ca>>

Autodesk(r) Inc.

Re: Site C Follow-up- Development Assumptions in Technical Studies

**Subject:** Re: Site C Follow-up- Development Assumptions in Technical Studies

**From:** drose3@charter.net

**Date:** Tue, 28 Feb 2012 00:40:06 -0500 (EST)

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Mike Swan <mswan@psomas.com>, Rogier Goedecke <rg@arkengineer.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>, drose3@hotmail.com

Yes.

David A. Rose III  
(951) 413-1907

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Please advise.

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The following assumptions will be included in the PUD Entitlement and IS/MND (Please MODIFY OR APPROVE):

5.2 acre site-boundary approved by City per ALTA survey;  
10-19 stories for the hotels- SEE BELOW FOR SPECIFIC HEIGHTS provided and used in the massing for the shade and shadow analysis;  
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the ITE 310 hotel trip rate used includes additional hotel ancillary uses including meeting/banquet, restaurant, bars, fitness and spa.

"The proposed 5 acre Garden Grove Site "C" Hotel and Restaurant development will consist of 769 rooms (10 to 19 story) full-service resort hotels with approximately 30,000 square feet of meeting space and 45,000 square feet of restaurant space included on-site via detached PADs. Hotel ancillary uses will also include meeting space, retail and restaurant uses inside the hotels, but these uses are accounted for in the trip generation rates assigned for the resort hotel. The 45,000 square foot restaurant PADs were included separately in the trip generation table. A site plan is shown in Exhibit B."

Based on the information in this e-mail please let me know if other changes are necessary.

Upon approval of the above, Wendy will work directly with Karl to get the necessary plans completed for the PUD submittal and the IS and MND will be revised and re-submitted upon completion of the site plan permit package and Bill Murray's approval of the revised WQMP to be provided by PSOMAS end of day tomorrow.

Best Regards,

Jayna Morgan  
AECOM  
T. 949.660.8044

From: Yang, Wendy  
Sent: Monday, February 27, 2012 2:51 PM  
To: Morgan, Jayna  
Subject: FW: x-site\_3.3-110731.dwg was shared with you

Email responses from Matt Reid and Dave Rose on building heights used for shade shadow highlighted below in two parts.

From: [drose3@charter.net](mailto:drose3@charter.net)<<mailto:drose3@charter.net>>  
[<mailto:drose3@charter.net>]  
Sent: Thursday, August 04, 2011 11:35 AM  
To: Yang, Wendy; Matthew Reid  
Cc: Morgan, Jayna; Greg Blodgett; David Rose  
Subject: Re: x-site\_3.3-110731.dwg was shared with you

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4. For the height of restaurants along Harbor use 20 feet; and
5. For the height of the restaurant/venue at the Northeast corner of the site use 75 feet.

Please advise.

Thanks.



Dave

From: "Yang, Wendy" <Wendy.Yang@aecom.com<mailto:Wendy.Yang@aecom.com>>  
Date: Wed, 3 Aug 2011 13:44:27 -0700  
To: Matthew Reid<matt.reid@landanddesign.com<mailto:matt.reid@landanddesign.com>>  
Cc: Dave Rose<drose3@charter.net<mailto:drose3@charter.net>>; Morgan, Jayna<Jayna.Morgan@aecom.com<mailto:Jayna.Morgan@aecom.com>>; Greg Blodgett<Greg1@ci.garden-grove.ca.us<mailto:Greg1@ci.garden-grove.ca.us>>  
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Thank you for your help.

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To: Yang, Wendy  
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Subject: Re: x-site\_3.3-110731.dwg was shared with you

Wendy,

The Full Service hotel will be approximately 263' tall.  
Limited Service hotels will be approximately 150' tall  
Parking structure will be approximately 75' tall

Let me know if you have any other questions.

Matthew Reid  
Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype - matthew.reid.ca  
matt.reid@landanddesign.com<mailto:matt.reid@landanddesign.com>

From: "Yang, Wendy" <Wendy.Yang@aecom.com<mailto:Wendy.Yang@aecom.com>>  
Date: Mon, 1 Aug 2011 12:19:52 -0700  
To: Matthew Reid  
<matt.reid@landanddesign.com<mailto:matt.reid@landanddesign.com>>  
Cc: Dave Rose <drose3@charter.net<mailto:drose3@charter.net>>, "Morgan, Jayna"  
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Autodesk(r) Inc.

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**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**Date:** Tue, 28 Feb 2012 05:46:32 +0000  
**To:** "drose3@charter.net" <drose3@charter.net>  
**CC:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Mike Swan <mswan@psomas.com>, Rogier Goedecke <rg@rkengineer.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>, "drose3@hotmail.com" <drose3@hotmail.com>

Ok, thanks for the quick response.

I will see what Mike Swan says about the WSA change and to get formal direction from City to go with this program for Wendy's effort.

Take care

Jayna

Sent from my iPhone

On Feb 27, 2012, at 9:40 PM, "drose3@charter.net" <drose3@charter.net> wrote:

Yes.

David A. Rose III  
(951) 413-1907

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AECOM  
T. 949.660.8044

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8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype - matthew.reid.ca  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<mailto:matt.reid@landanddesign.com>

From: "Yang, Wendy" <Wendy.Yang@aecom.com<mailto:Wendy.Yang@aecom.com>>  
Date: Mon, 1 Aug 2011 12:19:52 -0700

To: Matthew Reid  
<[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>>  
Cc: Dave Rose <[drose3@charter.net](mailto:drose3@charter.net)<<mailto:drose3@charter.net>>>, "Morgan, Jayna" <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)<<mailto:Jayna.Morgan@aecom.com>>>  
Subject: RE: x-site\_3.3-110731.dwg was shared with you

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Wendy Yang  
Urban Designer  
Associate Principal  
D +1 949.756.6964  
[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)<<mailto:wendy.yang@aecom.com>>

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Irvine, CA 92612 USA  
T +1 949.660.8044 F +1 949.660.1046  
[www.aecom.com](http://www.aecom.com)<<http://www.aecom.com>>

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Autodesk(r) Inc.



RE: Site C Follow-up- Development Assumptions in Technical Studies

**Subject:** RE: Site C Follow-up- Development Assumptions in Technical Studies

**From:** drose3@charter.net

**Date:** Tue, 28 Feb 2012 20:54:21 -0500 (EST)

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Mike Swan <mswan@psomas.com>, Rogier Goedecke <rg@rkengineer.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>, drose3@hotmail.com

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AECOM  
T. 949.660.8044

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**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Wed, 29 Feb 2012 05:23:03 +0000

**To:** "drose3@charter.net" <drose3@charter.net>

**CC:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Mike Swan <mswan@psomas.com>, Rogier Goedecke <rg@rkengineer.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>, "drose3@hotmail.com" <drose3@hotmail.com>

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Ok, I'll reach out to Matt Reid, and suspect that we'll definitely want to add a few floors (2-4) to the hotel up on Harbor Boulevard, without increasing the total overall number of keys beyond 769 and will let you know ASAP (by the end of the week).

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5.2 acre site-boundary approved by City per ALTA survey;  
10-19 stories for the hotels- SEE BELOW FOR SPECIFIC HEIGHTS provided and used in the massing for the shade and shadow analysis;  
769 -total hotel rooms- 1"full-service" and 2 "limited-service"- All 769 rooms are analyzed as "full service"-higher trip rate to provide most flexibility for moving rooms between the hotels. The heights identified below cannot change without affecting the shade/shadow analysis.  
45,000 total square feet of Restaurant or Restaurant/Entertainment in

freestanding detached pads (4-7,500sf pads and 1-15,000sf pad);  
20,000 total square feet of additional Hotel Ancillary Uses including  
restaurants, bars, fitness, spa;  
39,000 total square feet of Conference/ Meeting Banquet within the hotel(s)  
1221 minimum parking spaces provided in a 5-story Structure and Surface Parking.  
See Table 11 and page 7-1 attached.

ITALIC TEXT BELOW FROM TRAFFIC, AIR AND NOISE STUDIES- Needs to be revised to delete "resort" and change the 30,000SF to 39,000SF but trip analysis does not change. A note needs to get added to Table 3- Trip Generation to indicate that the ITE 310 hotel trip rate used includes additional hotel ancillary uses including meeting/banquet, restaurant, bars, fitness and spa.

"The proposed 5 acre Garden Grove Site "C" Hotel and Restaurant development will consist of 769 rooms (10 to 19 story) full-service resort hotels with approximately 30,000 square feet of meeting space and 45,000 square feet of restaurant space included on-site via detached PADs. Hotel ancillary uses will also include meeting space, retail and restaurant uses inside the hotels, but these uses are accounted for in the trip generation rates assigned for the resort hotel. The 45,000 square foot restaurant PADs were included separately in the trip generation table. A site plan is shown in Exhibit B."

Based on the information in this e-mail please let me know if other changes are necessary.

Upon approval of the above, Wendy will work directly with Karl to get the necessary plans completed for the PUD submittal and the IS and MND will be revised and re-submitted upon completion of the site plan permit package and Bill Murray's approval of the revised WQMP to be provided by PSOMAS end of day tomorrow.

Best Regards,

Jayna Morgan  
AECOM  
T. 949.660.8044

From: Yang, Wendy  
Sent: Monday, February 27, 2012 2:51 PM  
To: Morgan, Jayna  
Subject: FW: x-site\_3.3-110731.dwg was shared with you

Email responses from Matt Reid and Dave Rose on building heights used for shade shadow highlighted below in two parts.

From: [drose3@charter.net](mailto:drose3@charter.net)<<mailto:drose3@charter.net>> [<mailto:drose3@charter.net>]  
Sent: Thursday, August 04, 2011 11:35 AM  
To: Yang, Wendy; Matthew Reid  
Cc: Morgan, Jayna; Greg Blodgett; David Rose  
Subject: Re: x-site\_3.3-110731.dwg was shared with you

1. The pool deck on Twintree is at grade level, the same for the pool deck on Harbor;
2. The height of the pool deck between the full service hotel and casitas is the same as the parking structure itself;

3. For the height of the casitas on top of the parking garage, use 15 feet above garage height;
4. For the height of restaurants along Harbor use 20 feet; and
5. For the height of the restaurant/venue at the Northeast corner of the site use 75 feet.

Please advise.

Thanks.

Dave

From: "Yang, Wendy" <Wendy.Yang@aecom.com<mailto:Wendy.Yang@aecom.com>>  
Date: Wed, 3 Aug 2011 13:44:27 -0700  
To: Matthew Reid<matt.reid@landanddesign.com<mailto:matt.reid@landanddesign.com>>  
Cc: Dave Rose<drose3@charter.net<mailto:drose3@charter.net>>; Morgan, Jayna<Jayna.Morgan@aecom.com<mailto:Jayna.Morgan@aecom.com>>; Greg Blodgett<Greg1@ci.garden-grove.ca.us<mailto:Greg1@ci.garden-grove.ca.us>>  
Subject: RE: x-site\_3.3-110731.dwg was shared with you

Matt,

Thanks for the information provided, I do have the following questions:

- Height of pool deck along Harbor and Twentree
- Height of pool deck between casitas and full service hotel
- Height of casitas on top of parking garage
- Height of restaurants along Harbor, and NE corner

It will be helpful to mark the respective height on the site plan at each corner of the building so we can extract the 3D massing accurately.

Thank you for your help.

Wendy

From: Matthew Reid [mailto:matt.reid@landanddesign.com]  
Sent: Wednesday, August 03, 2011 12:26 PM  
To: Yang, Wendy  
Cc: Dave Rose; Morgan, Jayna; Greg Blodgett  
Subject: Re: x-site\_3.3-110731.dwg was shared with you

Wendy,

The Full Service hotel will be approximately 263' tall.  
Limited Service hotels will be approximately 150' tall  
Parking structure will be approximately 75' tall

Let me know if you have any other questions.

Matthew Reid  
Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype - matthew.reid.ca  
matt.reid@landanddesign.com<mailto:matt.reid@landanddesign.com>

From: "Yang, Wendy" <Wendy.Yang@aecom.com<mailto:Wendy.Yang@aecom.com>>  
Date: Mon, 1 Aug 2011 12:19:52 -0700  
To: Matthew Reid  
<matt.reid@landanddesign.com<mailto:matt.reid@landanddesign.com>>  
Cc: Dave Rose <drose3@charter.net<mailto:drose3@charter.net>>, "Morgan, Jayna"

<Jayna.Morgan@aecom.com<mailto:Jayna.Morgan@aecom.com>>  
Subject: RE: x-site\_3.3-110731.dwg was shared with you

Matt,

Thanks for the Auto CAD file.

Just want to confirm you are also providing building height for each structure on site so AECOM can construct the massing model in 3D.

Thanks,

Wendy Yang  
Urban Designer  
Associate Principal  
D +1 949.756.6964  
[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)<mailto:wendy.yang@aecom.com>

AECOM  
2737 Campus Drive  
Irvine, CA 92612 USA  
T +1 949.660.8044 F +1 949.660.1046  
[www.aecom.com](http://www.aecom.com)<<http://www.aecom.com/>>

From: Matthew Reid [<mailto:matt.reid@landanddesign.com>]  
Sent: Monday, August 01, 2011 6:35 AM  
To: Yang, Wendy  
Cc: Dave Rose; Morgan, Jayna  
Subject: Fwd: x-site\_3.3-110731.dwg was shared with you

Autocad....

Sent from my iPhone

Matthew Reid  
619.335.5896 Google voice  
Skype: [matthew.reid.ca](http://matthew.reid.ca)<<http://matthew.reid.ca>>

Autodesk(r) Inc.

Hotel Height(s)

**Subject:** Hotel Height(s)

**From:** drose3@charter.net

**Date:** Wed, 29 Feb 2012 06:24:37 +0000

**To:** "Greg Blodgett" <greg1@zimbra.ci.garden-grove.ca.us>

**CC:** "Matt Reid" <matt.reid@landanddesign.com>, "David Rose" <drose3@hotmail.com>

Greg:

As the City is paying for it, I wanted to check to see if we could have AECOM add some height to both of the limited service hotels for entitlement purposes.

Specifically, after Monday's call and reviewing the exhibit they previously prepared, I'd like to add up to one (1) to two (2) floors to the hotel fronting TwinTree (if possible) and up to three (3) to four (4) floors to the hotel fronting Harbor.

If we build all-suites, extended stay and/or a 2nd full service hotel(s), they'll all have larger room footprints, and I don't want to be restricted on room count(s) because of height.

I'd like to get both hotels to their highest level BEFORE causing a significant shade/shadow impact, as well as allowing us to develop as many rooms as possible to get as close to 769 number, so we don't have to come back later.

Jayna didn't seem to imply this would slow us down.

Please advise.

Thanks.

Dave

Sent via BlackBerry by AT&T

Re: Site C Follow-up- Development Assumptions in Technical Studies

**Subject:** Re: Site C Follow-up- Development Assumptions in Technical Studies

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Wed, 29 Feb 2012 07:08:34 +0000

**To:** "drose3@charter.net" <drose3@charter.net>

**CC:** "Karl Hill (karlh@garden-grove.org)" <karlh@garden-grove.org>, Matthew Reid <matt.reid@landanddesign.com>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Greg Blodgett <gregl@zimbra.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Mike Swan <mswan@psomas.com>, Rogier Goedecke <rg@rkengineer.com>, "Smith, Don (Irvine)" <Don.E.Smith@aecom.com>, "drose3@hotmail.com" <drose3@hotmail.com>

Ok, we will wait to hear from you. And yes it is important to not increase the overall rooms (769) that have been included in the various technical studies.

The 3D massing and shade shadow study diagrams will need to be redone for the change along Harbor. At that time, we can model the height threshold along Twintree to determine if the 150 foot height can be increased without triggering a significant shadow impact to the adjacent homes on Twintree under the summer condition.

Take care,  
Jayna

Sent from my iPhone

On Feb 28, 2012, at 9:36 PM, "drose3@charter.net" <drose3@charter.net> wrote:

Ok, I'll reach out to Matt Reid, and suspect that we'll definitely want to add a few floors (2-4) to the hotel up on Harbor Boulevard, without increasing the total overall number of keys beyond 769 and will let you know ASAP (by the end of the week).

Thanks.

Dave

David A. Rose III  
(951) 413-1907

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On Tue, Feb 28, 2012 at 9:23 PM, Morgan, Jayna wrote:

Hi Dave,

The limited service hotels were modeled for shade/shadow impacts at 150 feet



maximum height and I know the hotel along Twintree was very close to causing a significant shadow impact under the summer condition. It does make more sense from an environmental planning standpoint to have the LS hotel along Harbor be larger. However, I would suggest you provide the height you want to be entitled now so the PUD zoning and CEQA can reflect it. As you indicated during our call, you want to avoid coming back for another discretionary action once your hotel brands are finalized. Let us know what you decide.

Jayna

Sent from my iPhone

On Feb 28, 2012, at 5:54 PM, "[drose3@charter.net](mailto:drose3@charter.net)" <drose3@charter.net> wrote:

Jayna:

Just a "what if" question for you.....what if the limited service hotel on Harbor Boulevard got bigger, how big of an impact would that shade shadow be? In other words, given that the limited service hotel on Harbor Boulevard is furthest from the sensitive uses, ie., residential units, does this give us any "squish factor" or room for flexibility, should we desire to have a taller hotel upon on Harbor Boulevard.

Please advise.

Thanks.

Dave

David A. Rose III  
(951) 413-1907

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This communication does not reflect an intention by the sender or the sender's client or principal to conduct a transaction or make any agreement by electronic means. Nothing contained in this message or in any attachment shall satisfy the requirements for a writing, and nothing contained herein shall constitute a contract or electronic signature under the electronic Signatures in Global and National Commerce Act, any version of the Uniform Electronic Transactions Act or any other statute governing electronic transactions.

On Mon, Feb 27, 2012 at 6:54 PM, Morgan, Jayna wrote:

Hi All,

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45,000 total square feet of Restaurant or Restaurant/Entertainment in freestanding detached pads(4-7,500sf pads and 1-15,000sf pad);  
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1221 minimum parking spaces provided in a 5-story Structure and Surface Parking. See Table 11 and page 7-1 attached.

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"The proposed 5 acre Garden Grove Site "C" Hotel and Restaurant development will consist of 769 rooms (10 to 19 story) full-service resort hotels with approximately 30,000 square feet of meeting space and 45,000 square feet of restaurant space included on-site via detached PADs. Hotel ancillary uses will also include meeting space, retail and restaurant uses inside the hotels, but these uses are accounted for in the trip generation rates assigned for the resort hotel. The 45,000 square foot restaurant PADs were included separately in the trip generation table. A site plan is shown in Exhibit B."

Based on the information in this e-mail please let me know if other changes are necessary.

Upon approval of the above, Wendy will work directly with Karl to get the necessary plans completed for the PUD submittal and the IS and MND will be revised and re-submitted upon completion of the site plan permit package and Bill Murray's approval of the revised WQMP to be provided by PSOMAS end of day tomorrow.

Best Regards,

Jayna Morgan  
AECOM  
T. 949.660.8044

From: Yang, Wendy  
Sent: Monday, February 27, 2012 2:51 PM  
To: Morgan, Jayna  
Subject: FW: x-site\_3.3-110731.dwg was shared with you

Email responses from Matt Reid and Dave Rose on building heights used for shade shadow highlighted below in two parts.

From: [drose3@charter.net](mailto:drose3@charter.net)<<mailto:drose3@charter.net>> [<mailto:drose3@charter.net>]  
Sent: Thursday, August 04, 2011 11:35 AM  
To: Yang, Wendy; Matthew Reid  
Cc: Morgan, Jayna; Greg Blodgett; David Rose  
Subject: Re: x-site\_3.3-110731.dwg was shared with you

1. The pool deck on Twintree is at grade level, the same for the pool deck on Harbor;
2. The height of the pool deck between the full service hotel and casitas is the same as the parking structure itself;
3. For the height of the casitas on top of the parking garage, use 15 feet above garage height;
4. For the height of restaurants along Harbor use 20 feet; and
5. For the height of the restaurant/venue at the Northeast corner of the site use 75 feet.

Please advise.

Thanks.

Dave

---

From: "Yang, Wendy" <[Wendy.Yang@aecocom.com](mailto:Wendy.Yang@aecocom.com)<<mailto:Wendy.Yang@aecocom.com>>>  
Date: Wed, 3 Aug 2011 13:44:27 -0700  
To: Matthew Reid<[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>>  
Cc: Dave Rose<[drose3@charter.net](mailto:drose3@charter.net)<<mailto:drose3@charter.net>>>; Morgan, Jayna<[Jayna.Morgan@aecocom.com](mailto:Jayna.Morgan@aecocom.com)<<mailto:Jayna.Morgan@aecocom.com>>>; Greg Blodgett<[Greg1@ci.garden-grove.ca.us](mailto:Greg1@ci.garden-grove.ca.us)<<mailto:Greg1@ci.garden-grove.ca.us>>>  
Subject: RE: x-site\_3.3-110731.dwg was shared with you

Matt,

Thanks for the information provided, I do have the following questions:

Height of pool deck along Harbor and Twintree  
Height of pool deck between casitas and full service hotel  
Height of casitas on top of parking garage  
Height of restaurants along Harbor, and NE corner

It will be helpful to mark the respective height on the site plan at each corner of the building so we can extract the 3D massing accurately.

Thank you for your help.

Wendy

---

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Sent: Wednesday, August 03, 2011 12:26 PM  
To: Yang, Wendy  
Cc: Dave Rose; Morgan, Jayna; Greg Blodgett  
Subject: Re: x-site\_3.3-110731.dwg was shared with you

Wendy,

The Full Service hotel will be approximately 263' tall.  
Limited Service hotels will be approximately 150' tall

Parking structure will be approximately 75' tall

Let me know if you have any other questions.

Matthew Reid  
Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype - matthew.reid.ca  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

From: "Yang, Wendy" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)>>  
Date: Mon, 1 Aug 2011 12:19:52 -0700  
To: Matthew Reid  
<[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>>  
Cc: Dave Rose <[drose3@charter.net](mailto:drose3@charter.net)>>, "Morgan, Jayna"  
<[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)>>  
Subject: RE: x-site\_3.3-110731.dwg was shared with you

Matt,

Thanks for the Auto CAD file.

Just want to confirm you are also providing building height for each structure on site so AECOM can construct the massing model in 3D.

Thanks,

Wendy Yang  
Urban Designer  
Associate Principal  
D +1 949.756.6964  
[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)

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Irvine, CA 92612 USA  
T +1 949.660.8044 F +1 949.660.1046  
[www.aecom.com](http://www.aecom.com/)

From: Matthew Reid [<mailto:matt.reid@landanddesign.com>]  
Sent: Monday, August 01, 2011 6:35 AM  
To: Yang, Wendy  
Cc: Dave Rose; Morgan, Jayna  
Subject: Fwd: x-site\_3.3-110731.dwg was shared with you

Autocad....

Sent from my iPhone

Matthew Reid  
619.335.5896 Google voice  
Skype: [matthew.reid.ca](http://matthew.reid.ca)

Autodesk(r) Inc.

**Subject:** Site C Hotel Heights

**From:** drose3@charter.net

**Date:** Wed, 29 Feb 2012 23:01:58 +0000

**To:** "Greg Blodgett" <greg1@zimbra.ci.garden-grove.ca.us>, paulg@ci.garden-grove.ca.us

**CC:** "Matt Reid" <matt.reid@landanddesign.com>, "David Rose" <drose3@hotmail.com>

Greg/Paul:

Per my voicemail this afternoon and as the City ultimately is paying for it, I wanted to check to see if we could have AECOM add some height to both of the limited service hotels for entitlement purposes.

Specifically, after Monday's call and reviewing the exhibit they previously prepared, I'd like to add up to one (1) to two (2) floors to the hotel fronting TwinTree (if environmentally possible) and up to three (3) to four (4) floors to the hotel fronting Harbor, as I feel that neither is tall enough at fourteen (14) stories or 150 feet tall.

If we build all-suites, extended stay and/or a 2nd full service hotel(s), they'll all have larger room footprints AND more ground floor uses, such as back-of-house, etc., and I don't want to be restricted on potential room count(s) because of height constraints.

I'd like to get both hotels to their highest level BEFORE causing a significant shade/shadow impact, as well as allowing us to develop as many rooms as possible to get as close to 769 number, so we don't have to come back later.

Jayna didn't seem to imply this would slow us down, assuming we redo ASAP.

Please advise.

Thanks.

Dave

Sent via BlackBerry by AT&T

**Subject:** Sunbelt Property Lease

**From:** drose3@charter.net

**Date:** Thu, 1 Mar 2012 00:50:27 +0000

**To:** "Greg Blodgett" <greg1@zimbra.ci.garden-grove.ca.us>, paulg@ci.garden-grove.ca.us

**CC:** "Matt Reid" <matt.reid@landanddesign.com>, "David Rose" <drose3@hotmail.com>, mattf@postrat.ci.garden-grove.ca.us

Please be advised that I have made contact with both Sunbelt and Sunbelt's broker.

We should have an initial LOI to lease the Property in front of them before the end of the week.

Dave

Sent via BlackBerry by AT&T

Re:Sunbelt LOI-SUBMITTED

**Subject:** Re:Sunbelt LOI-SUBMITTED

**From:** drose3@charter.net

**Date:** Thu, 1 Mar 2012 01:57:30 +0000

**To:** "Greg Blodgett" <greg1@ci.garden-grove.ca.us>, "Paul Guerrero" <paulg@ci.garden-grove.ca.us>

**CC:** "Matt Reid" <matt.reid@landanddesign.com>, "David Rose" <drose3@hotmail.com>

Please be advised that the LOI to lease the Sunbelt property HAS been submitted to Sunbelt's broker.

Dave

Sent via BlackBerry by AT&T

-----Original Message-----

From: Greg Blodgett <greg1@ci.garden-grove.ca.us>

Date: Mon, 27 Feb 2012 16:48:33

To: Dave Rose <drose3@charter.net>

Subject:

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

**Subject:** Site C Program for Review

**From:** Paul Guerrero <paulg@ci.garden-grove.ca.us>

**Date:** Thu, 1 Mar 2012 14:35:31 -0800 (PST)

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, matt.reid@landanddesign.com, drose3@charter.net, Jayna.Morgan@aecom.com

Matt,

Attached is word and pdf document regarding the Site C program (current and proposed changes). Please review and provide comment or if acceptable please sign to approve. Any questions, please call Greg.

Thanks

Paul

;

**Site C2 Program Recheck Revised 03 01 2012.doc**

**Content-Type:** application/msword

**Content-Encoding:** base64

— Site C Current Program Recheck Revised March 1, 2012.pdf —

**Site C Current Program Recheck Revised March 1, 2012.pdf**

**Content-Type:** application/pdf

**Content-Encoding:** base64



**Site C  
CURRENT PROGRAM RECHECK Revised March 1, 2012**

BEFORE		NEW	
QUANTITIES	DESCRIPTION	QUANTITIES	DESCRIPTION
5.2 Acres	<b>Project Site:</b> (boundary approved by City per ALTA survey)	Same	Same
769 Total Hotel Rooms	<b>Total Hotel Rooms:</b> (1 "full-service" and 2 "limited-service"- All 769 rooms are analyzed as 310 ITE Trip Rate "Full-Service" - higher trip rate to provide most flexibility for moving rooms between the hotels.	Same	Same
10-19 Stories	Will be referred as <b>Maximum Heights:</b>  263': Full Service hotel. 150': Harbor Limited Service hotel. 150': Twintree Limited Service hotel. 75': Parking structure. 20': Restaurants off Harbor. 75': Restaurant/ Venue northeast corner of Sunbelt Property.	Same	Revised Shade and Shadow <b>Maximum Heights:</b> for the following:  <b>TBD': Harbor Limited Service Hotel.</b> *Analyst will increase building height. Building height limited to impact of shade and shadow analysis. Shade and shadow must fall onto site, cannot cause impact to homes off Choisser.  <b>TBD': Twintree Limited Service Hotel.</b> *150' is maximum eastern building height and western building height will be determined by shade and shadow impact. Shade and shadow cannot cause impact on Twintree/Choisser homes. Building may/can step back.
45,000 SF	<b>Restaurant or Restaurant/Entertainment:</b> Freestanding Detached Pads; • Four (4) pads @ 7,500 sf • One (1) pad @ 15,000 sf	Same	Same
10,000 SF	Hotel Restaurant assumed in WSA - will need to be updated to add 10,000SF more bar/ restaurants and note that 5,000 SF spa is accommodated in per room demand figure.  Traffic, AIR and Noise would account for the 20,000 SF Hotel Ancillary uses with the 310 ITE Trip Rate. Text in all studies needs to be modified/revised to make this point clear. No analysis change.	20,000 SF (TOTAL)	<b>Additional Hotel Ancillary:</b> (uses including restaurant, bars, fitness room, spa) Per Dave Rose E-mail, add 10,000 SF more restaurant/bar use to the WSA.
39,000SF	<b>Conference/ Meeting Banquet:</b> (including within the hotel(s))	Same	Same
1221	<b>Minimum Parking Spaces:</b> (provided in a 75' Story Structure and Surface Parking).	1655  <b>Difference of (434)</b>	<b>Required Parking Per Uses:</b> Total parking count needs to be resolved between City's Planning and Traffic Engineering and RK Engineering. RK Engineering will perform a ULI Shared Parking Analysis.

Reviewed by Accepted by:

\_\_\_\_\_  
Matthew W. Reid  
Land & Design, Inc.

\_\_\_\_\_  
Date

Site C

CURRENT PROGRAM RECHECK Revised March 1, 2012

BEFORE		NEW	
QUANITITES	DESCRIPTION	QUANITITES	DESCRIPTION
5.2 Acres	<b>Project Site:</b> (boundary approved by City per ALTA survey)	Same	Same
769 Total Hotel Rooms	<b>Total Hotel Rooms:</b> (1 "full-service" and 2 "limited-service"- All 769 rooms are analyzed as 310 ITE Trip Rate "Full-Service" - higher trip rate to provide most flexibility for moving rooms between the hotels.	Same	Same
10-19 Stories	Will be referred as <b>Maximum Heights:</b>  263': Full Service hotel. 150': Harbor Limited Service hotel. 150': Twintree Limited Service hotel. 75': Parking structure. 20': Restaurants off Harbor. 75': Restaurant/ Venue northeast corner of Sunbelt Property.	Same	Revised Shade and Shadow <b>Maximum Heights:</b> for the following:  <b>TBD': Harbor Limited Service Hotel.</b> *Analyst will increase building height. Building height limited to impact of shade and shadow analysis. Shade and shadow must fall onto site, cannot cause impact to homes off Choisser.  <b>TBD': Twintree Limited Service Hotel.</b> *150' is maximum eastern building height and western building height will be determined by shade and shadow impact. Shade and shadow cannot cause impact on Twintree/Choisser homes. Building may/can step back.
45,000 SF	<b>Restaurant or Restaurant/Entertainment:</b> Freestanding Detached Pads; • Four (4) pads @ 7,500 sf • One (1) pad @ 15,000 sf	Same	Same
10,000 SF	Hotel Restaurant assumed in WSA - will need to be updated to add 10,000SF more bar/ restaurants and note that 5,000 SF spa is accommodated in per room demand figure.  Traffic, AIR and Noise would account for the 20,000 SF Hotel Ancillary uses with the 310 ITE Trip Rate. Text in all studies needs to be modified/revised to make this point clear. No analysis change.	20,000 SF (TOTAL)	<b>Additional Hotel Ancillary:</b> (uses including restaurant, bars, fitness room, spa) Per Dave Rose E-mail, add 10,000 SF more restaurant/bar use to the WSA.
39,000SF	<b>Conference/ Meeting Banquet:</b> (including within the hotel(s))	Same	Same
1221	<b>Minimum Parking Spaces:</b> (provided in a 75' Story Structure and Surface Parking).	1655  Difference of (434)	<b>Required Parking Per Uses:</b> Total parking count needs to be resolved between City's Planning and Traffic Engineering and RK Engineering. RK Engineering will perform a ULI Shared Parking Analysis.

Reviewed by Accepted by:

\_\_\_\_\_  
Matthew W. Reid  
Land & Design, Inc.

\_\_\_\_\_  
Date

RE: Site C Program for Review

**Subject:** RE: Site C Program for Review

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Thu, 1 Mar 2012 22:56:06 +0000

**To:** Paul Guerrero <paulg@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, "matt.reid@landanddesign.com" <matt.reid@landanddesign.com>, "drose3@charter.net" <drose3@charter.net>

**CC:** Rogier Goedecke <rg@rkengineer.com>

Thank You,

I spoke with Rogier at RK Engineering and they will be getting Greg a proposal to do the shared parking study by the end of today. They told me it would take 10-days to complete once they get a signed authorization to proceed from the City and the final approved development stats.

They also have a call into Dan and will make sure he is in the loop. They will include a task to do a parking management plan if one is deemed necessary after they determine the parking demand with the ULI Shared Parking Methodology.

Take Care,

Jayna Morgan  
AECOM  
T. 949.660.8044

-----Original Message-----

From: Paul Guerrero [mailto:paulg@ci.garden-grove.ca.us]

Sent: Thursday, March 01, 2012 2:36 PM

To: Greg Blodgett; Paul Guerrero; Karl Hill; [matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com); [drose3@charter.net](mailto:drose3@charter.net); Morgan, Jayna

Subject: Site C Program for Review

Matt,

Attached is word and pdf document regarding the Site C program (current and proposed changes). Please review and provide comment or if acceptable please sign to approve. Any questions, please call Greg.

Thanks

Paul

;

**Subject:** Site C Shade Shadow  
**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**Date:** Thu, 1 Mar 2012 23:40:28 +0000  
**To:** "drose3@charter.net" <drose3@charter.net>  
**CC:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, "matt.reid@landanddesign.com" <matt.reid@landanddesign.com>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>

David,

Per our call, here is the entire set.

Since the impact issue with the Twintree hotel is under the Summer Solstice- June 21, I will send you the individual models under that condition.

Below is the CEQA Threshold that the City used for the prior Waterpark project and therefore is also applicable for our project.

A project would have a significant impact if it would substantially block sunlight for neighboring buildings. Specifically, a project would have a significant impact if:

Shadow-sensitive use areas (where sunlight is important to its function) would be shaded by project-related structures for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October), compared to existing conditions.

Let me know if you have any questions.

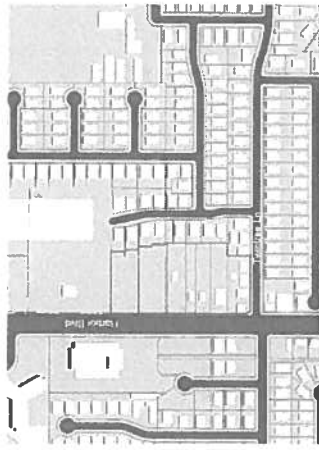
**Jayna Morgan**  
Environmental Planner  
Design + Planning  
[jayna.morgan@aecom.com](mailto:jayna.morgan@aecom.com)  
**AECOM**  
2737 Campus Drive, Irvine, CA 92612 USA  
T 949.660.8044 F 949.660.1046  
[www.aecom.com](http://www.aecom.com)

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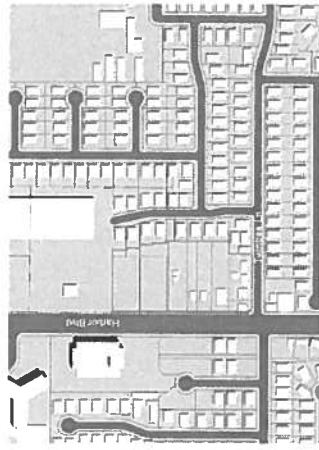
Summer Solstice-June 21st



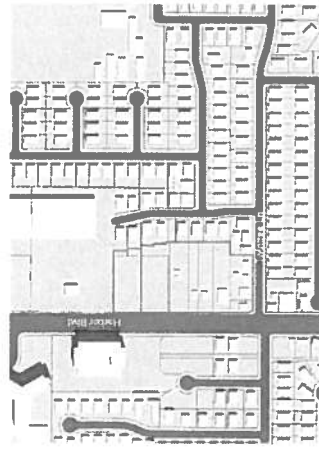
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12:00 p.m.



1:00 p.m.



2:00 p.m.



3:00 p.m.



4:00 p.m.



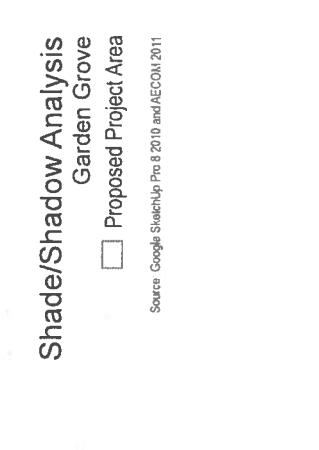
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6:00 p.m.



9:00 a.m.



12:00 p.m.



1:00 p.m.



2:00 p.m.

Shade/Shadow Analysis  
Garden Grove

□ Proposed Project Area

Source: Google SketchUp Pro 8 2010 and AECOM 2011



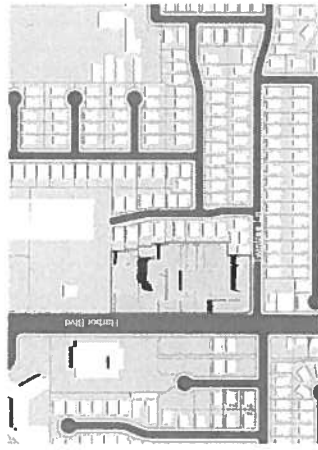
Existing Condition-Summer Solstice-June 21st Shadow Simulation

Site Plan

Summer Solstice-June 21st



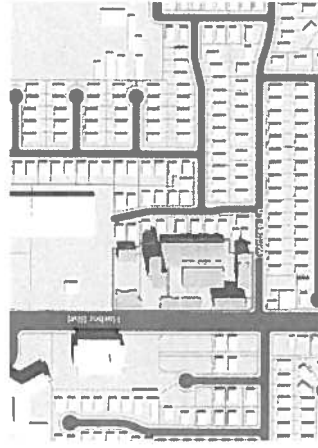
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12:00 p.m.



1:00 p.m.



2:00 p.m.



3:00 p.m.



4:00 p.m.



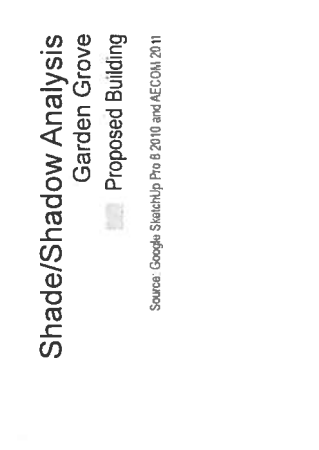
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6:00 p.m.



9:00 a.m.



12:00 p.m.



1:00 p.m.



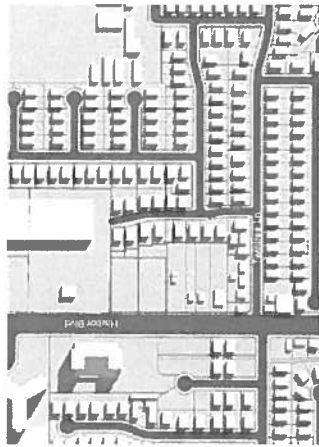
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Shade/Shadow Analysis  
Garden Grove  
Proposed Building

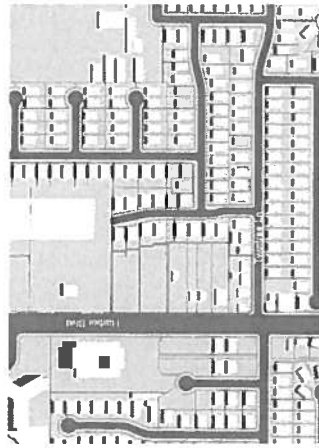
Proposed Building

Source: Google SketchUp Pro 8 2010 and AECOM 2011

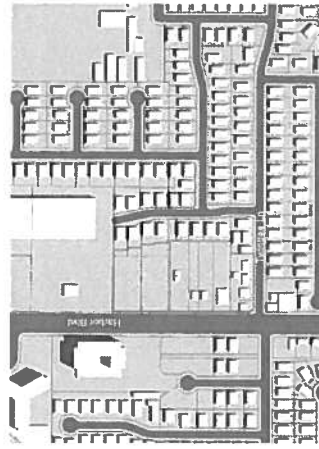
Spring Equinox-March 20th



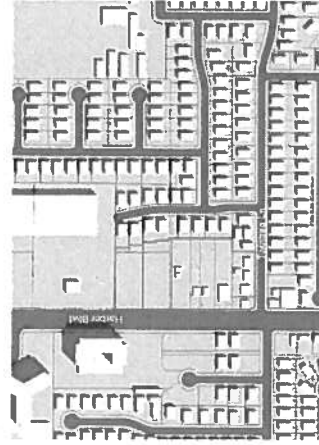
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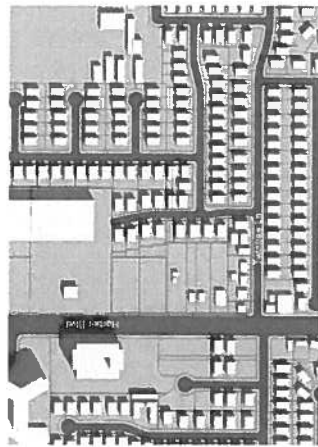
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1:00 p.m.



2:00 p.m.



3:00 p.m.



4:00 p.m.

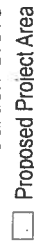


5:00 p.m.



6:00 p.m.\*

Shade/Shadow Analysis  
Garden Grove  
Proposed Project Area



Source: Google SketchUp Pro 8 2010 and AECOM 2011

\* Sunset is defined as the time when the last part of the Sun is about to disappear below the horizon. As such, the sun is getting relatively close to the horizon even at 6:00pm. This results in very diluted, indistinguishable widespread shadows, and the appearance that everything is being shaded, although it is not yet technically dark or nighttime. The SketchUp model we use for these diagrams takes this into account. This is why the diagrams do not show distinct shadows at 6:00pm.

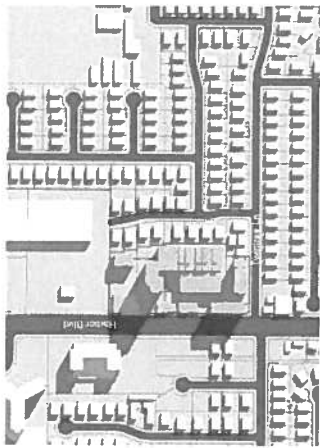
Site Plan



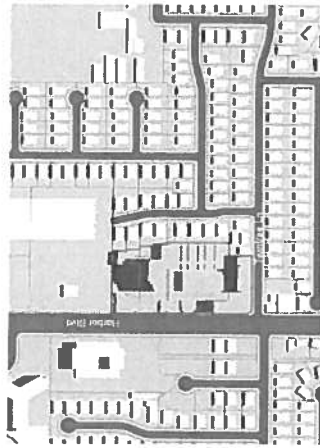
Not to Scale

Existing Condition-Spring Equinox-March 20th Shadow Simulation

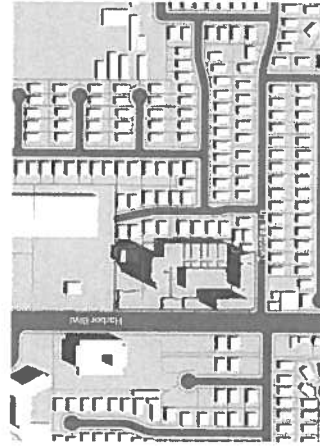
Spring Equinox-March 20th



9:00 a.m.



12:00 p.m.



1:00 p.m.



2:00 p.m.



3:00 p.m.



4:00 p.m.



5:00 p.m.



6:00 p.m.\*



Site Plan

Shade/Shadow Analysis  
Garden Grove  
Proposed Building

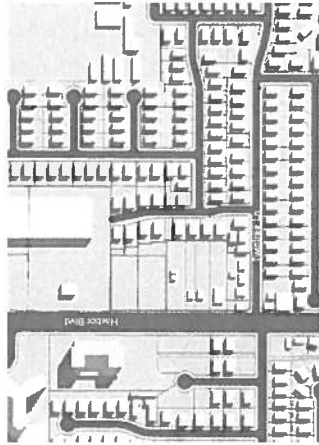


Source: Google SketchUp Pro 8 2010 and AECOM, 2011

\* Sunset is defined as the time when the last part of the Sun is about to disappear below the horizon. As such, the sun is getting relatively close to the horizon even at 6:00pm. The results are very diluted, indistinguishable widespread shadows, and the appearance that everything is being shaded, although it's not yet technically dark or nighttime. The SketchUp model we use for these diagrams takes this into account. This is why the diagrams do not show distinct shadows at 6:00pm.



Autumn Equinox-September 23rd



9:00 a.m.



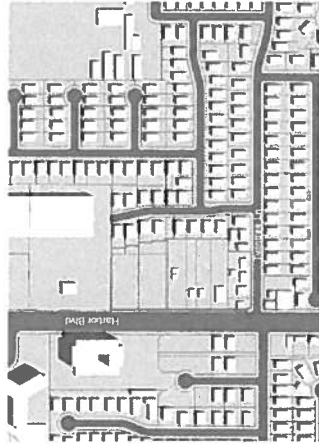
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12:00 p.m.



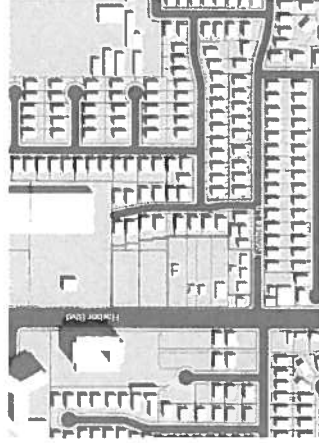
4:00 p.m.



1:00 p.m.



5:00 p.m.



2:00 p.m.



6:00 p.m.\*

Shade/Shadow Analysis  
Garden Grove  
Proposed Project Area



Proposed Project Area

Source: Google SketchUp Pro 8 2010 and AECOM 2011

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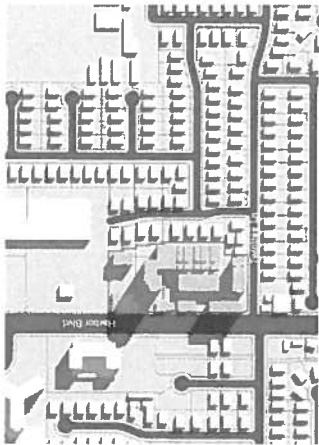


Not to Scale  
NORTH

Existing Condition-Autumn Equinox-September 23rd Shadow Simulation

Site Plan

Autumn Equinox-September 23rd



9:00 a.m.



3:00 p.m.



12:00 p.m.



4:00 p.m.



1:00 p.m.



5:00 p.m.



2:00 p.m.



6:00 p.m.\*

Shade/Shadow Analysis  
Garden Grove  
Proposed Building

Source: Google SketchUp Pro 8 2010 and AECOM 2011

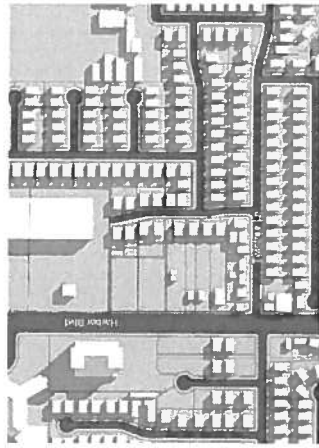
\* Sunset is defined as the time when the last part of the Sun is about to disappear below the horizon. As such, the sun is getting relatively close to the horizon even at 6:00pm. This results in very diluted, indistinguishable widespread shadows, and the appearance that everything is being shaded, although it is not technically dark or nighttime. The SketchUp model we use for these diagrams takes this into account. This is why the diagrams do not show distinct shadows at 6:00pm.

Site Plan



Autumn Equinox-September 23rd Shadow Simulation

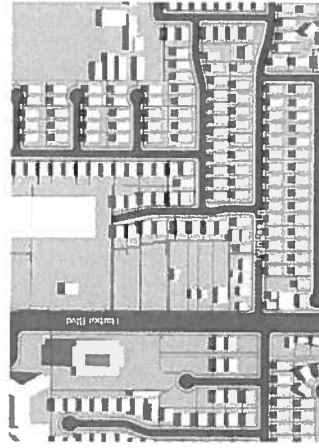
Winter Solstice-December 22nd



9:00 a.m.



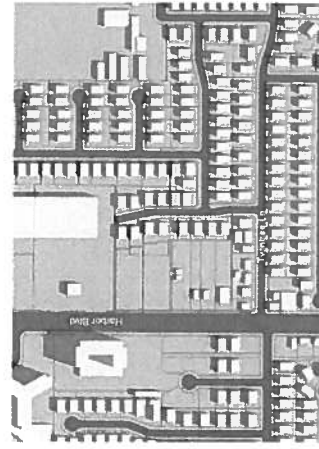
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12:00 p.m.



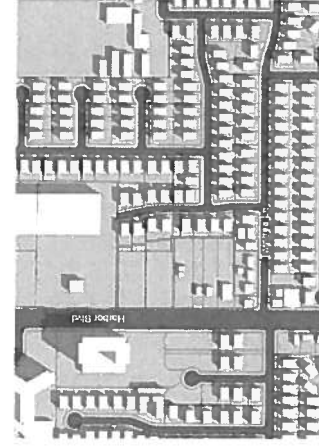
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1:00 p.m.



5:00 p.m.



2:00 p.m.



6:00 p.m.\*

Shade/Shadow Analysis  
Garden Grove  
Proposed Project Area

□ Proposed Project Area

Source: Google SketchUp Pro 8 2010 and AECOsim 2011

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Site Plan



Not to Scale

Existing Condition-Winter Solstice-December 22nd Shadow Simulation

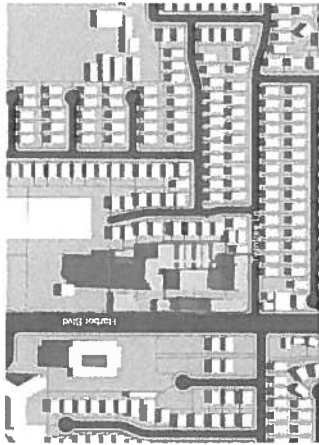
Winter Solstice-December 22nd



9:00 a.m.



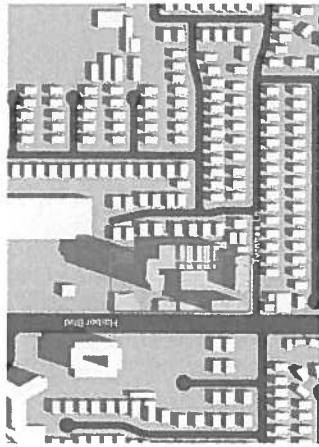
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12:00 p.m.



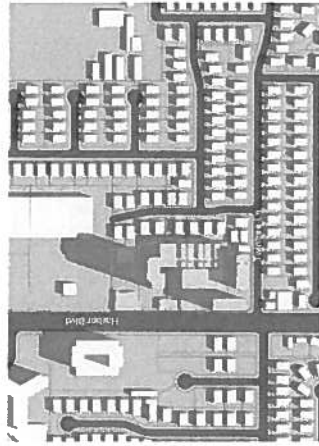
4:00 p.m.



1:00 p.m.



5:00 p.m.



2:00 p.m.



6:00 p.m.

Shade/Shadow Analysis  
Garden Grove  
Proposed Building



Source: Google SketchUp Pro 8 2010 and AECOM 2011

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Site Plan



Winter Solstice-December 22nd Shadow Simulation

Re: Site C Shade Shadow

**Subject:** Re: Site C Shade Shadow

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Thu, 1 Mar 2012 15:47:09 -0800

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** "drose3@charter.net" <drose3@charter.net>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>

BTW...never saw a copy of the Brookhurst Triangle package..... Did it go out?

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Mar 1, 2012, at 3:40 PM, Morgan, Jayna wrote:

David,

Per our call, here is the entire set.

Since the impact issue with the Twintree hotel is under the Summer Solstice- June 21, I will send you the individual models under that condition.

Below is the CEQA Threshold that the City used for the prior Waterpark project and therefore is also applicable for our project.

A project would have a significant impact if it would substantially block sunlight for neighboring buildings. Specifically, a project would have a significant impact if:

- Shadow-sensitive use areas (where sunlight is important to its function) would be shaded by project-related structures for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October), compared to existing conditions.

Let me know if you have any questions.

**Jayna Morgan**

Environmental Planner

Design + Planning

[jayna.morgan@aecom.com](mailto:jayna.morgan@aecom.com)

**AECOM**

2737 Campus Drive, Irvine, CA 92612 USA

T 949.660.8044 F 949.660.1046

[www.aecom.com](http://www.aecom.com)

Re: Site C Shade Shadow

| <GardenGrove\_\_ShadeShadow\_11thOct2011.pdf>

RE: Site C Shade Shadow

**Subject:** RE: Site C Shade Shadow  
**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**Date:** Thu, 1 Mar 2012 23:52:34 +0000  
**To:** "drose3@charter.net" <drose3@charter.net>  
**CC:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, "matt.reid@landanddesign.com" <matt.reid@landanddesign.com>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>

Hi Again,

See attached Summer condition by hour.

The shadow from the 150' tall LS- hotel is already on the adjacent Twintree property at the 1pm condition, which technically exceeds the threshold without the fact that there is existing mature landscaping along that property. This property has current mature landscaping, but I really think it would be best to lower the east side and raise the west side of that hotel.

Let me know what you think.

Jayna Morgan  
AECOM  
T. 949 660 8044

---

**From:** Morgan, Jayna  
**Sent:** Thursday, March 01, 2012 3:41 PM  
**To:** drose3@charter.net  
**Cc:** Greg Blodgett; matt.reid@landanddesign.com; 'Paul Guerrero'; Karl Hill  
**Subject:** Site C Shade Shadow

David,

Per our call, here is the entire set.

Since the impact issue with the Twintree hotel is under the Summer Solstice- June 21, I will send you the individual models under that condition.

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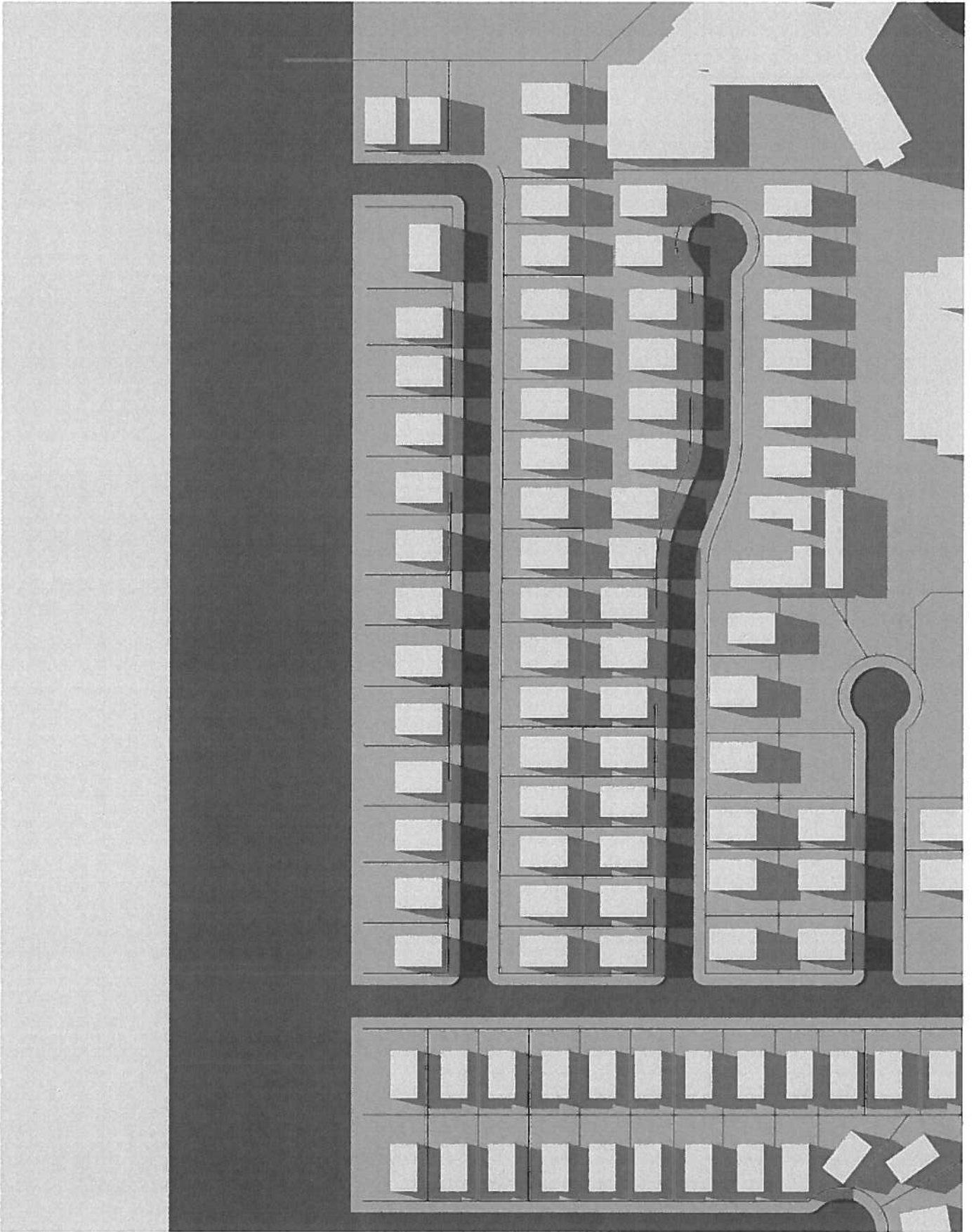
- Shadow-sensitive use areas (where sunlight is important to its function) would be shaded by project-related structures for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October), compared to existing conditions.

Let me know if you have any questions.

Jayna Morgan  
Environmental Planner  
Design + Planning  
jayna.morgan@aecom.com  
AECOM  
2737 Campus Drive, Irvine, CA 92612 USA  
T 949.660.8044 F 949 660 1046  
www.aecom.com

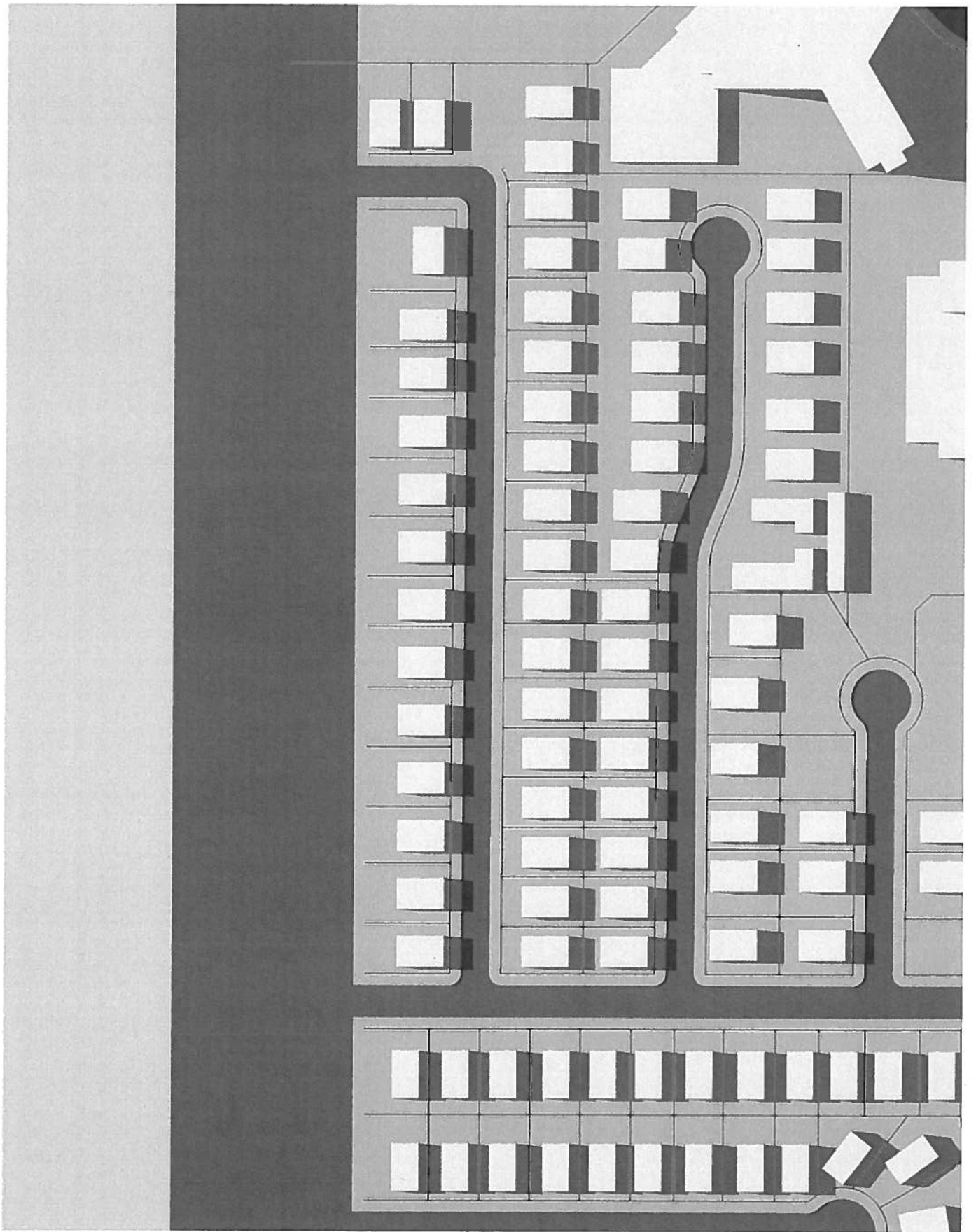
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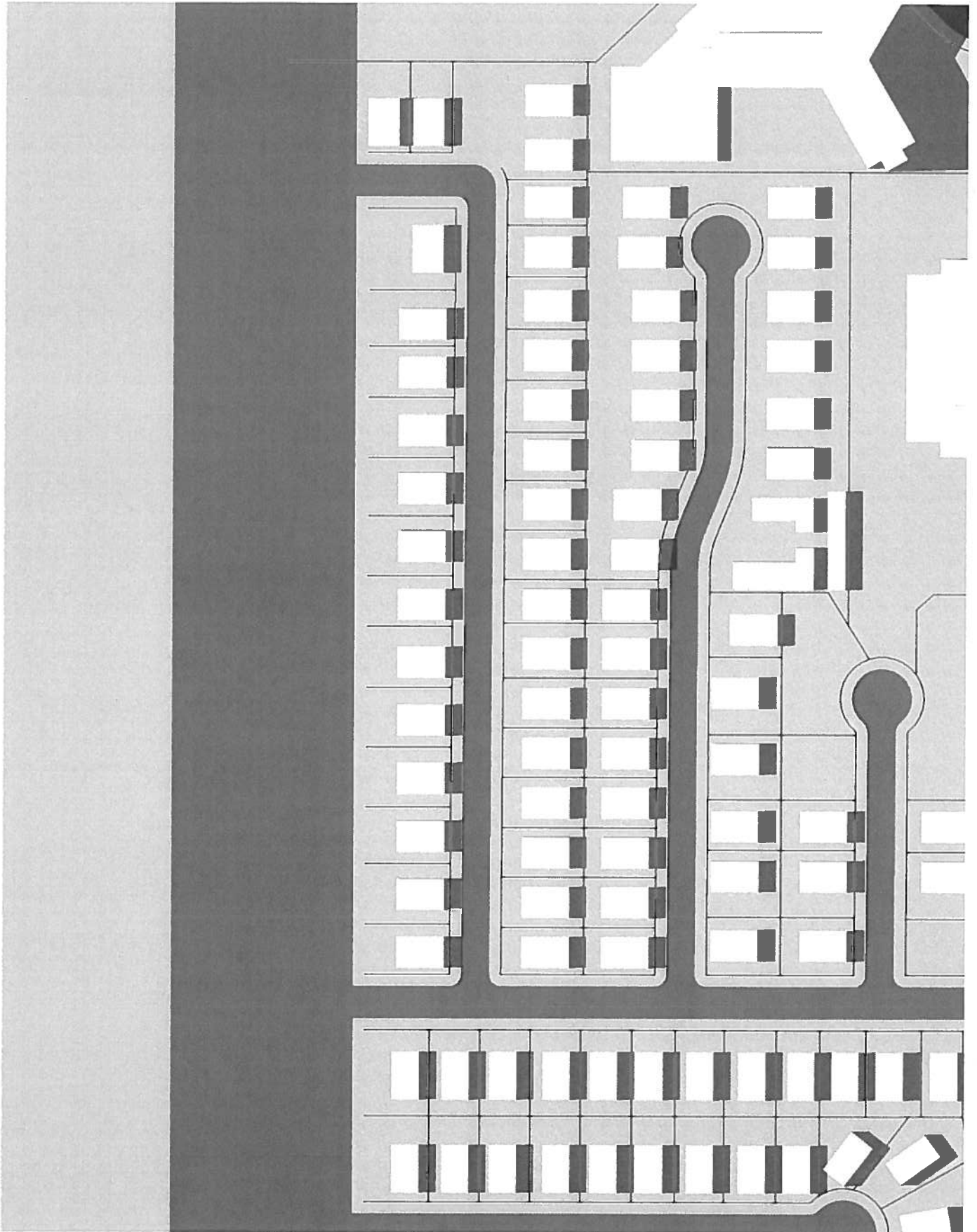


June21\_4pm.jpg





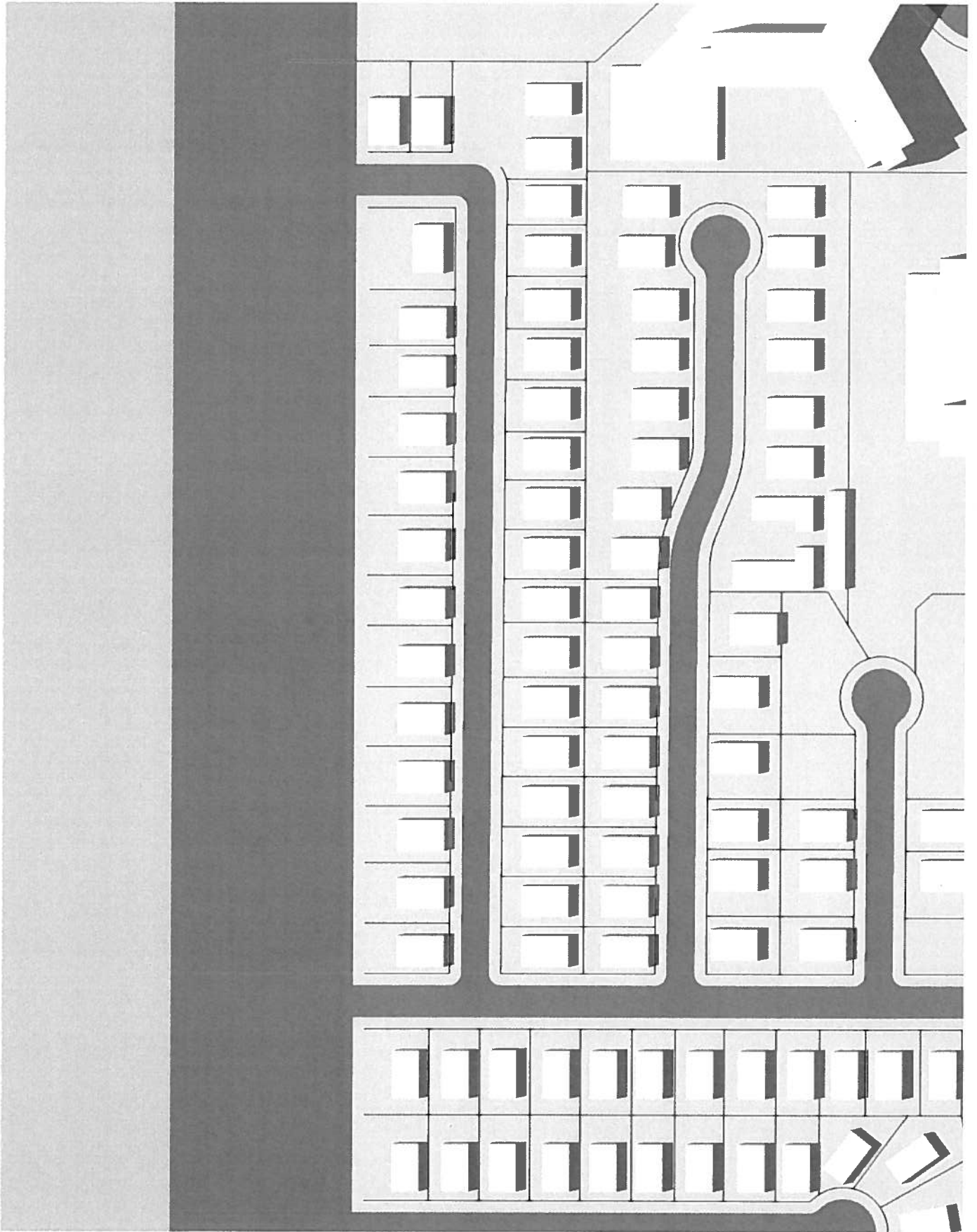
June21\_3pm.jpg



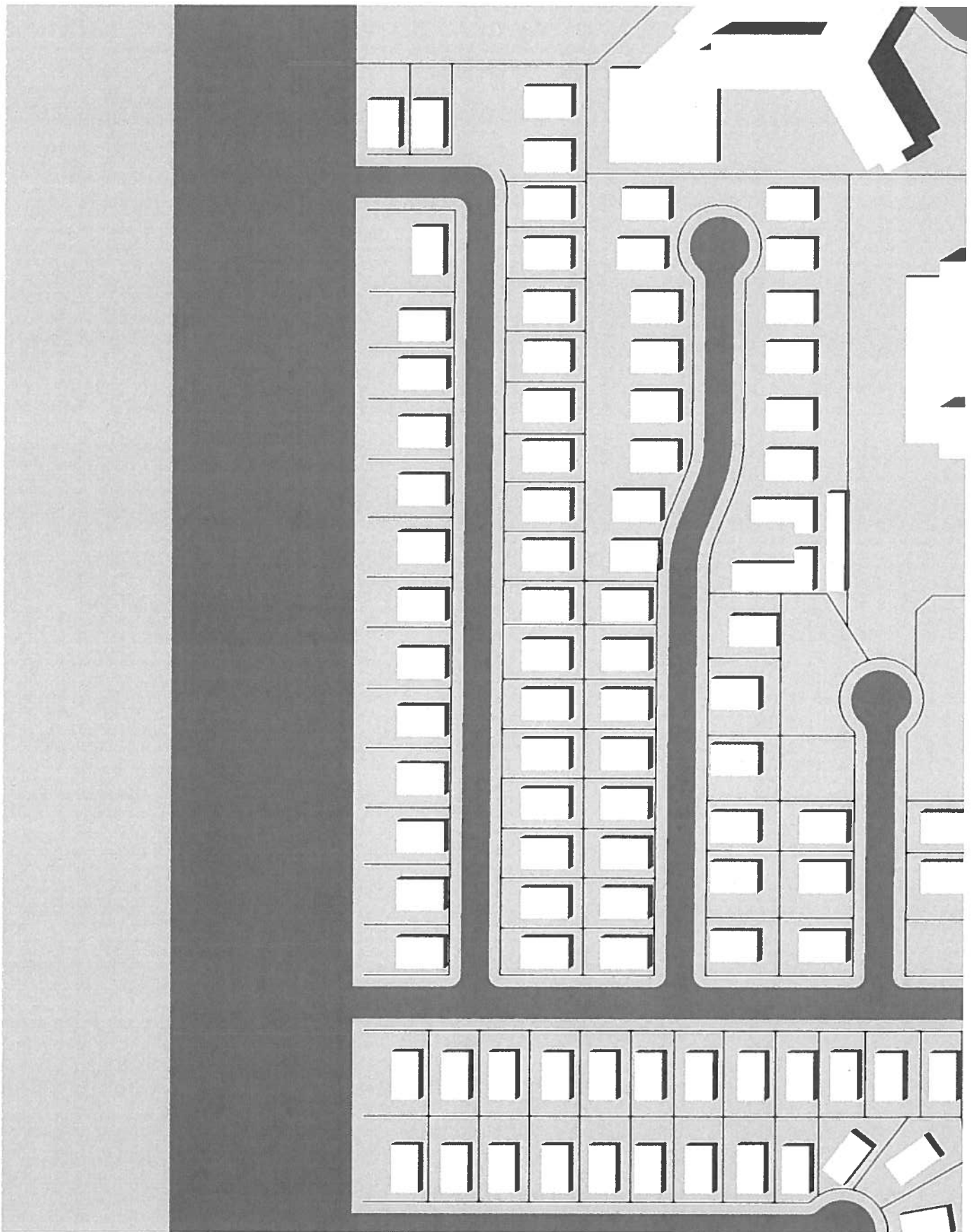
RE: Site C Shade Shadow

June21\_2pm.jpg

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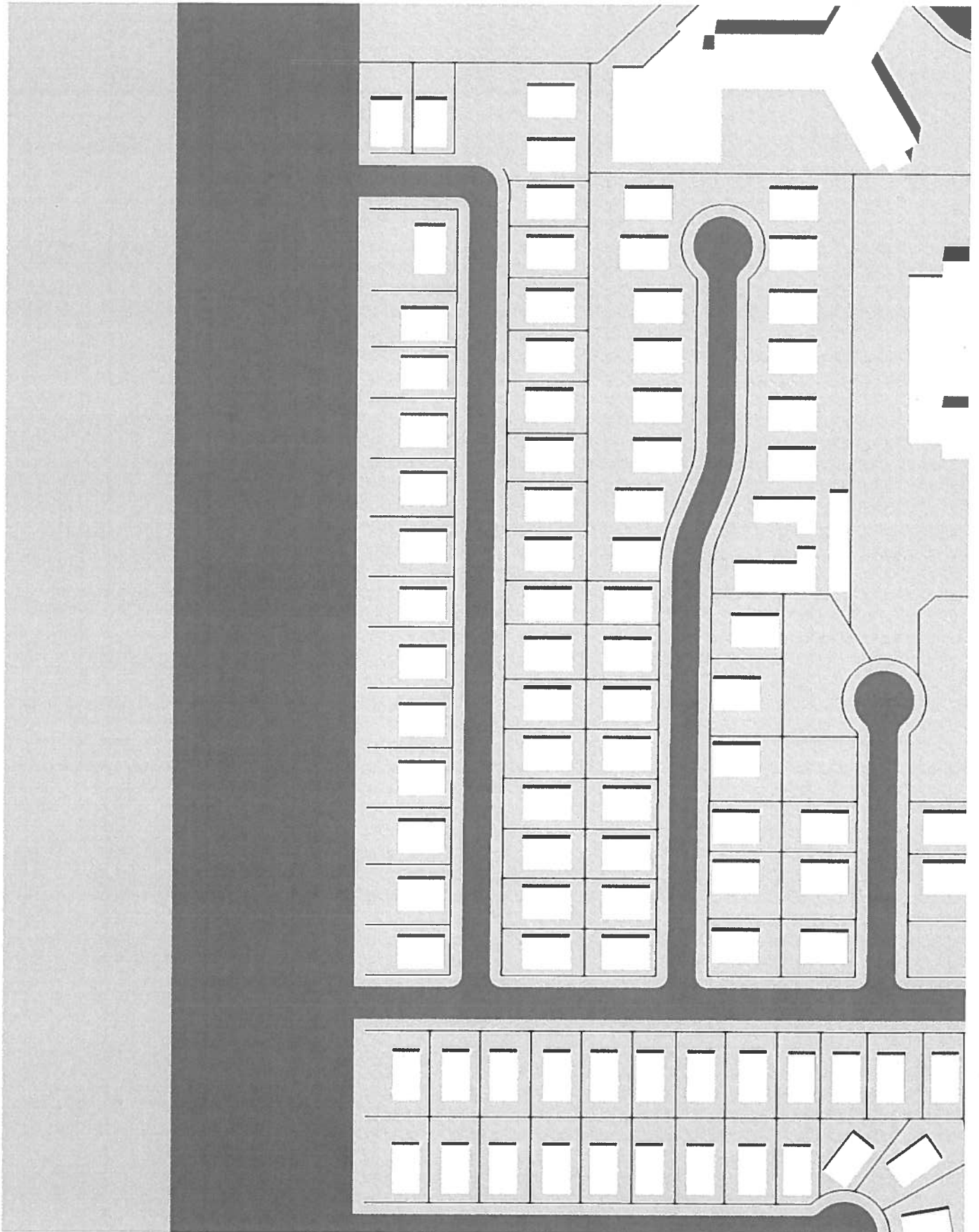


June21\_1pm.jpg





June21\_12pm.jpg



RE: Site C Shade Shadow

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**Subject:** Brookhurst Triangle

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Fri, 2 Mar 2012 00:35:00 +0000

**To:** "matt.reid@landanddesign.com" <matt.reid@landanddesign.com>

**CC:** Karl Hill <karlh@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>

Here you go.

Jayna Morgan

AECOM

T. 949.660.8044

---

**From:** Karl Hill [mailto:karlh@ci.garden-grove.ca.us]

**Sent:** Monday, February 27, 2012 4:57 PM

**To:** Morgan, Jayna

**Subject:** Fwd:

Jayna: here is the brookhurst triangle.

And remember Wendy can contact me directly on this matter for plan preparation for entitlements.

thanks

Karl

---

**From:** "Greg Blodgett" <greg1@ci.garden-grove.ca.us>

**To:** "Karl Hill" <karlh@ci.garden-grove.ca.us>

**Sent:** Monday, February 27, 2012 2:42:56 PM

Greg Blodgett

SR Project Manager

City of Garden Grove

Economic Development

--

Karl Hill

<b>Brookhurst Triangle Entitlement Document 11.10.2009.pdf</b>	<b>Content-Description:</b> Brookhurst Triangle Entitlement Document 11.10.2009.pdf
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## City of Garden Grove

### INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal  
Dept: City Manager  
Subject: CONSIDERATION OF A MITIGATED  
NEGATIVE DECLARATION, PLANNED  
UNIT DEVELOPMENT NO. PUD-123-09  
AND DEVELOPMENT AGREEMENT

From: Susan Emery  
Dept: Community Development  
Date: November 10, 2009

#### OBJECTIVE

To transmit a request for a Mixed-Use Planned Unit Development (PUD) zoning for the purpose of allowing future development of the 13.9-acre Brookhurst Triangle site consisting of approximately 200,000 square feet of commercial/office space and up to 800 residential dwelling units, which will also include sufficient parking, open space, an urban trail, and related development standards for a mixed-use development. A Development Agreement is included.

#### BACKGROUND

The General Plan identifies the 13.9-acre Brookhurst Triangle site to be improved with over 200,000 square feet of commercial/office space and up to 800 residential dwelling units. The location of the proposed Planned Unit Development is the Brookhurst Triangle, which is bounded by Brookhurst Street, Garden Grove Boulevard, and Brookhurst Way. The project site will not include the parcel at the northern tip of the triangular site, nor the parcel at the southwest corner of the triangular site. In time, it is anticipated that all existing buildings and businesses on the subject site will be removed in order to accommodate the future development.

The proposed project is to rezone the site to Planned Unit Development in order to facilitate the future development of the site with a mixed-use development, a combination of commercial, office, and residential uses. The proposed PUD is to create a mid-rise and high-rise development, where the main commercial and office space is to occupy ground level and possibly one level above the ground level. The residential units to be housed in the upper floors would reflect building heights of five to seven stories, up to possibly 15 to 23 stories.

The development will provide several public and private amenities. These amenities include public areas such as an urban trail, common open space and private open space, and private recreational elements for the residents and their guests. The urban trail system will be usable by the public, and will wind its way in and around the project. Along with the urban trail, an integrated internal common open space/plaza will be incorporated into the project for the purposes of providing visual relief and enhanced aesthetics, as well as providing a respite for shoppers, visitors, residents, and employees of the site. Water elements, landscaping, seating areas, and sculptures/art work will buffet these areas. Aside from the common open

space areas, the development will also incorporate private recreation spaces and elements for that portion of the development designated for the residential dwelling units.

It is anticipated that the commercial and office space aspect of the development will have a variety of commercial uses and office uses, which will conceivably occupy tenant spaces that will range in lease space from small tenant spaces of 500 to 1,000 square feet up to retail uses having upwards of 30,000 square feet. The residential units are to be a combination of apartment and condominium units having a mix of one-, two-, and three-bedroom units with a majority being one- and two-bedroom units.

The Planned Unit Development is based on a refined concept analysis site plan that has been created to be used as a basis for the analysis, as well as setting the parameters for which an actual development is to follow. An actual site development plan will be subject to and be governed by the approved PUD for this site.

The development is anticipated to have five ingress and egress points. The ingress and egress points are two on Brookhurst Street, two on Brookhurst Way, and one on Garden Grove Boulevard. Access on Garden Grove Boulevard is to align with the main access to the Galleria Mixed-Use project directly south of the subject site. Parking areas are to be three levels with one level below grade, one level at grade, and one level above grade. The proposed parking configuration will provide a sufficient amount of parking, approximately 2,600 parking spaces, to address the demand for the entire mixed-use development.

It should be noted that there are specific concerns about circulation and parking in and around this site due to the magnitude of intensity and density proposed. It is through the PUD that development of the overall site will require the preparation of a traffic and parking analysis to evaluate and determine if on-site and off-site circulation improvements are necessary to address such concerns stemming from this development. Among the matters to be studied are direction of travel for those leaving the site, distribution of parking for the residents and users of the site, and perimeter traffic flow concerns such as dedicated right-turn lanes and bus turn-outs.

The proposed project will comply with the goals and objectives of the Community Design Element of the City's adopted General Plan, including provisions for attractive building design, landscaping, and signage. Although aesthetic impacts are by their nature very subjective, the intent is to create an attractive mixed-use development that would add to the visual interest of the streetscape and maintain a similar ambiance with the surrounding commercial and residential areas. The refined concept analysis site plan has exterior elevations that vary in height from five to seven stories, up to 15 to 23 stories. The initial concept for the building elevations are to be contemporary and modern in a timeless style that lends itself to having both form and function. The placement and design of the proposed Brookhurst Triangle buildings should be that of an experience of not feeling overwhelmed with height, but more of a street level experience of buildings ranging in height from two to four stories.



Staff held two neighborhood meetings on the Brookhurst Triangle development proposal: August 4, 2009, with twelve persons in attendance that were mainly either business owners or property owners within the Brookhurst Triangle; and September 16, 2009, with eighteen persons in attendance. At both meetings, overall support was generally expressed for the proposed Planned Unit Development and future development of the site as proposed.

In both meetings concerns were raised regarding the length of time to complete the project, and how overall construction activities could disrupt traffic flows in the area resulting in possible disruption to the business operations. Also raised as concerns were site access, parking, height of buildings, preference to include all properties within the entire Brookhurst Triangle, circulation, density, construction timing, and overall success of the proposed development.

Planning Commission held a public hearing on October 1, 2009, and voted to recommend approval of the Planned Unit Development and Development Agreement to City Council, along with the recommendation to adopt a Mitigated Negative Declaration for the project. The Planning Commission expressed general support for the proposal, although one commissioner indicated not being in favor of the maximum number of residential dwelling units proposed under this PUD.

### DISCUSSION

#### Planned Unit Development:

The proposed project is to rezone the subject 13.9-acre site to Planned Unit Development in order to facilitate the future development of the site with a mixed-use development. The proposed mixed-use development is identified in the General Plan Update as "Focus Area F" and designated for a combination of commercial, office, and residential uses, specifically to be improved with over 200,000 square feet of commercial/office space and up to 800 residential dwelling units, which the latter equates to approximately 50 dwelling units per acre for the triangular site. The anticipated development of this intensity and density is to create a mid-rise and high-rise development where the main commercial and office space is to occupy ground level and possibly one level above the ground level, and the residential units will be housed in the upper floors that would reflect building heights of five to seven stories, up to possibly 15 to 23 stories.

### DEVELOPMENT AGREEMENT

A Development Agreement is proposed between the applicant and the City. The applicant will be guaranteed four years in which to construct the proposed project, and the City will receive a development agreement payment not to exceed that which is prescribed in the Development Agreement provisions based on the total number of dwelling units and commercial square footage proposed for the development of this site.

FINANCIAL IMPACTS

None.

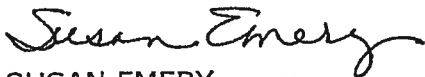
COMMUNITY VISION AND IMPLEMENTATION

The Community Vision Statement seeks to provide more housing opportunities in the community and to address concerns about recreation and open space areas. This proposed project achieves these goals by providing more housing units in the area and by providing on-site private recreation/open space area for those residing, working, and visiting in this development.

RECOMMENDATION

The Planning Commission recommends that the City Council:

- Adopt a Mitigated Negative Declaration for the proposed Planned Unit Development No. PUD-123-09 and the Development Agreement;
- Conduct the first reading and introduce the attached ordinance for the Development Agreement; and,
- Conduct the first reading and introduce the attached ordinance for Planned Unit Development No. PUD-123-09.



SUSAN EMERY  
Community Development Director



By: Karl Hill  
Planning Services Manager

- Attachment 1: Planning Commission Staff Report dated October 1, 2009  
Attachment 2: Planning Commission Resolution No. 5694  
Attachment 3: Planning Commission Minute Excerpt of October 1, 2009  
Attachment 4: Draft City Council Ordinance for Planned Unit Development  
Attachment 5: Draft City Council Ordinance for Development Agreement

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> D.1	<b>SITE LOCATION:</b> Triangular site is bounded by Brookhurst Street, Garden Grove Boulevard, and Brookhurst Way, addressed as 12791 through 12861 Brookhurst Street (west side of Brookhurst Street), 10071 through 10151 Garden Grove Boulevard (north side of Garden Grove Boulevard only), and 12882 Brookhurst Way
<b>HEARING DATE:</b> October 1, 2009	<b>GENERAL PLAN:</b> Mixed Use
<b>CASE NOS.:</b> Planned Unit Development No. PUD-123-09 & Development Agreement	<b>ZONE:</b> C-2 (Community Commercial) and Planned Unit Development No. PUD-102-88 (a commercial PUD zone)  <b>PROPOSED:</b> PUD (Planned Unit Development-Mixed-Use)
<b>APPLICANT:</b> City of Garden Grove	<b>APN NO.:</b> 089-661-03, 04, 05; 089-071-05, 06, 07, 08, 11, 12, 13, 14, 24, & 25
<b>PROPERTY OWNERS:</b> Garden Grove Agency for Community Development	<b>CEQA DETERMINATION:</b> Mitigated Negative Declaration

## **REQUEST:**

Proposal to establish a Mixed-Use Planned Unit Development zoning for the purpose of allowing future development of the 13.9-acre Brookhurst Triangle site consisting of approximately 200,000 square feet of commercial/office space and up to 800 residential dwelling units, which will also include sufficient parking, open space, an urban trail, and related development standards for a mixed-use development. A Development Agreement is included.

<b><u>PROJECT STATISTICS:</u></b>	<u>Provided</u>	<u>Code</u>
<u>Lot Size:</u>	13.9 acres	3 acres
<u>Density:</u>	Up to 800 dwelling units	Maximum 800 dwelling units per General Plan 2030 Update
<u>Parking: Total</u>	2,600 spaces	2,600 spaces
<u>Building Height:</u>	Approx. up to 25 stories	No limit
<u>Building Setbacks:</u>	Varies based on street frontage	Established by PUD

**BACKGROUND:**

The proposed mixed-use development, under this PUD proposal, is that which is identified in the General Plan 2030 Update as Focus Area F and designated for a combination of commercial, office, and residential uses. The General Plan specifically identified the Brookhurst Triangle under Focus Area F as to be improved with over 200,000 square feet of commercial/office space and up to 800 residential dwelling units, which the latter equates to approximately 50 dwelling units per acre for the triangular site.

The location of the proposed Planned Unit Development is the Brookhurst Triangle, which is bounded by Brookhurst Street, Garden Grove Boulevard, and Brookhurst Way. The project site will not include the parcel at the northern tip of the triangular site, nor the parcel at the southwest corner of the triangular site. In time, it is anticipated that all existing buildings and businesses on the subject site will be removed in order to accommodate the future development.

In 1988, the City adopted a Planned Unit Development zone for the portion of the site that is currently vacant in order to facilitate the development of this area with a commercial center. Subsequently, no development occurred on this site. In 1995, during that year's General Plan Update, the City revisited this site and designated it for Mixed Use development, but no specific implementation guidelines or standards were pursued at that time to assist, facilitate or otherwise pursue development of the entire Brookhurst Triangle. With the recently adopted General Plan 2030 Update in August of 2008, the site's land use designation was maintained as Mixed Use. Along with maintaining the Mixed Use Land use designation, the level of intensity and density was prescribed for the site at 200,000 square feet of commercial/office space and up to 800 residential dwelling units.

The site has the following land uses surrounding it. Across Brookhurst Street to the east, are office and commercial uses, to the south across Garden Grove Boulevard, are commercial uses and a mixed-use commercial/residential development that is currently under construction, and to the west across Brookhurst Way are commercial uses and multi-family residential.

**Neighborhood meetings:**

Staff held two neighborhood meetings on the Brookhurst Triangle development proposal. In attendance at the first meeting, held on August 4, 2009, were twelve persons that were mainly either business owners or property owners within the Brookhurst Triangle. Although most in attendance expressed general support for the proposal, they did raise concern regarding the length of time to complete the project, and how overall construction activities could disrupt traffic flows in the area resulting in possible

disruption to the business operations for those business operators around the immediate area of the Brookhurst Triangle.

In regard to the second neighborhood meeting, held September 16, 2009, there were eighteen persons in attendance. At this meeting, most persons in attendance expressed support and positive reactions to the project and complimented staff on providing the opportunity to have an open forum with the public to share and discuss such a significant development. Although the general consensus was supportive of the project, there were concerns expressed about site access, parking, height of buildings, preference to include all properties within the entire Brookhurst Triangle, circulation, density, construction timing, and overall success of the proposed development.

#### **DISCUSSION:**

##### Planned Unit Development:

The proposed project is to rezone the subject 13.9-acre site to Planned Unit Development in order to facilitate the future development of the site with a mixed-use development. The proposed mixed-use development is that which is identified in the General Plan Update as Focus Area F and designated for a combination of commercial, office, and residential uses. The General Plan specifically identified the Brookhurst Triangle under Focus Area F as to be improved with over 200,000 square feet of commercial/office space and up to 800 residential dwelling units, which the latter equates to approximately 50 dwelling units per acre for the triangular site. The anticipated development of this intensity (200,000 square feet of commercial/office space) and density (800 residential dwelling units) is to create a mid-rise and high rise development where the main commercial and office space is to occupy ground level and possibly one level above the ground level, and the residential units to be housed in the upper floors that would reflect building heights of five to seven stories up to possibly 15 to 23 stories. The parking areas are anticipated to be three levels with one level below grade, one level at grade, and one level above grade. The proposed parking configuration will provide a sufficient amount of parking to address the anticipated demand for the entire mixed-use development.

The development will provide several public and private amenities. These amenities include public areas such as an urban trail, common open space and private open space, and private recreational elements for the residents and their guests. The urban trail system will be usable by the public, and will wind its way in and around the project. Along with the urban trail, an integrated internal common open space/plaza will be incorporated into the project for the purposes of providing visual relief and enhanced aesthetics as well as providing a respite for shoppers, visitors, residents, and employees of the site. Water elements, landscaping, seating areas, and sculptures/art

work will buffet these areas. Aside from the common open space areas, the development will also incorporate private recreation spaces and elements for that portion of the development designated for the residential dwelling units. This will include recreation rooms, exercise rooms, swimming pools, and other on-site forms of recreational activities for the residents and their guests.

The specific details of the mixed-use development are not known at this time. However, it is anticipated that the commercial and office space aspect of the development will have a variety of commercial uses and office uses, which will conceivably occupy tenant spaces that will range in lease space from small tenant spaces of 500 to 1,000 square feet up to retail uses having upwards of 30,000 square feet. The residential units are anticipated to be a combination of apartment and condominium units having a mix of one, two, and three bedroom units with a majority being one and two bedroom units. It is also anticipated that the project may be built in phases due to the nature of the project as well as the size and scale of the development.

Should the Planning Commission recommend approval of the rezone request, the matter will be forwarded to the City Council for consideration and final action.

Site Design and Circulation:

Although the above discussion under Planned Unit Development does describe the envisioned build-out of the site, it is based on a refined concept analysis site plan that has been created to be used as a basis for the analysis as well as setting the parameters for which an actual development is to follow. An actual site development plan will be subject to and be governed by the approved PUD for this site.

The development is anticipated to have five ingress and egress points. The ingress and egress points are anticipated to be two on Brookhurst Street, two on Brookhurst Way, and one on Garden Grove Boulevard. The access on Garden Grove Boulevard is anticipated to align with the main access to the Galleria Mixed-Use project directly south of the subject site. The parking areas are anticipated to be three levels with one level below grade, one level at grade, and one level above grade. The proposed parking configuration will provide a sufficient amount of parking, approximately 2,600 parking spaces, to address the anticipated demand for the entire mixed-use development.

It should be noted that there are specific concerns about circulation and parking in and around this site due to the magnitude of intensity and density proposed. It is through the PUD that development of the overall site will require the preparation of a traffic and parking analysis. The traffic and parking analysis will evaluate and determine if on-site and off-site circulation improvements are necessary to address such concerns stemming from this development. Among the matters to be studied, are direction of travel for

those leaving the site, distribution of parking for the residents and users of the site, and perimeter traffic flow concerns such as dedicated right turn lanes and bus turn-outs. For example, a specific concern has been raised about the traffic leaving the site that would have the potential to travel east or west on Stanford Avenue. This concern would need to be evaluated to impose measure(s) to restrict cars from proceeding east or west on Stanford Avenue thereby reducing traffic impacts to these areas that lie east and west of Brookhurst Street. In addition to that, the traffic analysis will also assist in determining the parking demand although noting that the concept design is compliant with the zoning code for required parking. The study should also indicate how on-site distribution of parking spaces should be assigned for residents, employees, and visitors/customers.

Building Architecture/Aesthetics:

The physical improvements for the Project Site will be compatible with the Community Design Guidelines as stated in the General Plan and with other modern improvements and developments in the area. The proposed Project would comply with the goals and objectives of the Community Design Element of the City's adopted General Plan, including provisions for attractive building design, landscaping, and signage.

Aesthetic impacts are by their nature very subjective. The intent is to create an attractive mixed-use development that would add to the visual interest of the streetscape and maintain a similar ambiance with the surrounding commercial and residential areas. The refined concept analysis site plan has exterior elevations that vary in height from five to seven stories up to 15 to 23 stories. The initial concept for the building elevations are to be contemporary and modern in a timeless style that lends itself to having both form and function. In regard to such building heights, although the surrounding area has mostly two story buildings with a couple of buildings being four and eight stories, the placement and design of the proposed Brookhurst Triangle buildings should be that of an experience of not feeling over whelmed with height, but more of a street level experience of buildings ranging in height from two to four stories.

Subdivision Map:

No Subdivision Map (Tentative Tract Map or Tentative Parcel Map) is being processed in conjunction with this proposed PUD entitlement. However, when a project is submitted for actual development of the site, a subdivision map(s) will be required. The Map(s) will be processed in accordance with the State Subdivision Map Act and the Municipal Code, and conditioned accordingly to ensure all provisions of Code are complied with. A subdivision map will be required in order to consolidate the parcels and to allow for the subdivision of dwelling units in order to facilitate the sale of the dwelling units as condominiums.

Development Agreement:

The proposed development requires the applicant to enter into a Development Agreement with the City. The applicant will be guaranteed four years in which to construct the proposed project, and the City will receive a development agreement payment not to exceed that which prescribed in the Development Agreement provisions based on the total number of dwelling units and commercial square footage proposed for the development of this site.

Environmental Consideration:

Attached to this report are the Environmental Discussion and Environmental Checklist Form, which address the environmental determination for this proposed project. Along with these two items are the refined concept analysis plans used for discussion purposes and environmental consideration in evaluating the proposed PUD-123-09. The environmental discussion in these two documents is generated from the mixed-use development of equal intensity and density that was evaluated in the General Plan 2030 Update Environmental Impact Report certified in August 2008 (State Clearinghouse No. 2008041079).

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following actions:

- Recommend City Council adopt the Mitigated Negative Declaration; and,
- Recommend City Council approve Planned Unit Development No. PUD-123-09, and the Development Agreement.



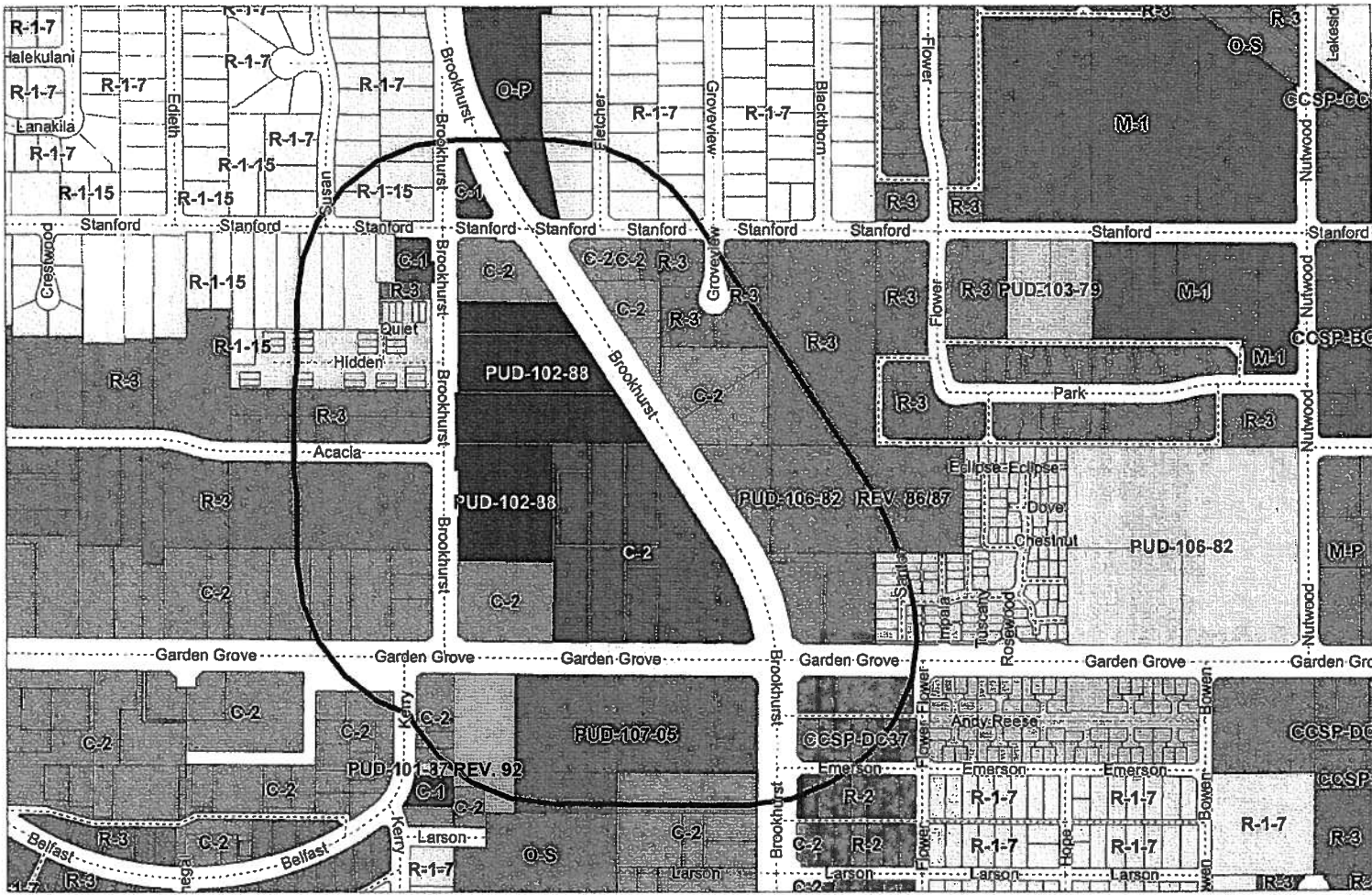
SUSAN EMERY  
Community Development Director



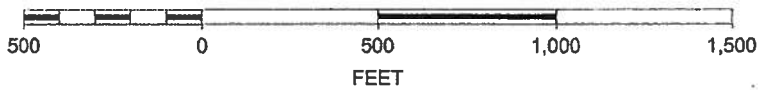
By: Karl Hill  
Planning Services Manager



# PUD-123-09



SCALE 1 : 6,310



Environmental Discussion  
for the  
Proposed  
Brookhurst Triangle  
Mixed-Use Development  
Entitlement Request  
for  
Planned Unit Development No. PUD-123-09

Discussion Prepared  
For  
Garden Grove Agency  
For Community Development

Discussion Prepared  
By  
The City of Garden Grove  
Community Development Department  
Planning Services Division

City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, California  
92840

September 1, 2009

## 1.0 PROJECT DESCRIPTION

### 1.1 INTRODUCTION

The City Garden Grove ("City") is proposing to establish a Mixed-Use Planned Unit Development zoning for the purpose of allowing future development of the 13.9-acre Brookhurst Triangle site that consists of approximately 200,000 square feet of commercial/office space and up to 800 residential dwelling units. The Planned Unit Development (PUD) will also include sufficient parking to accommodate the intensity and density of the project, common and private open space, an urban trail, and related development standards for a mixed-use development. The location of the proposed Planned Unit Development is the Brookhurst Triangle, which is bounded by Brookhurst Street, Garden Grove Boulevard, and Brookhurst Way. The project site will not include the parcel at the northern tip of the triangular site, nor the parcel at the southwest corner of the triangular site. In time, it is anticipated that all existing buildings and businesses on the subject site will be removed in order to accommodate the future development.

Implementation of the Project includes: consideration by the Planning Commission and City Council of a proposed zone change to Planned Unit Development (PUD) and a Development Agreement. The rezoning of the property from the current zoning designations of C-2 (Community Commercial) and Planned Unit Development No. PUD-102-88 (a commercial PUD zone) to the Mixed-Use PUD zone will facilitate the development of the site as proposed under the General Plan 2030 Update. The new PUD zone will encompass the 13.9-acre site slated for a mixed project primarily consisting of commercial and office uses and residential development. The Development Agreement will ensure the entitlement of the development for a period of four years with the allowance for one-year incremental time extensions.

Although an actual site plan for the development of the site will not be a component of this rezone, a refined concept analysis plan has been created to be used as a basis for the analysis as well as setting the parameters for which an actual development is to follow. An actual site development plan will be subject to and be governed by the approved PUD for this site.

For the purposes of the environmental analysis, the "Project Site" as proposed is defined as the 13.9 acres of improved and unimproved area within the Brookhurst Triangle that is bounded by Brookhurst Street, Garden Grove Boulevard, and Brookhurst Way, which consists of the following parcels addressed as and listed as Assessor's Parcel Numbers respectively: 12791 through 12861 Brookhurst Street (west side of Brookhurst Street only), 10071 through 10151 Garden Grove Boulevard (north side of Garden Grove Boulevard only), and 12882 Brookhurst Way (APN: 089-661-03, 04, 05; 089-071-05, 06, 07, 08, 11, 12, 13, 14, 24, & 25). The entire 13.9-acre site has been primarily utilized as a location for automotive related businesses such as sales, service, repair, and storage. Currently, half of the site is vacant with remnant asphalt pavement remaining from a car dealership that left that portion of the site at least 25 years earlier and has remained vacant since. The other half of the site currently houses various automotive uses and there is a furniture store at the southeast corner of this site.

The site has the following land uses surrounding it. Across Brookhurst Street to the east, are office and commercial uses, to the south across Garden Grove Boulevard are commercial uses and a mixed-use commercial/residential development that is currently

under construction, and to the west across Brookhurst Way are commercial uses and multi-family residential.

This Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act, Public Resources Code Sections 21000, *et seq.* ("CEQA") and the Guidelines for Environmental Quality Act, California Code of Regulations Sections 15000, *et seq.* ("CEQA Guidelines") to determine if the proposed Project has the potential to cause significant effects on the environment and to provide the City as a Responsible Agency with information to use as a basis for determining the adequacy of the proposed Mitigated Negative Declaration.

A mixed-use development of equal intensity and density was evaluated in the General Plan 2030 Update Environmental Impact Report certified in August 2008 (State Clearinghouse No. 2008041079). The General Plan 2030 Update and General Plan 2030 Update Environmental Impact Report were circulated for public comment along with held public meetings and public hearings on these documents and thereby affording the public to provide comment and input on the subject documents, and more specifically, ability to comment on Focus Area F, inclusive of the Brookhurst Triangle intensity and density as proposed. The project, therefore, qualifies for the streamline review under Public Resources Code Section 21083.3 and CEQA Guidelines 15183

## **1.2 PROJECT DESCRIPTION**

The project is to rezone the subject 13.9-acre site to Planned Unit Development in order to facilitate the future development of the site with a mixed-use development. The proposed mixed-use development is that which is identified in the General Plan Update as Focus Area F and designated for a combination of commercial, office, and residential uses. The General Plan specifically identified the Brookhurst Triangle under Focus Area F as to be improved with over 200,000 square feet of commercial/office space and up to 800 residential dwelling units, which the latter equates to approximately 50 dwelling units per acre for the triangular site. The anticipated development of this intensity (200,000 square feet of commercial/office space) and density (800 residential dwelling units) is to create a mid-rise and high rise development where the main commercial and office space is to occupy ground level and possibly one level above the ground level, and the residential units to be housed in the upper floors that would reflect building heights of five to seven stories up to possibly 15 to 23 stories. The parking areas are anticipated to be three levels with one level below grade, one level at grade, and one level above grade. The proposed parking configuration will provide a sufficient amount of parking to address the anticipated demand for the entire mixed-use development.

The development will provide several public and private amenities. These amenities include public areas such as an urban trail, common open space and private open space, and private recreational elements for the residents and their guests. The urban trail system will be usable by the public, and will wind its way in and around the project. Along with the urban trail, an integrated internal common open space/plaza will be incorporated into the project for the purposes of providing visual relief and enhanced aesthetics as well as providing a respite for shoppers, visitors, residents, and employees of the site. Water elements, landscaping, seating areas, and sculptures/art work will buffet these areas. Aside from the common open space areas, the development will also incorporate private recreation spaces and elements for that portion of the development designated for the

residential dwelling units. This will include recreation rooms, exercise rooms, swimming pools, and other on-site forms of recreational activities for the residents and their guests.

The specific details of the mixed-use development are not known at this time. However, it is anticipated that the commercial and office space aspect of the development will have a variety of commercial uses and office uses, which will conceivably occupy tenant spaces that will range in lease space from small tenant spaces of 500 to 1,000 square feet up to retail uses having upwards of 30,000 square feet. The residential units are anticipated to be a combination of apartment and condominium units having a mix of one, two, and three bedroom units with a majority being one and two bedroom units. It is also anticipated the project may be built in phases due to the nature of the project as well as the size and scale of the development. The development will be governed by Conditions, Covenants, and Restrictions (CC&R's).

The development is anticipated to have five ingress and egress points. The ingress and egress points are anticipated to be two on Brookhurst Street, two on Brookhurst Way and one on Garden Grove Boulevard. The access on Garden Grove Boulevard is anticipated to align with the main access to the Galleria Mixed-Use project directly south of the subject site.

### **1.3 FINANCING**

The site is located within the Garden Grove Agency for Community Development's Redevelopment Project Area. Although the proposed development site is located within the Redevelopment Project Area and there is no actual project pending for this site, there is no financial assistance being provided by the Garden Grove Agency for Community Development at this time. However, when an actual project materializes for this site, financial assistance may be considered for related costs and improvements necessary for the development of the site.

### **1.4 PREVIOUSLY APPROVED PROJECTS IN AREA**

The City of Garden Grove (the "City") has two previously-approved mixed-use projects in the area of this proposed project. The approved projects are located as follows:

- 100 dwelling units with first level commercial/office space at the northeast corner of Garden Grove Boulevard and Grove Avenue (Sheldon Group); and,
- 66 condominium units above 126,150 square feet of commercial/office space located on the south side of Garden Grove Boulevard, west of Brookhurst (Garden Grove Galleria). This development is currently under construction.

These projects were approved with Negative Declarations. The impacts generated by the above referenced projects have been included in the analyses of the General Plan 2030 Update EIR along with the proposed PUD project. The first project noted above is approximately one mile from the subject site and the second project noted above is directly across Garden Grove Boulevard from the subject site.

### **1.5 PROJECT LOCATION**

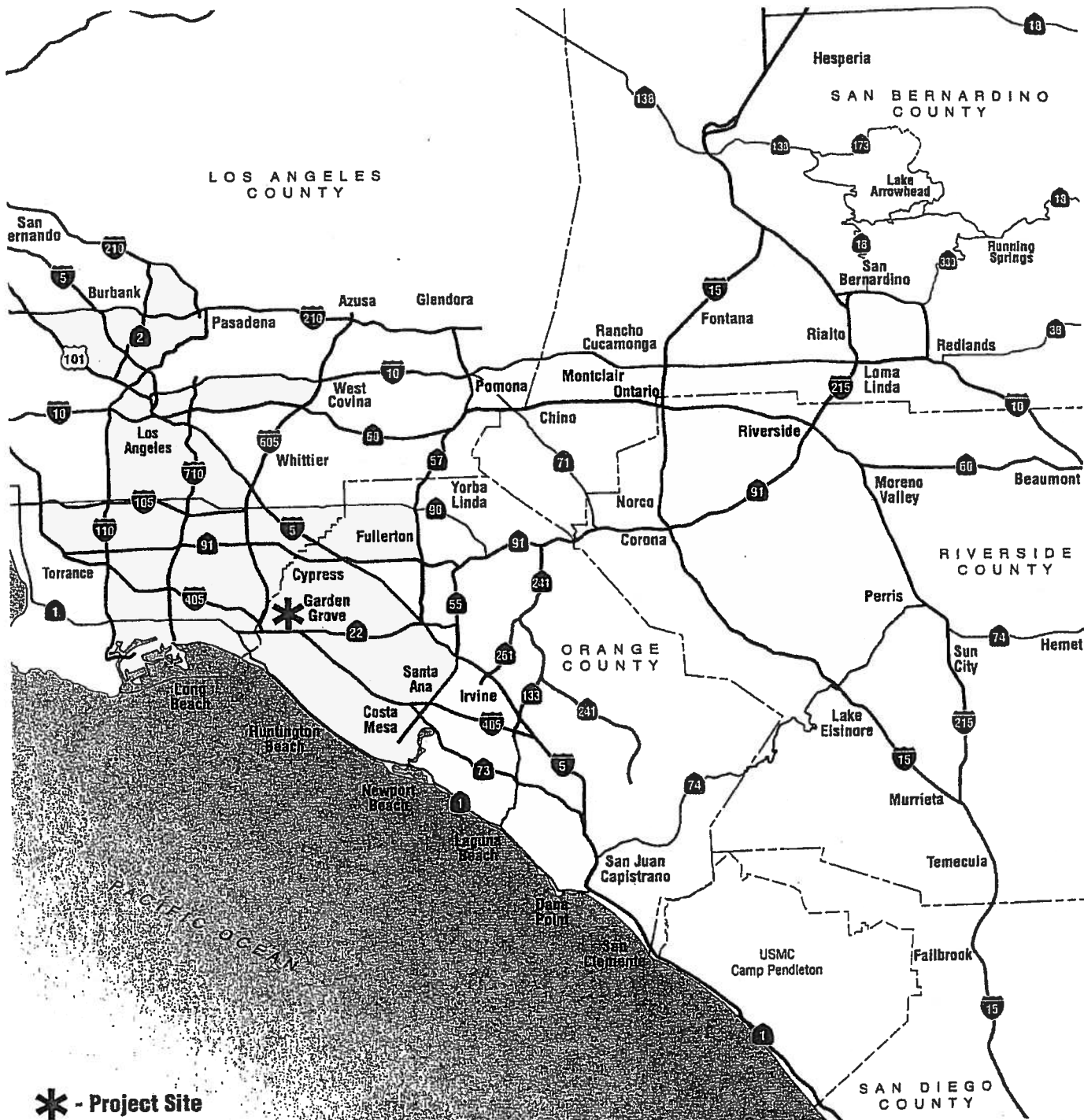
The City of Garden Grove is located in the central portion of Orange County, approximately 30 miles southeast of the City of Los Angeles (see Figure 1 for a general location). Garden

Grove is bordered by the Cities of Anaheim, Stanton, and Cypress to the north, Los Alamitos to the northwest, Seal Beach to the southwest, Westminster and Fountain Valley to the south, Santa Ana to the south and southeast, and Orange to the east.

The City is in close proximity to a number of major Orange County attractions including: Disneyland and the Anaheim Convention Center, which are less than one-half mile to the north, Anaheim Stadium and "The Honda Center," are approximately one-mile to the northeast of the City; the Pacific Ocean is nine miles to the southwest; Orange County "John Wayne Airport," is approximately seven miles to the southeast; and Knott's Berry Farm is six miles to the northwest. The Garden Grove Freeway (SR-22) runs in an east-west direction through the City. The Santa Ana Freeway (I-5) and the Orange Freeway (SR-57), to the northeast, and the San Diego Freeway (I-405), to the southwest, provide connections to the SR-22.

The City is approximately 18.1 square miles (approximately 11,584 acres) of relatively flat topography. The average elevation is 85 feet above sea level. Most of the City is located east of Dale Street; however, there is an area west of Hoover Street, which is connected to the main portion of the City by a narrow strip of land extending along Garden Grove Boulevard. The northern boundary of the City is irregular; the furthest north the City extends is approximately 900 feet north of Katella Avenue. The southern boundary is also irregular, with a narrow strip of land extending as far south as Margarita Avenue, south of McFadden Avenue. To the west, Garden Grove extends past Valley View Street to the Bolsa Chica Channel. Much of the eastern boundary of the City is formed by Lewis Street; however, there is a small section in the southeast corner of the City, which extends beyond Lewis Street to Siemon Street.

FIGURE 1  
REGIONAL LOCATION



The proposed Project Site is situated in the central portion of the City, at the location bounded by Brookhurst Street, Garden Grove Boulevard, and Brookhurst Way (the "Site"). (Figure 2 indicates the boundaries of the proposed Project Site).

The proposed Project Site is in an area of Garden Grove that is developed with various residential and commercial uses.

## **1.6 ENVIRONMENTAL SETTING**

The City is virtually built-out with approximately 98.4 percent of the community developed; the remaining 1.6 percent, approximately 121 acres, is vacant.

### Demographics/Population

The State Department of Finance estimates that, as of May 2007, the City was home to 172,781 residents. Based on the Southern California Association of Governments, it is estimated that the City's population will be 178,457 in the year 2010 and it is estimated that the population will be 189,445 by the year 2030.

The recent demographic characteristics of the City reflect that the community is made up of approximately 30 percent Caucasian, 30 percent Asian, and 40 percent Hispanic and other.

### Housing

The U.S. Census has the total number of housing for the year 2000 at 46,703 and the State Department of Finance estimates that as of May 2007, has the total number of housing units in the City as 47,197. Of these, 31,150 units were considered detached. There are also 14,159 multi-family units and 1,887 mobile home units. The estimated number of residential dwelling units at year 2030 build-out is an additional 6,400 dwelling units.

### Geology/Soils

While the City is not within an Alquist-Priolo Zone, the City is subject to ground shaking from a number of active or potentially active faults. Most of the City is considered to be in areas of moderate, high, or very high liquefaction potential. Much of the City is also in areas of moderate and/or high dynamic settlement potential.

### Hydrology/Drainage

The eastern and southeastern areas of the City are subject to the 100-year flood. The entire City would also be subject to inundation in the event of the failure of Prado Dam, which is located upstream from the City in the Santa Ana River Channel. The proposed Project Site, however, is not located within a 100-year flood zone as designated on the Flood Insurance Rate Maps (FIRM), dated February 18, 2004.

### Biological Resources

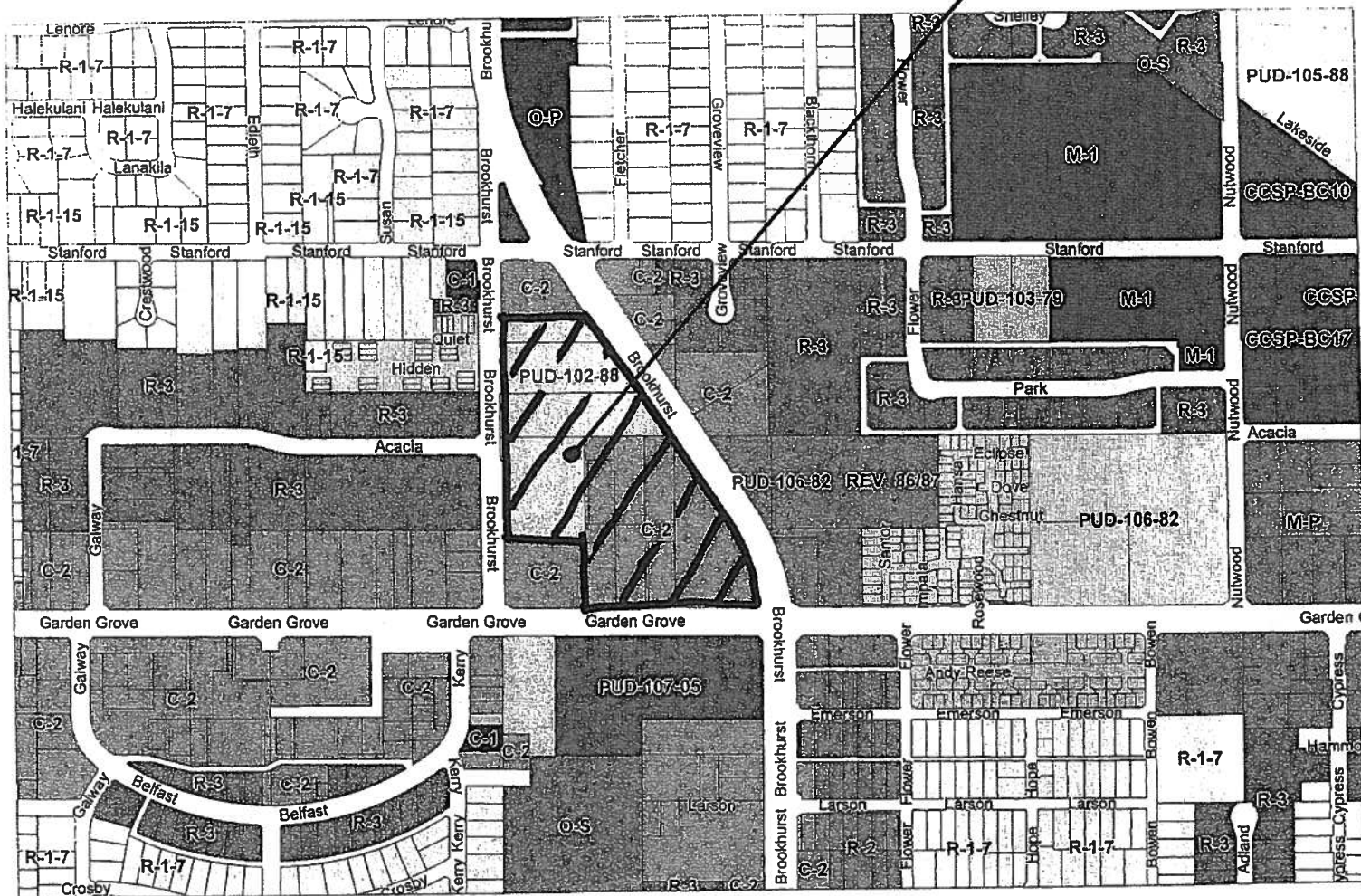
There are no known significant or endangered species present in the City.



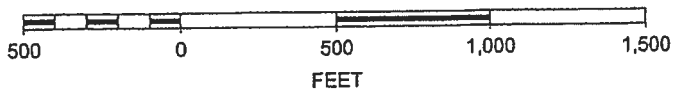
FIGURE 2  
GENERAL VICINITY

# PUD-123-09

SUBJECT SITE



SCALE 1 : 7,211



### Noise

The City is impacted by freeway and roadway noise, as well as noise associated with the operations at the Los Alamitos Air Base and the railroad line (both of which are located on the western portion of the City and would not impact the Project Site).

### Air Quality

The City is located in the South Coast Air Quality Basin. There are presently six ambient air pollutants which are of special concern in the Basin: carbon monoxide, ozone, sulfur dioxide, lead, particulate matter, and fine particulate matter. Federal and State standards for sulfur dioxide and lead are met in the Air Basin. The other four pollutants exceed both the State and Federal standards.

### Cultural Resources

There is only one known prehistoric archaeological site in the City. This site is not within the general location identified as the prehistoric archaeological site, and therefore, will not be impacted by the proposed project. There are twelve known historic archaeological sites within the City. In addition, there are three existing historic structures that are considered candidates for nomination to the National Register of Historic Places. There are no known historical or cultural resources on the proposed Project Site.

### Parks and Recreation

The City currently has nineteen public parks totaling 157 acres. Applying the total park acreage, the City population yields a ratio of parkland to population of .91 acres to 1,000 persons. In addition to the specific parks, the City also has six facilities that can and do incorporate unique recreational and related activities. These facilities are: Community Meeting Center, H. Louis Lake Senior Center, Garden Grove Sports and Recreation Center, Courtyard Center, and Atlantis Play Center.

### Public Services

Public services include schools, libraries, and fire and police protection services.

There are seven school districts and three community college districts that serve the City. Most schools in the City are currently at, or may exceed, their designated enrollment capacity. The use of portable classrooms on their campuses helps reduce the overcrowding problems currently experienced.

The City provides fire protection throughout the community. There are currently seven stations located throughout the City, including Fire Station No. 1, which is approximately one mile east of the subject site, Fire Station No. 2, which is approximately one and a half miles north of the site, and Fire Station No. 7, which is approximately one and a half miles to the south of site. The Citywide average response time is approximately 4 minutes 25 seconds with a standard response time of being on the scene in five minutes. Due to the proximity of the Project Site to Fire Stations Nos. 1, 2, and 7, response time can be less than the average noted time.

The City of Garden Grove Police Department provides law enforcement within the community. The Garden Grove Police Department has 162 sworn law enforcement officers, 13 reserve officers, and 40 patrol cars. The current deployment standard for normal patrol conditions is one officer assigned to each patrol car. The average response time for emergency 911 calls within the City is approximately 4 minutes and 24 seconds. The Department has approximately 60 civilian personnel. The Police Department has several

special units and services that support the community. These include neighborhood watch, gang suppression, anti-graffiti program, school resource officers, detective services, and youth services.

The County of Orange operates three libraries within the City. The main branch is located near the intersection of Euclid Street and Garden Grove Boulevard, the two satellite branches are located near the intersections of Chapman Avenue and Brookhurst Street, and Chapman Avenue and Valley View Street.

#### Public Facilities

Public facilities include water, wastewater, storm drainage as well as utilities such as natural gas and electricity.

The City of Garden Grove Water Services Division is responsible for providing water throughout the City. The Division has a Capital Improvement Program that identifies and prioritizes proposed improvements to the water delivery system. Older facilities are continually replaced with newer facilities, based on priority need. The City of Garden Grove Water Services Division has identified that there is not a deficiency within the existing service infrastructure in the immediate area of the proposed project.

The Garden Grove Sanitary District (GGSD), as a subsidiary district of the City of Garden Grove, is responsible for the collection, treatment and disposal of wastewater within the City. The Sewage Collection System Master Plan identifies a number of deficiencies within the City associated with total build-out of the City. The Garden Grove Sanitary District installed a new sewer line to accommodate future development of this site in October 2007. Aside from this recent sewer installation, the areas that contain deficient sewer capacities would not be impacted by the proposed Project.

The Orange County Flood Control District operates and maintains a number of flood control channels within the City. The City's Public Works Department also operates and maintains several storm drainage facilities. There are areas within the City that are subject to flooding during periods of significant rainfall, none of which would be impacted by the implementation of the proposed project. The City of Garden Grove's Master Plan of Drainage identifies areas where improvements are needed to reduce the impacts from storm drainage.

Solid waste within the City is handled by the City of Garden Grove. Transfer stations in Anaheim and the Olinda/Olinda Alpha Landfill in the City of Brea are used. The City's Source Reduction and Recycling Element (SRRE) addresses waste generation within the community. Additionally, the City has adopted development standards to ensure safe and efficient recycling facilities are provided in each project.

Southern California Edison (SCE) provides electricity within the City. There are currently two SCE 220 kv high voltage easements that traverse the City, neither of which would be impacted by the implementation of the proposed Project.

The Southern California Gas Company provides natural gas within the City. Three companies currently provide cable television services: Time Warner Cable, AT&T, and Verizon. AT&T and Verizon are providers of telephone services in the City.

### Hazardous Materials

There are more than 340 businesses that handle hazardous materials within the City. Of these, seven handle acutely or highly hazardous materials. Six of the seven businesses that handle acutely or highly hazardous materials are located within the Central Industrial District. There are no Federal Superfund sites located within the City. The City of Garden Grove Fire Department is responsible for responding to hazardous material releases within the City.

The Project site is more than two miles west of a closed landfill (the former Longsdon Pit). The landfill site was formerly operated by the County of Orange and is now owned by the Garden Grove Sanitary District. When in operation, the Longsdon Pit was licensed to accept ordinary household and commercial refuse, scrap metal, and inert nondecomposable solids. The license specifically prohibited the site from accepting deleterious chemicals or liquids containing such chemicals. The landfill was closed in 1960.

### Aesthetics

The City offers a variety of visual images from an aesthetic point of view. Residential areas vary in appearance from well-maintained to run-down and from dense and intense to a more spacious, open character. New residential, commercial, and industrial developments are typically attractive, while many older developments are in need of repair and/or appropriate landscaping enhancements.

### Project Site

The project site is the 13.9 acres of improved and unimproved area within the Brookhurst Triangle that is bounded by Brookhurst Street, Garden Grove Boulevard, and Brookhurst Way, which consists of the following parcels addressed as and listed as Assessor's Parcel Numbers respectively: 12791 through 12861 Brookhurst Street (west side of Brookhurst Street only), 10071 through 10151 Garden Grove Boulevard (north side of Garden Grove Boulevard only), and 12882 Brookhurst Way (APN: 089-661-03, 04, 05; 089-071-05, 06, 07, 08, 11, 12, 13, 14, 24, & 25). The entire 13.9-acre site has been primarily utilized as a location for automotive related businesses such as sales, service, repair and storage. Currently, half of the site is vacant with remnant asphalt pavement remaining from a car dealership that left that portion of the site at least 25 years earlier and has remained vacant since. The other half of the site currently houses various automotive uses and there is a furniture store at the southeast corner of this site

The proposed Project Site is located at a major intersection and is centrally located in a very significant area of the City. The area is characterized with various land uses such as office, retail commercial, restaurants, service commercial, and a variety of residential housing.

In 1988, the City adopted a Planned Unit Development zone for the portion of the site that is currently vacant in order to facilitate the development of this area with a commercial center. Subsequently, no development occurred on this site. In 1995, during the General Plan Update, the City revisited this site and designated it for Mixed Use development but no specific implementation guidelines or standards were pursued at that time to assist, facilitate or otherwise pursue development of the entire Brookhurst Triangle.

The City adopted the recent General Plan Update in August of 2008, and through this action, the site's land use designation was maintained as Mixed Use. This was done in anticipation of the site being developed with residential and commercial development in

the future. However, with this latest General Plan Update, the Brookhurst Triangle was identified with a specific level of intensity and density for future development. And as part of maintaining this land use designation along with the prescribed level of development (200,000 square feet of commercial/office space and up to 800 residential dwelling units), the Environmental Impact Report (EIR) for the General Plan 2030 Update addressed environmental issues regarding this site. The EIR indicates for this site that certain guidelines and policies be applied in order to ensure that there are no negative impacts associated with the development. The EIR indicates, for example, that for this site, that the City:

- Require site specific traffic analysis upon the submittal of an actual development;
- Ensure that the developers contribute their fair share of the required school fees, traffic mitigation fees, and other related fees for this type of development; and,
- That the development incorporate most recently adopted and applied environmental conservation measures such as construction techniques, water conservation, energy saving measures and related aspects concerning the overall development of this site with a mixed-Use project.

### **1.7 EXISTING PLANS AND POLICIES**

The recently adopted General Plan land use designation for the Project Site is Mixed Use. The proposed project to adopt a Planned Unit Development in order to implement a mixed-use development is consistent with the Mixed Use General Plan land use designation.

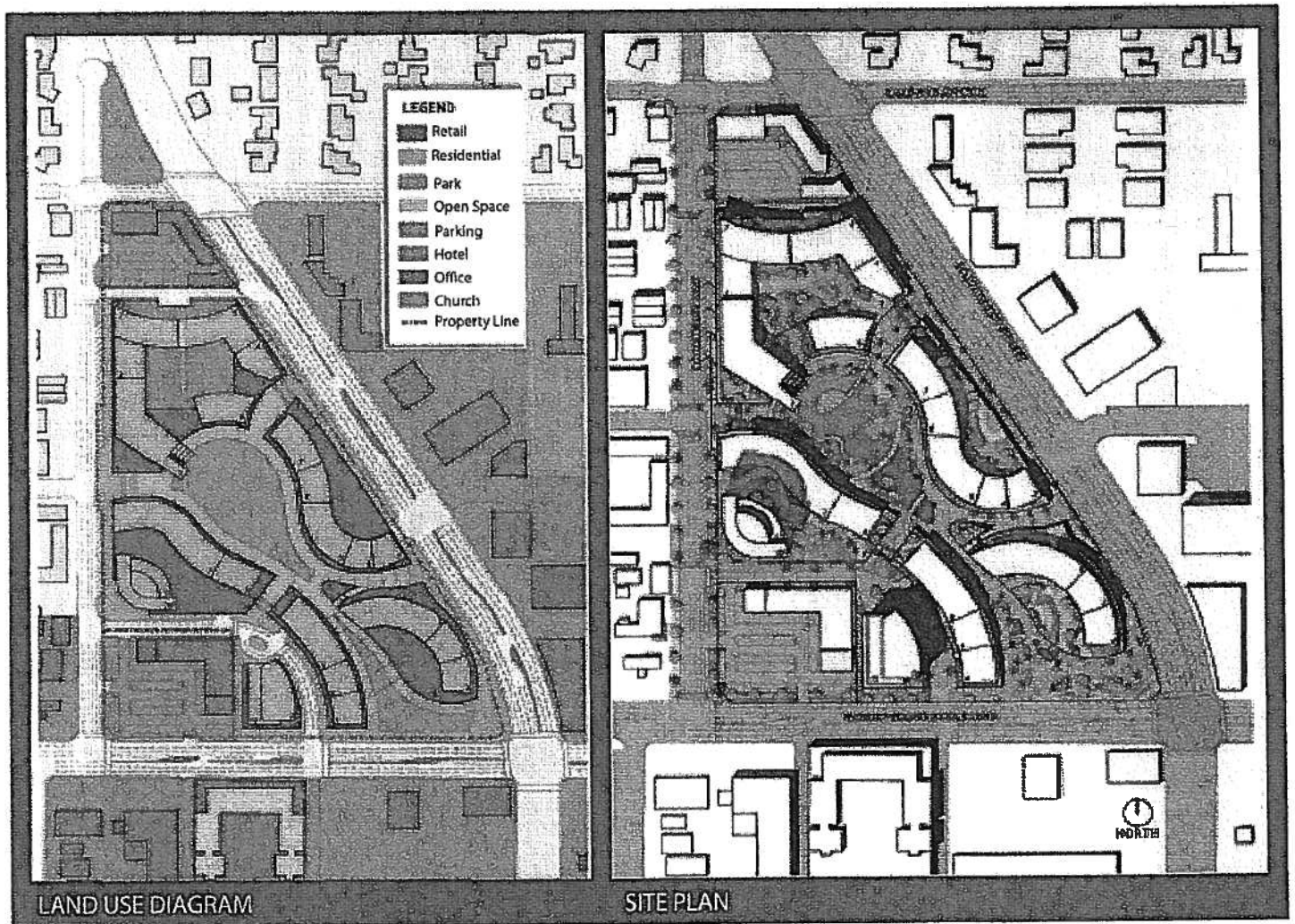
The existing zoning designations for the proposed Project Site are C-2 (Community Commercial) and Planned Unit Development No. PUD-102-88 (a commercial PUD). The current zoning of the proposed 13.9-acre Mixed-Use development is currently inconsistent with the General Plan, and the proposed Planned Unit Development zoning would eliminate the inconsistency. Although the entire Brookhurst Triangle area is referred to under General Plan 2030 Update, this PUD rezone Project is comprised of the 13.9 acres specifically identified by address and parcel number above under "Project Description, Introduction", and the two parcels not included in this proposed PUD will retain the current zoning classification of C-2 (Community Commercial).

### **1.8 REQUESTED DISCRETIONARY ACTIONS**

#### Proposed Actions

Planned Unit Development approval to rezone the property from C-2 (Community Commercial) and Planned Unit Development No. PUD-102-88 (a commercial PUD) to Planned Unit Development, and a Development Agreement are the only actions being sought by this proposal. It is the intent of the PUD to allow for development of the site, however, other entitlement action such as Subdivision Maps and Conditional Use Permits will be applied as required.

FIGURE 3  
SITE PLAN



	Area (SF)	Units	Parking Ratio	Parking Required
Retail	200,000		4 spaces/1000sf	800
Residential	972,000	800	2.25 spaces/unit	1800
Subtotal	1,172,000			2600

Total Parking Provided:  
2,640 spaces

Total Parking Requirement:  
2,600 spaces



## 1.9 POSSIBLE ENVIRONMENTAL EFFECTS

The Mitigated Negative Declaration evaluates the potential impacts associated with the implementation of the proposed Project. The Mitigated Negative Declaration provides project-level analysis of all potentially significant environmental issues. The Initial Study evaluated the following environmental disciplines for potential environmental effects with development of the proposed Project:

Land Use	Transportation	Public Services
Population & Housing	Biological Resources	Utilities and Services
Geophysical	Energy and Mineral Resources	Aesthetics
Water	Hazards	Cultural Resources
Air Quality	Noise	Recreation

Upon completion of the Initial Study it was determined that the project could have potential environmental effects on the following disciplines: Transportation, Air Quality, and Aesthetics. As a result, measures have been recommended by the Lead Agency for incorporation into the Project to reduce potential impacts to insignificant levels. The environmental disciplines for which mitigation measures have been recommended include:

Land Use & Planning	Transportation	Noise
Public Services	Utilities and Service Systems	Aesthetics
Air Quality	Geophysical	

## 2.0 DISCUSSION OF ENVIRONMENTAL EVALUATION

The first step in the environmental evaluation process for the Project is completion of the City of Garden Grove Environmental Checklist Form. Completion of the Checklist identifies those environmental disciplines that could have significant environmental impacts with implementation of the proposed project. Included beside each environmental discipline is a box identifying the level of potential impact associated with that discipline. A box is checked depending upon the degree of potential impact of the Project for that specific discipline.

Once the Checklist is completed, the next step is to fully explain the box that was checked. If the project is anticipated not to have an impact on a specific discipline the explanation will briefly explain why the project will not have an impact. If the project could potentially have a significant impact the explanation will provide information relative to how the project could impact or be impacted by the discipline. For those disciplines where significant potential impacts could occur, measures are recommended that can be incorporated into the project to mitigate the impacts to a level of insignificance.

The completed Environmental Checklist Form for the Project is attached as Appendix A of this Mitigated Negative Declaration. Below are expanded explanations to each environmental discipline listed in the Checklist. Because measures have been recommended to reduce impacts to insignificant levels, a Mitigated Negative Declaration has been prepared for the proposed Project as allowed by the California Environmental Quality Act. Written responses are provided for each discipline checked, including "No Impact."

Proposed mitigation measures, which will reduce any potentially significant impacts identified in this section to a level of insignificance, are set forth in Section 3.3.

### 2.1 LAND USE AND PLANNING\*\*

The proposed project is not in conflict with the General Plan in that the current land use designation of Mixed Use allows for a combination of uses on this site, which include office, commercial, and higher density residential. The General Plan Update 2030, adopted August 2008, specifically identified the Brookhurst Triangle site to be developed in a manner to be considered mixed-use. Although the General Plan identifies the entire Brookhurst Triangle as the area of mixed-use, for purposes of this environmental analysis, the properties identified as the project site (see project location above) consists of 13.9 acres and this 13.9-acre area is the only area that will be rezoned to Planned Unit Development (PUD) to accommodate the intensity (200,000 square feet of commercial/office space) and density (up to 800 residential dwelling units).

The current site condition has about half of the site vacant unimproved and the other half occupied with automotive related uses. The site is served by two major arterials (Brookhurst Street on the east side, and Garden Grove Boulevard on the south side). The site is bounded by a mixture of land uses that include multi-family residential, commercial and office developments, and currently under construction, a new mixed-use project immediately to the south of the site.



The intent of the proposed zoning, Planned Unit Development (PUD), is to establish development guidelines and standards to facilitate and encourage the future development of the site in a mixed-use manner. The General Plan 2030 Update and accompanying Environmental Impact Report, specifically identified this site for such development in order to encourage recycling of the properties so that optimal use of the land can occur, and thereby combine the various uses that will create an environment of mixed land use activities that are intended to: reduce vehicle trip generations, improve air quality, promote an urban trail system, create new housing opportunities, add common open space, and to become a positive community focal point for the area.

The General Plan 2030 Update and accompanying Environmental Impact Report further indicated and analyzed the triangular site to be improved with up to 200,000 square feet of commercial/office development, up to 800 dwelling units (approximately 50 dwelling units per acre) with related improvements. The means to implement this level of intensity and density for the site is through the adoption of a PUD. The current Municipal Code Section, Title 9 Zoning Code, does not have specific development standards and guidelines to accommodate such development, therefore, to facilitate the implementation of the General Plan and create zoning consistency between the General Plan Land Use designation of Mixed Use and Zoning, the site has to be rezoned to a Planned Unit Development.

The proposed PUD zoning will facilitate the intensity and density type of development identified in the General Plan 2030 Update as well as being consistent with the City's General Plan Land Use designation of Mixed Use. Therefore, a zone change to Planned Unit Development (PUD) will not cause any adverse impacts.

\*\* (General Plan 2030 Update Program EIR Section 5.1, May 2008)

## **2.2 POPULATION AND HOUSING.\*\***

There are no housing units existing on the site and displacement of residents will not occur as a result of a proposed development facilitated through the implementation of the proposed Planned Unit Development. The proposed PUD development is anticipated to increase population and housing in the immediate area. The General Plan Update 2030 identified this site with an intensity of up to 200,00 square feet of commercial/office space and approximately 800 dwelling units thereby creating an increase in both housing and population to the area. However, the General Plan Update 2030 and accompanying EIR addressed this intensity and density of this site as part of the build out measures as City-wide accumulation. The total City-wide build-out identified in the General Plan Update 2030 and accompanying EIR indicate much higher intensity and density numbers than what this immediate project will generate (overall City-wide intensity at build-out is approximately 7.7 million square feet of commercial/office space and 6,400 residential dwelling units). Although note that the subject site is just part of the ultimate build-out scenario of the City's General Plan, and that the proposed project is located in a highly urbanized area with the necessary infrastructure is already in place.

The intensity and density limits permitted under the General Plan land use designation of Mixed Use for this location is indicated as 200,000 square feet of commercial/office

space and up to 800 residential dwelling units, respectively. The General Plan Update Housing Element indicates the estimated number of persons per household is 3.66. This estimated number of persons per household does not exceed the population growth for the region as indicated in the General Plan.

The proposed Project would not require the development of new housing to accommodate the employment base for the proposed Project. Although it is anticipated that many of the jobs generated by the proposed development would be temporary construction work, there will also be long-term employment opportunities on the site due to the nature of this type of development. It is anticipated that the long-term jobs on site will generate those employment opportunities in fields of retail, office, maintenance, and other related employment fields that are necessary and vital to a development of this nature. It is therefore expected that the employment base in the vicinity of the proposed project can absorb these jobs without significant growth inducement. However, it is anticipated that the new housing on-site will also serve as housing for the various types of employment serving this site. By providing housing to workers of the same site will reduce vehicle miles traveled, significantly reduce commute time, reduce mobile source pollution, and possibly create a better living environment with the added on-site amenities. Therefore, the proposed Project would not create a burden on the existing housing stock in the area

No mitigation is necessary.

\*\*(General Plan 2030 Update Program EIR Section 5.2, May 2008)

## **2.3 GEOPHYSICAL\*\***

The nearest known major active fault along which a rupture or a major seismic event could occur is the Newport-Inglewood Fault, which is located just west of Dana Point Harbor up through Newport Beach into south Los Angeles County. The seismic parameters of the site are similar to those of other areas in Orange County during the maximum credible event along the Newport-Inglewood Fault Zone, which is estimated to be of 7.6 magnitude. No fault rupture is expected in the immediate vicinity of the Project Site.

Some exposure of the Project Site to seismic-related hazards is expected. This impact is not considered significant because the exposure is no different than the exposure of virtually all new and existing development in Orange County and because the proposed Project does not alter the existing exposure. As required by the General Plan EIR, in order to mitigate any potential impacts, all construction would be required to adhere to the California Building Code (CBC) as it pertains to seismic safety. The proposed Project would be required to incorporate into its design, all applicable CBC seismic safety measures to reduce seismic hazards.

The Project Site, like all of Southern California, is subject to ground-shaking and other secondary impacts from seismic activity, such as liquefaction. Liquefaction could potentially occur during a maximum intensity event along the Newport-Inglewood fault due to the possibly saturated nature of the sandy soils in the area. Based on existing information at the City, the Project Site is located in an area subject to liquefaction. However, the development of the site will require soils testing and proper engineering

assessments in order to design the structural aspects of the project to meet current standards for constructing in an area labeled as being subject to liquefaction.

Seiches and tsunamis are not anticipated to occur in the vicinity of this Project due to its distance from the coast of the Pacific Ocean, approximately nine miles, and the absence of other large water bodies in the area.

The Project Site is relatively flat and would not normally be subject to landslides or mudslides. The construction of the proposed Project may involve excavations that would be required to be made in accordance with all applicable codes and standards to minimize the threat of a landslide, mudslide or slope failure.

Changes in topography of the Project Site would occur during the site preparation and grading. However, this impact is not considered significant as a project of this size would not create any substantial impacts to the soil or topography of the area, other than to provide adequate drainage. A large portion of the site currently surface drains to southwest, toward Brookhurst Way and Garden Grove Boulevard. To reduce any impacts of surface run-off, as required by the mitigation measures contained in the General Plan EIR, all construction involving excavation and/or grading would be required to adhere to the requirements of the Engineering Services Division. All improvements are required to adhere to applicable codes including the CBC, and State and Federal Occupational Safety requirements.

Vertical displacement or subsidence of the land surface can be caused by several factors, including the withdrawal of oil, gas, or water from underlying formations, decomposition of buried organic material, and construction of heavy manmade structures above underlying poorly consolidated materials. None of these or any other conditions typically contributing to subsidence are known to occur in the area in which the proposed Project would be located. Therefore, the Project would not impact, or be impacted by, subsidence in the area. Thus, no impacts are anticipated. As required by the mitigation measures contained in the General Plan EIR, all new construction would be required to adhere to the requirements of the Engineering Services Division to address any subsidence of the land. All improvements are required to adhere to applicable codes including the CBC, and State and Federal Occupational Safety requirements.

Proposed mitigation measures, which will reduce any potentially significant impacts identified in this Section 2.3 to a level of insignificance, are set forth in Section 3.3.

\*\* (General Plan 2030 Update Program EIR Section 5.7, May 2008)

## **2.4 WATER\*\***

There would be a potential for a change in absorption rates, drainage patterns and in the rate or amount of surface run-off as over-covering of the land would occur which may alter existing drainage patterns. As required by the mitigation measures contained in the General Plan EIR, and to ensure proper drainage would be provided, grading and drainage plans would be required to be incorporated into the construction plans and approved by the Engineering Services Division prior to the issuance of any permits and the commencement of construction. The potential run-off for the proposed project would be directed in a way to address Low Impact Development

provisions concerning water run-off thereby minimizing surface water from draining directly into the surrounding roadways and subsequently draining into the storm drains serving the area. The local storm drain system has adequate capacity to handle the increased run-off generated from this project, although again noting that the first storm run-off has to be dealt with in a manner to reduce surface pollutants from entering local storm drains to the extent possible. Therefore, the Project would not significantly impact existing storm drainage facilities.

There are no surface waters within the area that would be impacted by the Project. The Santa Ana River is located east of the Project boundaries. All runoff from the area is, and would continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban runoff into City and County drainage facilities. Therefore, the Project will not directly affect surface waters.

The Project would not involve operations that could affect aquifers' recharge capability or alter the direction of flow of groundwater. The area is urbanized with existing residential and commercial uses. The construction proposed would require excavations and other extensive below-grade work, but not anticipated to use of large quantities of water for excavation purposes.

The Project Site does not appear to have a water well(s). However, some locations in the City have had construction sites encounter water wells and/or abandoned wells on their respective properties. In the event a well is discovered (abandoned or otherwise) on the site, it will require that the well be abandoned in place and in an acceptable manner. Properly abandoning the well will require it to be sealed so that water, high in nitrate content or any other possible water contaminants, could not seep into the lower aquifer and impact local ground water quality. In order to mitigate this potential impact, the Project developer shall verify if any well exists or existed and shall be responsible for proper abandonment of the well in compliance with local and State requirements. The Project developer shall be responsible for acquiring all applicable permits from the appropriate agencies in conjunction with the abandoning of the well.

Proposed mitigation measures, which will reduce any potentially significant impacts identified in this Section 2.4 to a level of insignificance, are set forth in Section 3.3.

**\*\***(General Plan 2030 Update Program EIR Sections 5.10 & 5.11, May 2008)

## **2.5 AIR QUALITY\*\***

The proposed development will alter the permitted uses, increase on-site intensity and density, but not beyond that analyzed in the General Plan 2030 Update EIR. Therefore, implementation of the Project is not anticipated to violate any air quality standards. No additional impacts to existing air quality standards that would contribute to an existing or projected air quality violation are anticipated. The Project will not create emissions, which will exceed state or federal air quality thresholds, or thresholds established by local or regional plans as permitted by the General Plan EIR. The implementation of the plan will require that the development adhere to current practices that address air quality, potentially reduce global warming effects, and possibly reduce energy usage. These implementation measures could include, but not be limited to, applying reflective solar glass, insulations reducing energy demands, water conservation measures, landscape application creating shade, and

other applications such as types of construction materials, energy efficiency equipment ratings and energy efficient appliances.

In relation to further reducing emissions, the nature of the development will reduce vehicle miles traveled by providing the following: close access to mass transit; creating on-site jobs for residents living on-site as well as for residents living in the immediate vicinity (within walking distance); providing usable common open space; and, other on-site amenities such as shopping and recreation.

Project related construction activities may contribute to, or increase local air emissions. However, these emissions would not be considered significant due to their short-term nature. As required by the mitigation measures contained in the General Plan EIR, all construction activities shall adhere to SCAQMD Rule 403 regarding Fugitive Dust as well as other construction site applications.

The proposed Project would not significantly increase the exposure of sensitive receptors to pollutants from air emissions. As set forth above, the General Plan EIR addressed a more intense type development for this Project Site. Therefore, the proposed Project would not have a development intensity greater than that analyzed in the General Plan EIR. Therefore, the impacts are not expected to exceed the projections regarding pollutants contained in the General Plan EIR.

The Project and the necessary on-site modifications would not include uses or activities that could have the capability to alter air movement, moisture, temperature, or cause a change in the climate.

Proposed mitigation measures which will reduce any potentially significant impacts identified in this Section 2.5 to a level of insignificance are set forth in Section 3.3.

\*\*(General Plan 2030 Update Program EIR Section 5.5, May 2008)

## **2.6 TRANSPORTATION\*\***

Regional access to the Project would be provided by Interstate 5 (Santa Ana Freeway), located approximately three and one-half miles to the east of the Project Site; State Route 57 (Orange Freeway) approximately four miles to the east; State Route 22 (Garden Grove Freeway), located approximately one mile to the south; and State Route 39 (Beach Boulevard), which is located approximately two miles to the west.

Emergency access to the Project Site and surrounding areas would not be affected by construction activities. Police and fire services in the area are adequate to accommodate the development provided the Project complies with the conditions of approval included on the Project by the City Police and Fire Departments. These conditions of approval include, but are not limited to, maintaining adequate emergency access to, and around the site. Security for the Project Site is also required during the period of construction.

During the period of construction, barriers around the Project perimeter may have the potential to impact pedestrians or bicyclists traveling along Brookhurst Street, or Garden Grove Boulevard. In accordance with City Municipal Code and California

Traffic Control Manual, the Project developers would be required to submit a traffic control plan to ensure the safety of pedestrians and/or bicyclists for any construction within the public right-of-way.

The proposed Project would not impact existing or proposed policies pertaining to alternative transportation. The proposed Project Site is located adjacent to mass transit stops along Brookhurst Street and Garden Grove Boulevard. These transit stops would be in operation during the construction of the Project and during normal operating hours.

There are no rail or waterborne traffic corridors either on the Project Site or in the immediate area of the Project. Therefore, no impacts are expected to rail, or waterborne traffic.

During construction, increased vehicle trips or traffic congestion may occur along Brookhurst Street, or Garden Grove Boulevard. The congestion related to the construction activities would be temporary in nature and would, therefore, not be considered a significant impact. The Project developer would be required to submit a traffic control plan to minimize traffic congestion for all construction in the public right-of-way. The City's Traffic Engineer prior to the commencement of construction shall approve the traffic control plan.

The Project would likely increase vehicle trips and traffic congestion in the area, but not beyond the scope analyzed in the General Plan EIR. The proposed Brookhurst Triangle site, identified as part of Focus Area F, development was included in the General Plan 2030 Update EIR traffic analysis and the traffic analysis indicates that with this project, the immediate intersections would not operate below Level C during peak periods. The General Plan identifies intersections operating at or above Level Service D is acceptable. Although the General Plan 2030 Update EIR does include this site's specific level of intensity and density of development in assessing both intersection and roadway sections level of service analysis, it does, however, state several implementation measures are to be applied to this specific site when an actual development proposal is submitted. These measures include adhering to Transportation Demand Strategies and Ordinance, site specific traffic analysis, paying required traffic mitigation fees, encouraging other related traffic measures that reduce vehicle miles traveled, reducing roadway and intersection congestion, and promoting the use of other forms of transit.

The site specific traffic study required will likely ensure that there would not be any adverse impacts from the additional traffic generated by the proposed Project in and around the immediate site, and possibly in relation to the existing infrastructure improvements. Aspects of the study will include analysis of the points of ingress and egress to the site, use of on-street parking along Brookhurst Way, restricting north bound traffic on Brookhurst Way from proceeding west at the intersection of Brookhurst Way and Stanford Avenue.

The refined concept analysis plan prepared for this site does indicate the required amount of parking for this type of development is provided. However, the focused traffic study may also analyze a reduction in parking based on the American Planning Association study that supports a minimum of a five to ten percent reduction in overall parking in a mixed-use development.

Proposed mitigation measures, which will reduce any potentially significant impacts identified in this Section 2.6 to a level of insignificance, are set forth in Section 3.3.

\*\*(General Plan 2030 Update Program EIR Section 5.1, May 2008)

## **2.7 BIOLOGICAL RESOURCES**

In general, wildlife diversity in the area in which the Project is proposed to be located is low due to the urbanized nature of the area and its surroundings. Endangered species are not expected to occur in the area due to the lack of suitable habitat. Additionally, the Site for the proposed Project has extensively been used for automotive and commercial purposes that have not been conducive to wildlife habitat. No impacts to Biological Resources are expected.

There are no locally designated rare or endangered plant or animal species on the Project Site or in the surrounding area. There are no locally designated natural communities on the Project Site or in the surrounding area that would be impacted by the Project. There are no wetland habitats in the area of the Project Site or in the surrounding area. The area in which the Project is proposed to be located does not serve as a dispersal and/or migration corridor as it is within a highly urbanized area. Therefore, there will be no impact to wildlife or other biological resources as a result of the Project.

No further mitigation required.

## **2.8 ENERGY AND MINERAL RESOURCES\*\***

The development of mixed-use development on the Project Site would not be in conflict with adopted energy conservation plans.

All development on the Project Site would be required to adhere to all applicable State and City energy-conservation regulations including energy efficient lighting, ventilation, and heating systems as well as including energy saving appliances and various energy saving insulation applications. Therefore, the Project would not create uses that use non-renewable resources in a wasteful manner. Therefore, the Project will have no impact on energy or mineral resources.

No further mitigation required.

\*\*(General Plan 2030 Update Program EIR Section 5.7, May 2008)

## **2.9 HAZARDS\*\***

There would be no health hazards or potential for health hazards caused by the proposed Project or uses. The Project would not create any health hazards or increase the potential of exposure to existing hazards. The Project would not increase the risk of accidental explosion, release of hazardous substances, or create an interference with existing emergency response or evacuation plans.

There are no anticipated physical changes that would increase fire hazards within the Project Site or the surrounding area. Any existing improvements would be removed

and new development would be constructed in compliance with all applicable fire and safety codes. Additional landscaping would be installed in conjunction with the implementation of the Project. Said landscaping would be required to be installed per City regulations including irrigation systems, which will reduce Fire Hazards due to the use of low flammable landscaping materials. Therefore, the Project will have no impact on health hazards.

No further mitigation required.

\*(General Plan 2030 Update Program EIR Section 5.7, May 2008)

## **2.10 NOISE\*\***

Construction activities associated with development of the Project or the infrastructure improvements may temporarily increase noise levels to noise-sensitive receptors adjacent to the Project Site. However, due to the temporary nature of these construction-related activities and requirements for contractor compliance with County and City noise ordinances as required by the mitigation measures contained in the General Plan EIR and by the City Municipal Code, noise impacts would be reduced to a level of insignificance.

The Project would increase the existing noise levels in the immediate vicinity of the proposed Project due to the actual development occurring on the Project Site. The design of the Project is reflective of a mixed-use type of development and is not anticipated to generate noise levels above that associated with mixed-use type of developments and as identified in the General Plan and General Plan Final EIR.

The proposed refined concept analysis site plan indicates a couple of private recreation areas in close proximity to the residential units. Normal activities in these areas would likely raise noise levels that may affect the residential units. In order to reduce the potential impacts, loud speakers shall be prohibited, and the pool areas shall be closed between 10 p.m. and 7 a.m. the following day. The center portion of the refined concept analysis site plan shows an area with a large water element that can serve as focal point as well as a gathering place for residents, shoppers, and employees of the site. Although this area may become a hub of activity as it ties into the urban trail, serves as access to the anticipated offices and commercial stores, and is indirect access to the residential units above, noise generated in this area is likely to not be significant. This is due to the positioning of the buildings, typical store and business hours ending by mid-evening, and the C.C.& R.'s for the site are likely to restrict any activities that may occur late into the night.

Proposed mitigation measures, which will reduce any potentially significant impacts identified in this Section 2.10 to a level of insignificance, are set forth in Section 3.3.

\*\* (General Plan 2030 Update Program EIR Section 5.6, May 2008)

## **2.11 PUBLIC SERVICES\*\***

The City's Fire Department currently provides emergency response service to the area in which the Project is proposed to be located. It is not likely that the Project would induce significant growth or result in substantial new demand for fire protection



services. Garden Grove Fire Station No. 1 is approximately one mile east of the subject site, Fire Station No. 2 is approximately one and a half miles north of the site and Fire Station No. 7 is approximately one and a half miles to the south of site. The Citywide average response time is approximately 4 minutes 25 seconds with a standard response time of being on the scene in five minutes. Due to the proximity of the Project Site to Fire Stations Nos. 1, 2, and 7, response time can be less than the average noted time. The Project would incrementally increase the demand on Fire Protection Services. The Project would not, however, significantly impact the Department's ability to provide Fire Protection Services to the Project. Although the impact to Fire Protection Services would not be significant, in order to reduce any impact of the Project on these services, the Project shall comply with the conditions of approval of the Fire Department including but not limited to providing on-site fire hydrants, relocating existing fire hydrants, and the building construction shall comply with the C.B.C. and the Uniform Fire Code.

The City's Police Department currently provides police protection in the area. Implementation of the proposed project would not result in substantial new demand for police protection services. There are no anticipated physical changes within the area that would significantly affect police protection. However, although the impact is not significant, the Project could increase service calls for burglaries, theft, etc. In order to reduce any impact caused by increased calls for service due to these types of crimes, measures, such as implementation of residential and commercial business security plans, shall be incorporated into the Project. This would include street lighting, security hardware, and related security measures.

The proposed development will increase the number of residential dwelling units within the Garden Grove Unified School District by a maximum of 800 dwelling units. This increase in dwelling units could increase the school age population (elementary, intermediate, and high school) within Garden Grove Unified School District. This projected increase in school age population will be addressed by the school district.

The Garden Grove Unified School District is expected to accommodate the anticipated increase of new students from this development. General Plan 2030 Update Program EIR provides an estimated student generation based on single family and multi-family homes estimated generation of number of students per household for the General Plan 2030 Update build-out. The calculations indicates a conservative upward student range at General Plan build-out of 3,300 students on the low end and 7,562 students on the high end. In averaging between the low end and high end student ranges, it is estimated that the school district could experience an increased in the K through 12 grades, approximately 294 more students dispersed at all grade levels at the ultimate build out of this project with 800 dwelling units. Therefore, the estimated average is well within that range identified in the General Plan 2030 Update Program EIR. It is not anticipated that there will be physical changes beyond the scope of the Project that would affect schools or school districts in any area affected by this project. There is no indication that the Project will induce growth, generate new housing in the area, or attract families with school age children to the area beyond that identified by this analysis. As part of the development process, the developer is required to pay the applied mitigation school fees applicable for this type of project prior to issuance of any building permits, thereby offsetting any environmental concern stemming from this proposal.

It is likely that implementation of the proposed Project, and the additional demand on the infrastructure, would increase maintenance requirements, but not beyond those previously analyzed and accounted for in the General Plan EIR. The existing public facilities appear to be in reasonable condition and adequate to meet the demands of the proposed development. It is not likely that the Project would increase demands on other governmental services other than those addressed in this analysis.

Proposed mitigation measures which will reduce any potentially significant impacts identified in this Section 2.11 to a level of insignificance are set forth in Section 3.3.

\*\* (General Plan 2030 Update Program EIR Sections 5.9, 5.12, 5.13, & 5.14, May 2008)

## **2.12 UTILITIES AND SERVICE SYSTEMS\*\***

There would be no adverse impacts to power or natural gas caused by this Project. The existing infrastructure is adequate to meet the demands generated by this Project.

There would be no adverse impacts to communications systems caused by this Project. The existing infrastructure is adequate to meet the demands generated by this Project.

There are no deficiencies in the existing water service lines that serve the Project Site. The infrastructure will be adequate to meet the demands generated by this Project.

The Project would be required to comply with all applicable City and State mandated water conservation measures such as low flow toilets and the City's water efficient landscaping ordinance.

The Garden Grove Sanitary District provides sewer services in the area. Existing sewer infrastructure is in place and has the capacity to accommodate the proposed Project. In anticipation of the potential intensity and density planned for this site, in October 2007 the Garden Grove Sanitary District installed a new sewer line to accommodate this site's future development.

The Site is located in a highly urbanized area and storm water drainage facilities are in place and adequate for the Project. As discussed in Section 2.4, run-off for the proposed project would be directed in a manner to address Low Impact Development criteria, which includes providing a Water Quality Management Plan using Best Practices and complying with Drainage Area Master Plan provisions. With these measures in place, the existing storm drain system adjacent to the Project Site has adequate capacity to handle the increased run-off generated from this project. Therefore, the Project will not significantly impact existing storm drainage facilities.

The Garden Grove Sanitary District as a subsidiary district of the City of Garden Grove administers solid waste disposal services. Collection services are provided via a contract with a private trash collection contractor. If the project is approved, the City and the Project applicants shall coordinate with the Garden Grove Sanitary District and their contractor for specific placement of trash receptacles, pickup times, and install and/or construct related trash collection measures as deemed necessary to facilitate the immediate trash demands generated by this type of development.

The City has a Source Reduction and Recycling Element (SRRE), which guides the City toward reducing solid waste generation in compliance with State law. All applicable City required recycling measures as identified in the SRRE will be incorporated into the Project.

Proposed mitigation measures, which will reduce any potentially significant impacts identified in this Section 2.12 to a level of insignificance, are set forth in Section 3.3.

**\*\***(General Plan 2030 Update Program EIR Section 5.11, May 2008)

### **2.13 AESTHETICS\*\***

The area in which the Project is proposed to be located is not adjacent to any scenic vistas or highways. The physical improvements for the Project Site will be compatible with the Community Design Guidelines as stated in the General Plan and with other modern improvements and developments in the area. The proposed Project would comply with the goals and objectives of the Community Design Element of the City's adopted General Plan, including provisions for attractive building design, landscaping, and signage.

Aesthetic impacts are by their nature very subjective. The intent is to create an attractive mixed-use development that would add to the visual interest of the streetscape and maintain a similar ambiance with the surrounding commercial and residential areas. The refined concept analysis site plan has exterior elevations that vary in height from five to seven stories up to 15 to 23 stories. The initial concept for the building elevations are to be contemporary and modern in a timeless style that lends itself to having both form and function.

The project will create additional lighting in the area. The project is required to adhere to all Municipal Code requirements pertaining to minimum lighting levels. A development of this type will likely create unique exterior lighting treatment for aesthetic effects, increase night time safety, creating ease of visibility for pathways such as the on-site urban trail, and the large parking garage structures. Due to this amount of anticipated lighting, increased light spilling onto surrounding properties may occur. In order to mitigate this situation, through the design of the project, efforts will be made to minimize lighting from spilling over to adjoining properties by the type of lighting used, strategic placement of the lights, use of light deflection methods, and other lighting applications that minimize light spillage. Project lighting will be required, as stated in the mitigation measures of the General Plan EIR, to adhere to all Municipal Code requirements pertaining to minimum lighting levels.

Proposed mitigation measures, which will reduce any potentially significant impacts identified in this Section 2.13 to a level of insignificance, are set forth in Section 3.3.

**\*\***(General Plan 2030 Update Program EIR Section 5.3, May 2008)

### **2.14 CULTURAL RESOURCES\*\***

There are no known pale ontological resources in the area. Thus, there would not be a significant impact to pale ontological resources. However, if unanticipated pale

ontological resources are discovered during construction, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with Section 21083.2 and Appendix K of the CEQA Guidelines.

There are no known archaeological resources in the area. Thus, there would not be a significant impact to archaeological resources. However, if unanticipated archaeological artifacts are discovered during construction all attempts will be made to preserve in place or leave in an undisturbed state in compliance with Section 21083.2 and Appendix K of the CEQA Guidelines.

There are no known historical resources on the site. The General Plan EIR notes 13 historically significant or potentially significant sites within the City limits. None of these sites are located on the proposed Project site. Thus, there would not be a significant impact to historical resources.

There are no structures or activities on the Project Site that have unique cultural or ethnic value. Implementation of the proposed Project, therefore, would not have the potential to affect unique ethnic or cultural values.

The proposed Project is not in proximity to any known established religious or sacred facilities that would be affected by this Project. The Project will not restrict religious or sacred uses in the vicinity. Therefore, there would not be a potential to restrict existing religious or sacred uses within the area of the Project.

The Project will have no significant impact on Cultural Resources. No further mitigation required.

\*\* (General Plan 2030 Update Program EIR Section 5.17, May 2008)

## **2.15 RECREATION\*\***

The Project Site does not contain any dedicated public open space use or otherwise reduce neighborhood or regional park facilities. The developer is required to pay park in-lieu fees that are applied to the City's parks and recreation programs. Although the overall site will be considered private property in nature and is not providing public parkland, the development of the PUD will include an urban trail system usable by the public. The urban trail is intended to serve as an exercise/recreational amenity to the site that visitors and residents can take advantage of. The urban trail is anticipated to be approximately one mile in length, go in and around the subject site, provide sign markers for distance and direction, have landscape treatment to buffer the path along Brookhurst Street, and tie into the shopping areas within and around the project.

Along with the urban trail, an integrated internal common open space/plaza will be incorporated into the project for the purposes of providing visual relief and enhanced aesthetics as well as providing a respite for shoppers, visitors, residents, and employees of the site. The common open space will be designed with enhanced walkways serving the businesses that will encircle a water feature that will double as a water source for fire protection. The water feature is to be a series of shallow pools that will be designed to have the water cascade from one end of the water feature to the other. The water element will also be buffeted by landscape planters and seating areas.

Aside from the common open space areas, the development will also incorporate private recreation spaces and elements for that portion of the development designated for the residential dwelling units. This will include recreation rooms, workout rooms, swimming pools, and other on-site forms of recreational activities. This is anticipated to be a positive impact for the area. Thus, implementation of the proposed Project would not have a significant impact on recreation. No further mitigation required.

\*\* (General Plan 2030 Update Program EIR Section 5.15, May 2008)

## **2.16 MANDATORY FINDINGS OF SIGNIFICANCE**

Based on the above analysis and the mitigation measures set forth in Section 3.0 of this Mitigated Negative Declaration, the Project would not 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 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.

Based on the above analysis and the mitigation measures set forth in Section 3.0 of this Mitigated Negative Declaration, implementation of the proposed Project would not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

Based on the above analysis and the mitigation measures set forth in section 3.0 of this Mitigated Negative Declaration, implementation of the proposed Project would not have impacts that are not individually, but cumulatively considerable ("cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of current projects and the effects of probable future projects).

Implementation of the proposed Project would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

## **3.0 MITIGATION MONITORING**

### **3.1 INTRODUCTION**

In accordance with CEQA Section 21081.6, a Mitigation Monitoring Program has been prepared for the Project. CEQA states that a public agency shall adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The report or monitoring program shall be designed to ensure compliance during project implementation.

The discussion in Section 3.0 recommends several mitigation measures that shall be incorporated into the Project to reduce or eliminate potential adverse effects. Measures described herein are to be applied in addition to Project compliance with all relevant provisions of the California Building Code and applicable State of California and City codes and ordinances.

The Mitigation Monitoring Program contained in this Section 3.0 lists each required mitigation measure categorized by impact area, with an accompanying identification of the factors listed below. Measures are numbered sequentially. For each mitigation measure the following items are specified:

- Implementation mechanism;
- Timing and verification; and
- Responsible Agency

The Mitigation Monitoring Program will serve to document compliance with adopted mitigation measures and conditions of approval required to render insignificant the potential effects on the environment for implementing the proposed Project.

The Agency and Project developer shall demonstrate compliance with each mitigation measure in a written report submitted to the applicable enforcement agency prior to the specified compliance date and provide periodic (at a minimum annual) reports regarding compliance with such conditions.

It is further referenced that any mitigation measure and implementation measure identified in the General Plan 2030 Update Program EIR for the Brookhurst Triangle not listed here, shall still be applied and implemented as part of this mitigation-monitoring program.

### **3.2 PROJECT SUMMARY**

The Project includes: consideration by the Planning Commission and City Council of a zone change to Planned Unit Development and a Development Agreement between the City and the a prospective developer; for the purpose of allowing future development of the 13.9 acre Brookhurst Triangle site that consists of approximately 200,000 square feet of commercial/office space and up to 800 residential dwelling units.

### 3.3 MITIGATION MONITORING PROGRAM

Mitigation Measure	Verification	Timing	Responsible Party
<b>Use and Planning</b>			
The Project applicant shall apply to the City requesting that the City amend its Zoning Ordinance to bring consistency between the General Plan and Ordinance.	City Council approval	Prior to Project approval	Director of Community Development

<b>Geophysical</b>			
The development of the Project shall conform to the California Building Code to reduce seismic related hazards to an acceptable risk.	Grading and Building Plan Review, Inspections	Prior to issuance of building permits	Director of Community Development
A geotechnical report shall be prepared for the Site and submitted to the City Engineer for approval. All recommendations listed in the geotechnical report shall be incorporated into the Project.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development
The development of the Project shall conform to the California Building Code to reduce seismic related hazards to an acceptable risk.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development
The development of the Project shall conform to the California Building Code and Cal-OSHA as it relates to excavations, grading and fill.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development

Mitigation Measure	Verification	Timing	Responsible Party
<b>Water</b>			
Grading, water, sewer, and approved utility plans will be required.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Public Works
Reduction of surface run-off shall be provided by, to the extent possible, diverting water from directly running into the area's storm drains. The Project shall comply with NPDES rules and regulations as well as other applications to address this concern, such as complying with Low Impact Development measures, WQMP, and DAMP by applying best practices and obtain applicable permits. Reduce landscape irrigation water and run-off by water conserving irrigation systems, moisture sensing devices and avoidance of excessively mounded landscaped areas.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Public Works
The Project developer shall verify the location of the water well (if exists) and shall be responsible for proper abandonment of any remaining evidence of said well. The developer shall be responsible for acquiring all appropriate permits from the state and local agencies.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Public Works



Mitigation Measure	Verification	Timing	Responsible Party
<p><b>Air Quality</b></p> <p>The following measures shall be implemented during the construction of the Project:</p> <ul style="list-style-type: none"> <li>• Adherence to SCAQMD Rule 403, Fugitive Dust, as revised, which includes dust minimization measures.</li> <li>• Sweeping of streets near construction area.</li> <li>• Rinsing of wheels on construction vehicles prior to leaving construction area.</li> <li>• Paving of all construction access roads at least 100 feet onto the Project Site from the main access points.</li> <li>• Use of electricity from power poles rather than temporary diesel or gasoline powered generators.</li> <li>• Use of any methanol, natural gas, propane or butane-powered on-site mobile equipment rather than diesel or gasoline powered equipment.</li> </ul> <p>The following measures shall be implemented to minimize operation-related stationary source emissions or as required by SCAQMD Rules and Regulations:</p> <ul style="list-style-type: none"> <li>• Use of solar or low-emission water heaters;</li> <li>• Use of energy efficient parking lot lights;</li> <li>• Use of lighting controls and energy-efficient lighting; and</li> </ul> <p>Ensure compliance with Title 24 requirements.  Create urban trail system with amenities.  Use energy efficient/energy saving equipment and appliances.  Include new technology as it becomes available in the efforts to reduce air pollution.</p>	<p>Inspection</p>	<p>Building and Grading Inspections</p>	<p>Director of Community Development/ Public Works</p>

Mitigation Measure	Verification	Timing	Responsible Party
<b>Transportation</b>			
Prepare a site specific traffic analysis to address immediate potential site impacts concerning ingress and egress to the subject site, assess roadway width and parking opportunities along Brookhurst Way, restricting north bound traffic on Brookhurst Way from traveling west bound on Stanford Avenue.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Public Works
Bicycle lanes and walking paths as depicted in the Garden Grove Master Plan of Highways and Master Plan of Parks and Recreation shall be provided concurrent with any public right-of-way improvements.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Public Works
As required by OCTA, transit amenities including bus turnouts and bus shelters shall be provided concurrently with the Project.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Public Works
The developer shall be required to contribute their fair share, as required by City Ordinance, to the Traffic Impact Fee program to offset impacts along roadway segments, and any other traffic related fees.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Public Works
The developer shall provide delineated and properly lighted sidewalks throughout the Project to provide safe pedestrian routes.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development
A Traffic Safety Plan shall be submitted, and approved by the City's Traffic Engineer, prior to the commencement of any construction in the public right-of-way as required by the California Vehicle Code.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Public Works
All gated entries shall provide sufficient car stacking depth per the City's Traffic Engineer.	Building Plan Review	Prior to issuance of building permits	Director of Public Works
The entrance on Garden Grove Boulevard shall align with the main access to the mixed-use project directly south of the subject site.	Building Plan Review	Prior to issuance of building permits	Director of Public Works

Mitigation Measure	Verification	Timing	Responsible Party
<b>Noise</b>			
The construction and all uses operated within the Project shall adhere to the City's Noise Ordinance including hours of operation and maximum noise levels.	Inspection	Building and Grading Inspections	Director of Community Development
No outdoor amplification systems shall be permitted at the residential recreation areas. Any sound emitted from any loud speakers in the recreation rooms shall not extend beyond the walls of the building.	Grading and Building Plan Review On going	Prior to issuance of building permits	Director of Community Development
The recreation/pool areas, shall be closed to all patrons between the hours of 10 p.m. and 7 a.m. the following morning.	Grading and Building Plan Review On going	Prior to issuance of building permits	Director of Community Development
The construction and all uses operated within the Project shall adhere to the City's Noise Ordinance including hours of operation and maximum noise levels.	Inspection	Building and Grading Inspections	Director of Community Development

Mitigation Measure	Verification	Timing	Responsible Party
<p><b>Public Services</b></p> <p>On-site fire hydrants shall be provided as required by the Fire Department. All on-site fire hydrants not incorporated in the buildings shall be operable prior to delivery of combustible material to the site. Fire prevention methods shall be continually in place during all phases of construction.</p>	<p>Grading and Building Plan Review Inspection</p>	<p>Prior to issuance of building permits</p>	<p>Fire Chief</p>
<p>Grading and Building Plan Review</p>	<p>Prior to issuance of building permits</p>	<p>Prior to issuance of building permits</p>	<p>Fire Chief</p>
<p>Commercial and Residential security plans shall be provided.</p>	<p>Building Plan Review Inspection</p>	<p>Prior to issuance of building permits, and prior to final occupancy</p>	<p>Director of Community Development</p>

Mitigation Measure	Verification	Timing	Responsible Party
<b>Utilities and Service Systems</b>			
<p>The Project shall be designed to reduce landscape irrigation waste and run-off by water conserving irrigation systems, moisture sensing devices and avoidance of excessively-mounded landscaped areas as required by the City's Municipal Code and Low Impact Development practices including adhering to WQMP and DAMP.</p>	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development
<p>The project shall comply with water conservation measures such as low flow toilets and the City's water efficient landscaping ordinance.</p>	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development
<p>Sanitary sewer facilities shall be constructed as required by the Public Works Department and connected in the sewer line(s) located in Garden Grove Boulevard and Brookhurst Street per Garden Grove Sanitation District requirements and approvals. Location of sewer lines shall also be shown on the Tract Map for easement purposes.</p>	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Public Works
<p>During the final design phase of this Project, the applicant shall coordinate with the City of Garden Grove Public Works and Sanitary Departments and their contractor for specific type, location(s) for pick-up, and storage of trash receptacles.</p>	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Public Works
<p>All applicable City required recycling measures, as identified in the SRRE, shall be incorporated into the Project.</p>	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development

Mitigation Measure	Verification	Timing	Responsible Party
<b>Aesthetics</b>			
The Project shall conform to all polices, guidelines, and regulations contained in the Land Use Element, Community Design Element, and the Zoning Ordinance.	Grading and Building Plan Review	Prior to issuance of building permits	Director of Community Development
Above-ground utility equipment shall not be located in the street setbacks, or any parking areas. Said utility equipment shall be screened to the satisfaction of the Community Development Department.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development
The developer shall work with the City in the design and development of the urban trail.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development
The developer shall work with the City in design, development, and subsequent long term usage of the water feature within the common areas of the project.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development
The City prior to the implementation of the Project shall approve the landscape plan. The plan shall include a variety of landscape materials including, but not limited to, fast growing specimen trees of varying height, which are compatible and complementary to other new development in the area, and the remaining specimen trees on the perimeter of the Project Site.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development
The elevations shall be contemporary and modern in a timeless style that lends itself to having both form and function.	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development
All lighting shall comply with the City's zoning ordinance including preventing light from spilling onto adjacent properties or public right-of-ways and minimum lighting levels	Grading and Building Plan Review Inspections	Prior to issuance of building permits	Director of Community Development

## 4.0 PERSONS CONTACTED AND REFERENCES

### 4.1 CITY OF GARDEN GROVE

#### Community Development Department

Susan Emery, Director  
Karl Hill, Planning Manager  
Ding Victoria, Building Manager  
Lee Marino, Senior Planner  
Erin Webb, Senior Planner

#### Economic Development

Greg Blodgett, Senior Redevelopment Manager

#### Police Department

Kevin Boddy-Sargeant, Intelligence Investigator

#### Fire Department

Randy Garcia, Senior Fire Protection Specialist

#### Public Works

Bill Murray, City Engineer  
Sid Ashrafnia, Civil Engineer  
Dan Candelaria, Traffic Engineer  
David Entsminger, Water Services Division Manager  
Sam Kim, Water Engineer

### 4.2 OTHER ORGANIZATIONS AND INDIVIDUALS CONTACTED

RBF and Associates  
The Jerde Partnership

### 4.3 REFERENCES

City of Garden Grove General Plan 2030 Update, August 2008.

City of Garden Grove Existing Conditions Report, August 2008.

City of Garden Grove Final Environmental Impact Report for the General Plan 2030 Update, August 2008, State Clearinghouse No. 2008041079.

State of California, CEQA - California Environmental Quality Act, Statutes and Guidelines

Title 9 of the Garden Grove Municipal Code.

## 5.0 DISTRIBUTION LIST

Matthew Fertal, City Manager  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840

City of Garden Grove Fire Department  
David Bertka, Fire Chief  
11301 Acacia Parkway  
Garden Grove, CA 92840

City of Garden Grove Community Development  
Susan Emery, Director  
11222 Acacia Parkway  
Garden Grove, CA 92840

City of Garden Grove Police Department  
Joe Polisar, Police Chief  
11301 Acacia Parkway  
Garden Grove, CA 92840

City of Garden Grove Public Works Department  
Keith Jones, Director  
13802 Newhope Street  
Garden Grove, CA 92843

City of Garden Grove Engineering Division  
William E. Murray  
11222 Acacia Parkway  
Garden Grove, CA 92840

Garden Grove Unified School District  
Dr. Laura Schwalm, PhD, Superintendent  
10331 Stanford Avenue  
Garden Grove, CA 92840

Pacific Bell  
13062 Euclid Street  
Garden Grove, CA 92841

Southern California Edison Company  
Planning Department  
1241 S. Grand Avenue  
Santa Ana, CA 92706

Southern California Gas Company  
District Operations Manager  
12631 Monarch Avenue  
Garden Grove, CA 92841-9998



Time-Warner  
General Manager  
7441 Chapman Avenue  
Garden Grove, CA 92841

Orange County Public Library  
Garden Grove Regional Branch  
11200 Stanford Avenue  
Garden Grove, CA 92840

## **6.0 EXIBHITS**

The following pages are the refined concept analysis plans used for discussion and analysis purposes for this Planned Unit Development proposal (Exhibit 1).

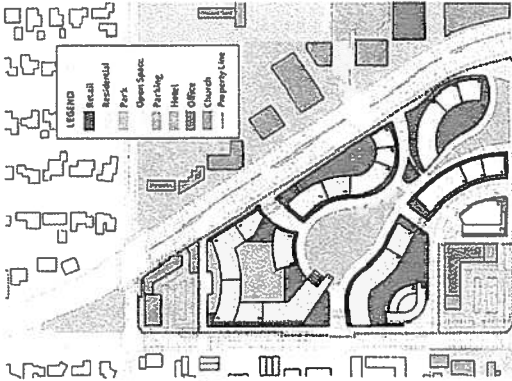
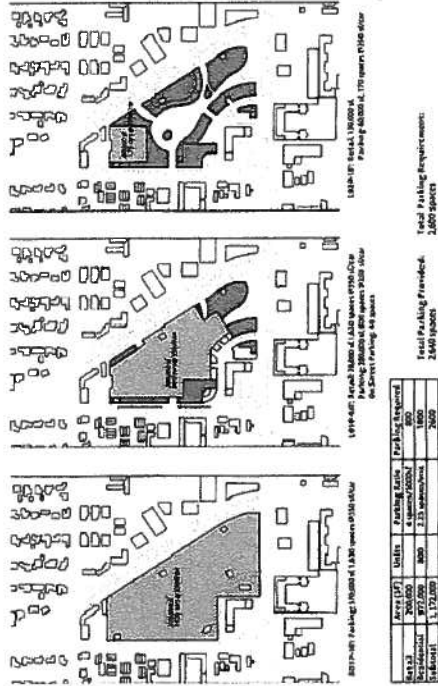


LOCATION MAP

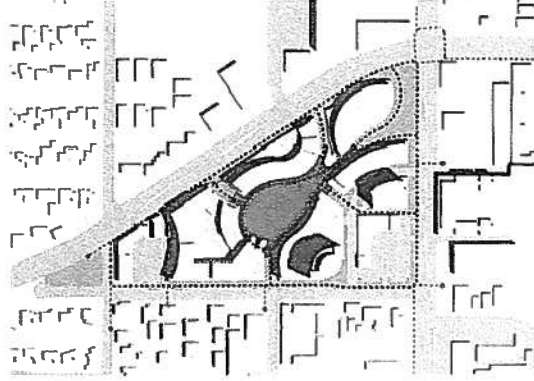
### CONCEPT & PROGRAM

The Garden Grove Agency for Community Development seeks a highly qualified developer to undertake the Brookhurst Triangle project located in the heart of Garden Grove, California. The Brookhurst Triangle flagship project will anchor the Garden Grove Boulevard district and upon completion become the portal to the area. This public/private partnership is being entitled to build 800 for-sale residential units and an unparalleled 200,000 square feet of retail, dining, and entertainment experience.

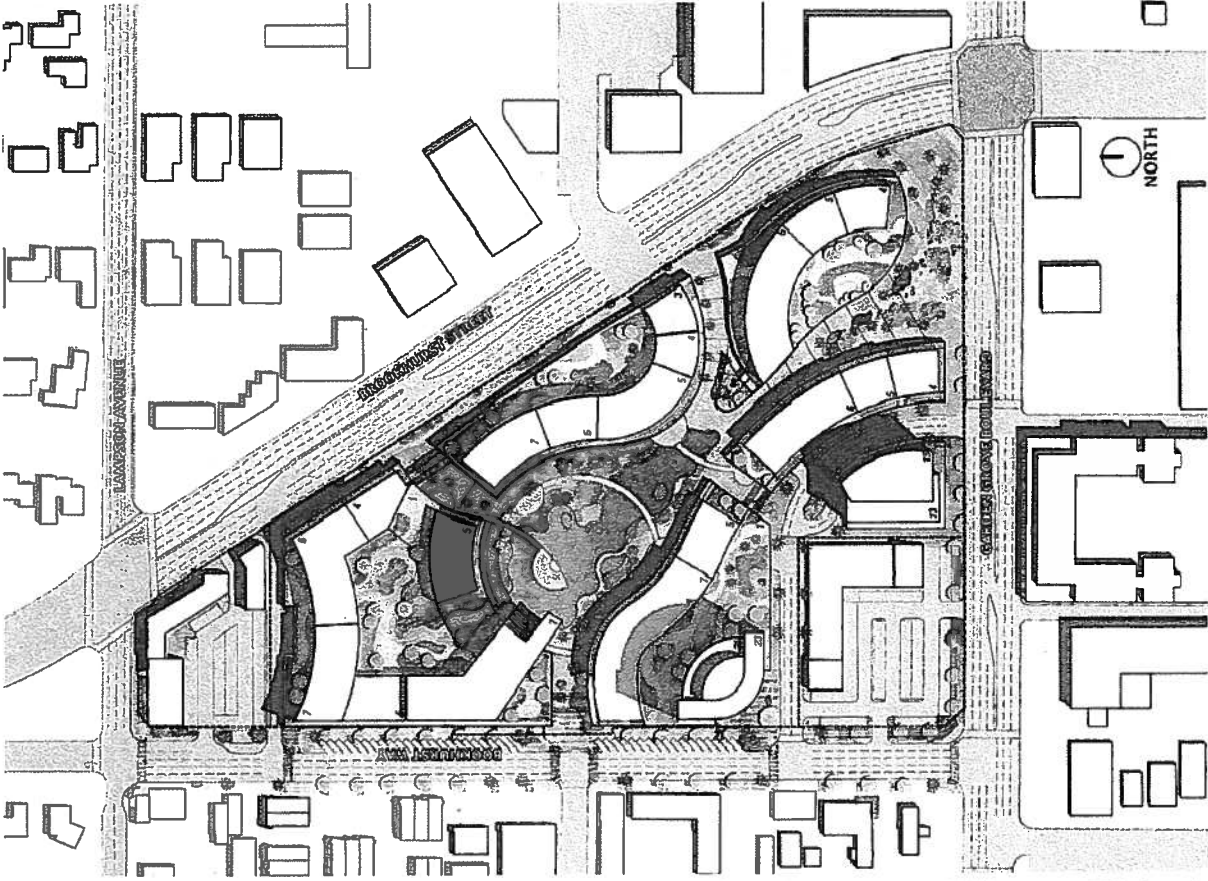
PARKING / RETAIL AREA SUMMARY DIAGRAM



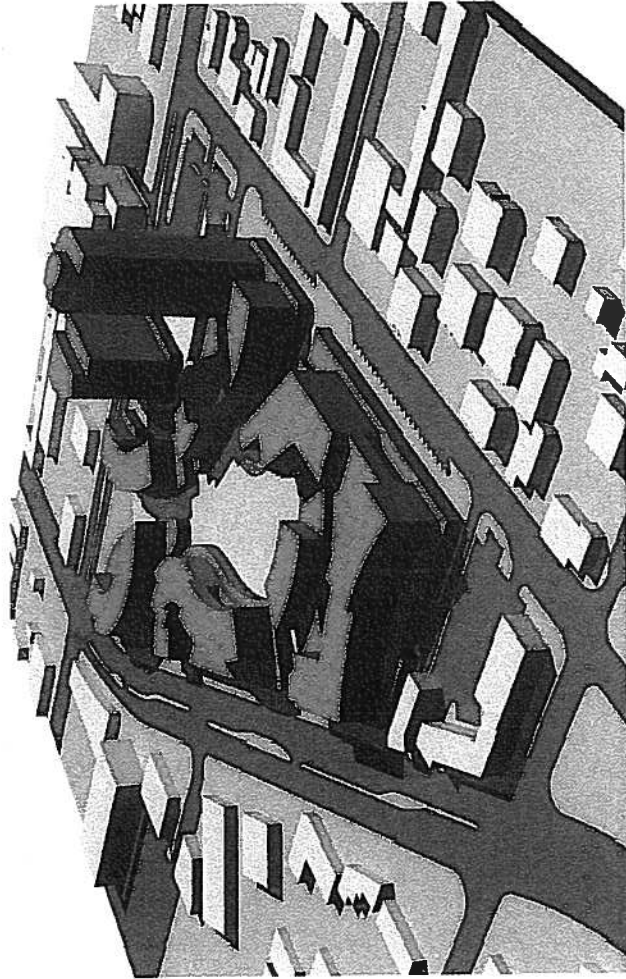
LAND USE DIAGRAM



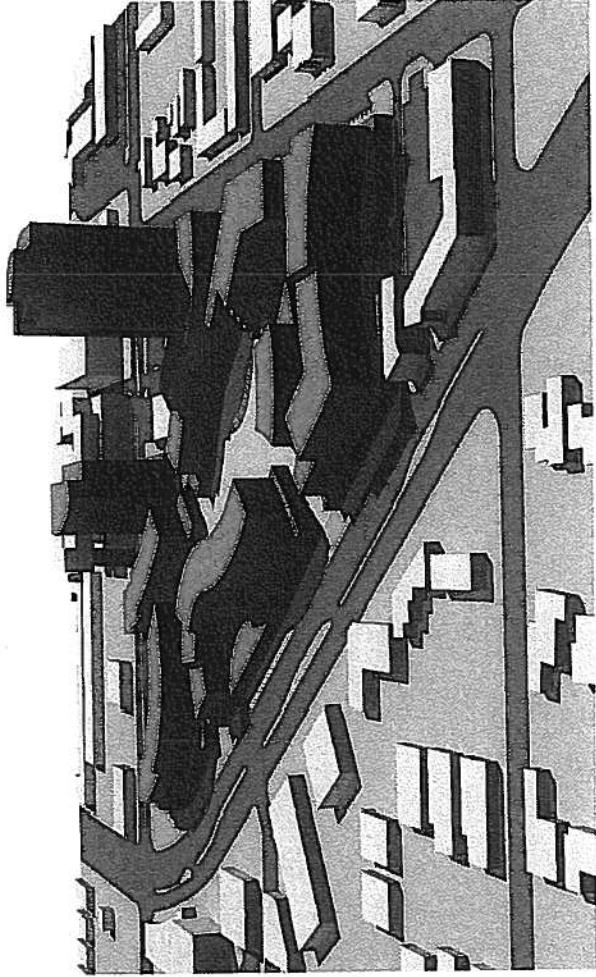
OPEN SPACE / URBAN TRAIL DIAGRAM



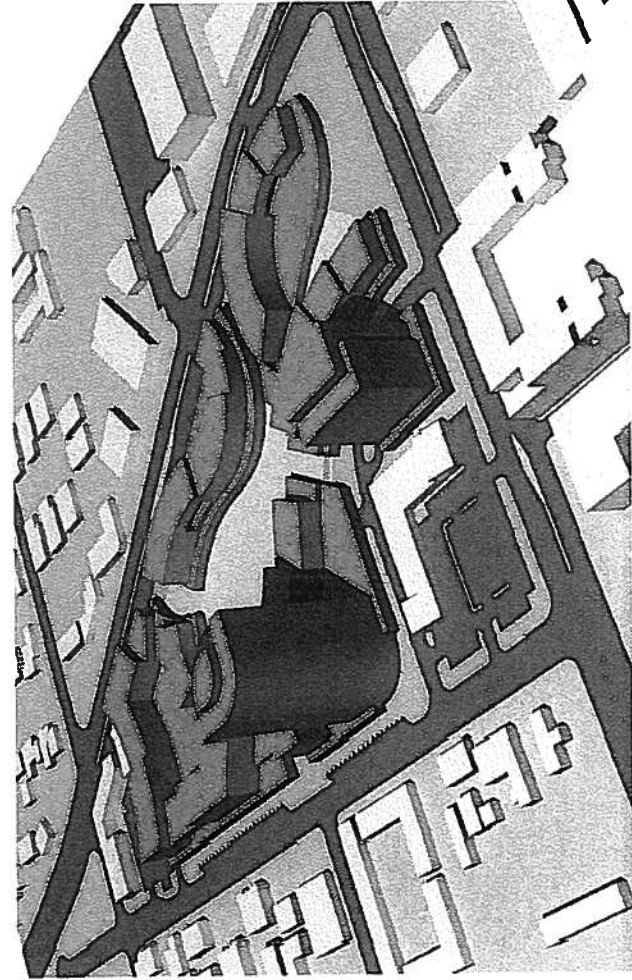
SITE PLAN



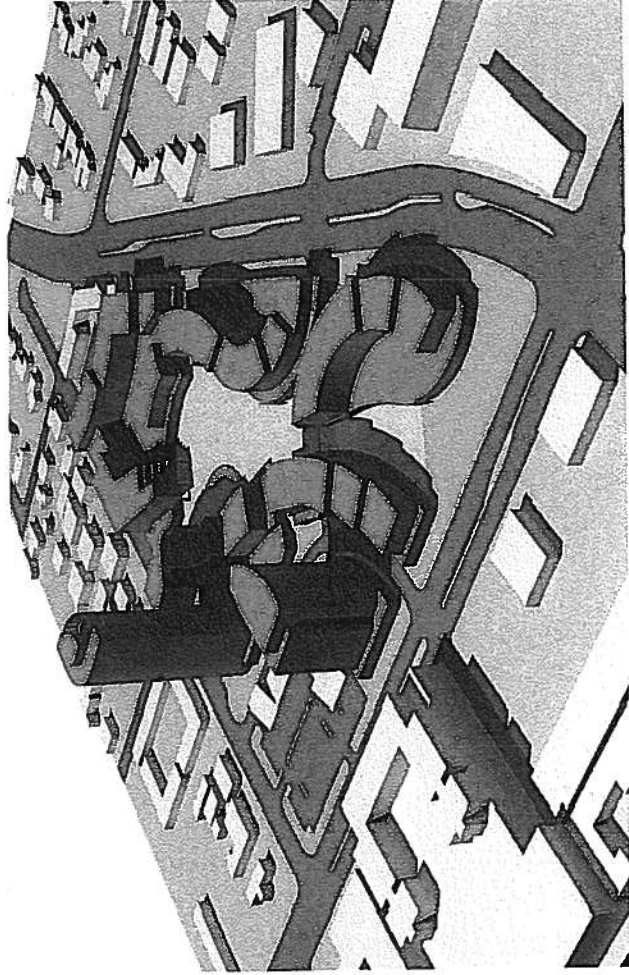
◀ NORTHWEST BIRD'S EYE VIEW



◀ NORTHEAST BIRD'S EYE VIEW



◀ SOUTHWEST BIRD'S EYE VIEW



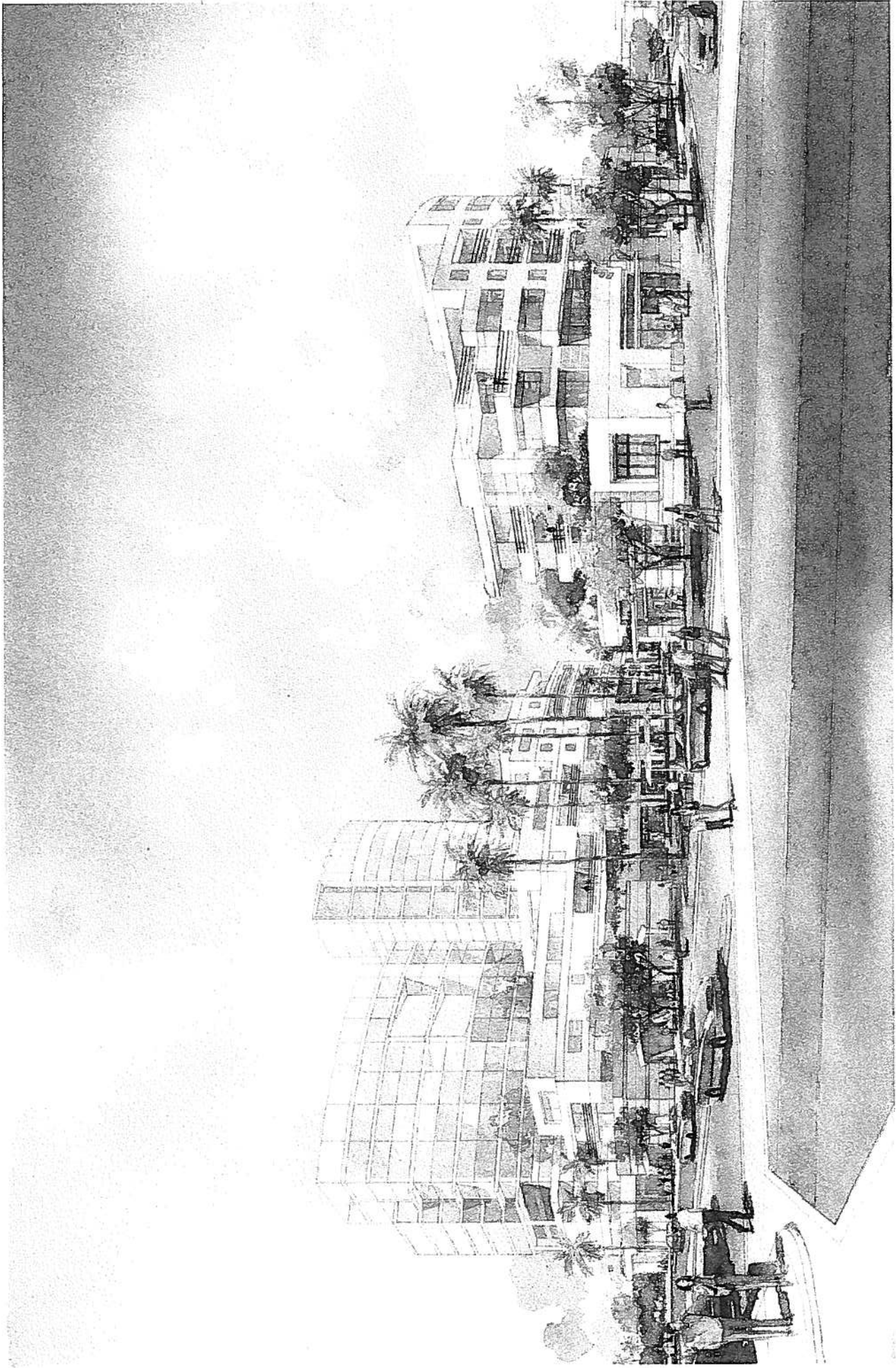
◀ SOUTHEAST BIRD'S EYE VIEW

# Brookhurst Triangle



JERDE





Brookhurst Triangle - Garden Grove Boulevard View



JERDE

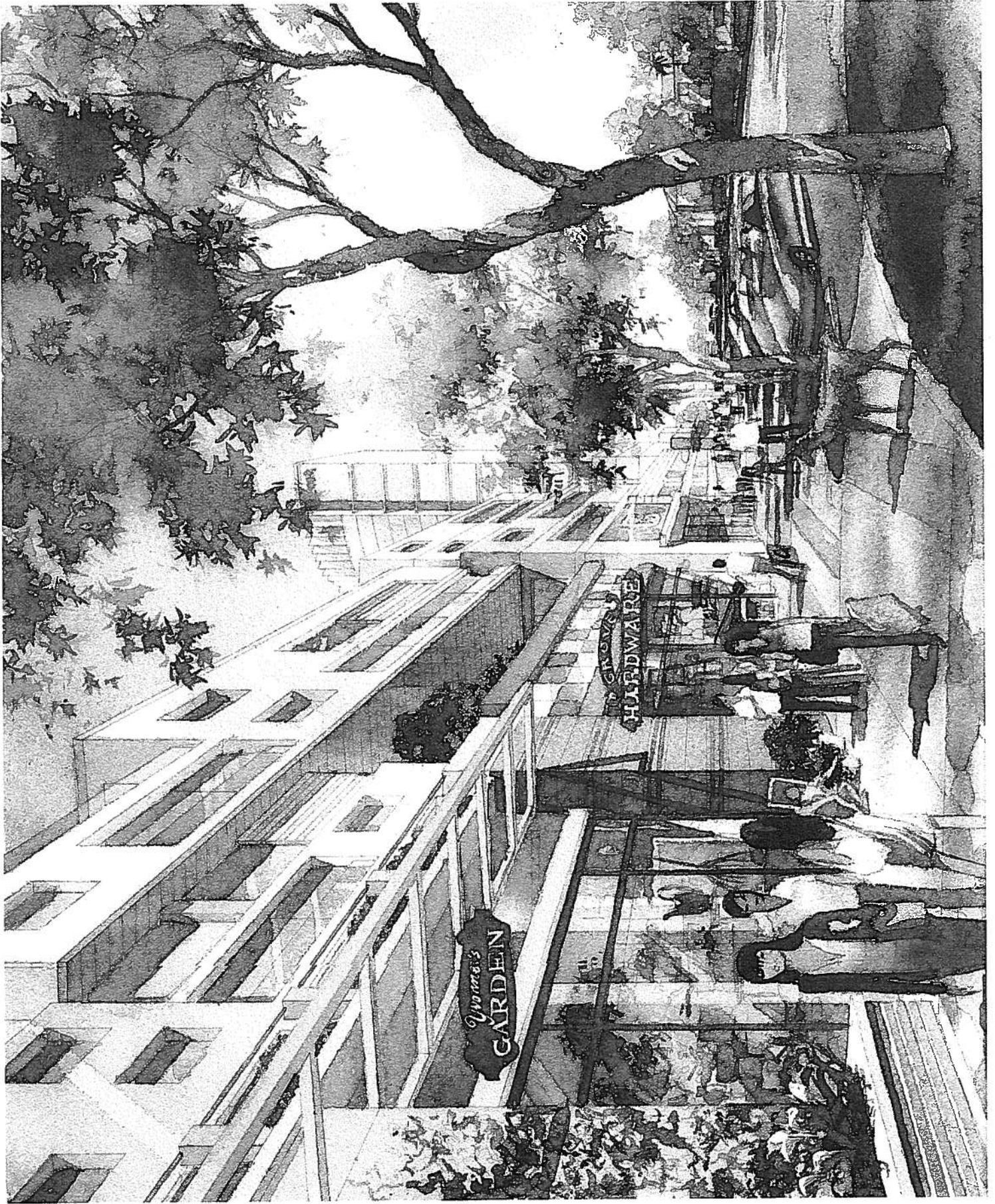


Brookhurst Triangle - Central Park Space



JERDE





**ENVIRONMENTAL CHECKLIST FORM**

**APPENDIX A**

1. **PROJECT TITLE:**  
Planned Unit Development No. PUD-123-09 Brookhurst Triangle Mixed-Use Development & Development Agreement
2. **LEAD AGENCY:**  
City of Garden Grove  
11222 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92840
3. **CONTACT PERSON:**  
Karl Hill, Planning Services Manager, City of Garden Grove
4. **PROJECT LOCATION:**  
The triangular site is bounded by Brookhurst Street, Garden Grove Boulevard, and Brookhurst Way, addressed as 12791 through 12861 Brookhurst Street (west side of Brookhurst Street), 10071 through 10151 Garden Grove Boulevard (north side of Garden Grove Boulevard only), and 12882 Brookhurst Way (APN: 089-661-03, 04, 05; 089-071-05, 06, 07, 08, 11, 12, 13, 14, 24, & 25).
5. **PROJECT SPONSOR:**  
City of Garden Grove.  
11222 Acacia Parkway  
Garden Grove, CA 92840
6. **GENERAL PLAN DESIGNATION:**  
Mixed Use
7. **ZONING:**  
Existing Zone: Planned Unit Development PUD-102-88 and C-2 (Community Commercial)  
Proposed Zone Change: PUD (Planned Unit Development)
8. **DESCRIPTION OF PROJECT:**  
To establish a Mixed-Use Planned Unit Development zoning for the purpose of allowing future development of the 13.9 acre Brookhurst Triangle site that consists of approximately 200,000 square feet of commercial/office space and up to 800 dwelling units, including sufficient parking, open space, an urban trail, and related development standards for a Mixed-Use Development. A Development Agreement is also included.
9. **OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) IS REQUIRED:**  
City of Garden Grove Planning Commission.  
City of Garden Grove City Council.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

<input type="checkbox"/> Land Use	<input type="checkbox"/> Transportation/Circulation	<input type="checkbox"/> Public Services
<input type="checkbox"/> Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Utilities and Services
<input type="checkbox"/> Geophysical	<input type="checkbox"/> Energy Resources	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Water Quality	<input type="checkbox"/> Hazards	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Recreation
<input type="checkbox"/> Mandatory Findings of Significance		

**DETERMINATION:**

On the basis of this initial evaluation:

I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section XVII.c at the end of this study have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

Also, I find that a mixed-use development of equal intensity and density was evaluated in the General Plan 2030 Update Environmental Impact Report certified in August 2008 (State Clearinghouse No. 2008041079). The project, therefore, qualifies for the streamline review under Public Resources Code Section 21083.3 and CEQA Guidelines 15183.

Karl Hill  
Signature

September 1, 2009  
Date

Karl Hill  
Printed Name

For:  
City of Garden Grove

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (E.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of significance. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigated" applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.



PUD-123-09 Brookhurst Triangle Mixed Use Development

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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**I. LAND USE AND PLANNING\***

- a. Conflict with General Plan designation or zoning.

**Response:** The proposed project is not in conflict with the General Plan in that the current land use designation of Mixed Use allows for a combination of uses on this site which include office, commercial, and higher density residential. The General Plan Update 2030, adopted August 2008, specifically identified the Brookhurst Triangle site to be developed in a manner to be considered mixed-use. Specifically, the proposed mixed-use development is that which is identified in the General Plan Update as Focus Area F and designated for a combination of commercial, office, and residential uses. The General Plan specifically identified the Brookhurst Triangle under Focus Area F as to be improved with over 200,000 square feet of commercial/office space and up to 800 residential dwelling units, which the latter equates to approximately 50 dwelling units per acre for the triangular site. Although the General Plan identifies the entire Brookhurst Triangle as the area of Mixed Use, for purposes of this environmental analysis, the properties identified as the project site (see project location above) consists of 13.9 acres and this 13.9-acre area is the only area that will be rezoned to Planned Unit Development (PUD) to accommodate the intensity (200,000 square feet of commercial/office space) and density (up to 800 residential dwelling units).

The current site condition has approximately half of the site vacant unimproved and the other half occupied with automotive related uses. The site is served by two major arterials (Brookhurst Street on the east side, and Garden Grove Boulevard on the south side). The site is bounded by a mixture of land uses that include multi-family residential, commercial and office developments, and currently under construction, a new mixed-use project immediately to the south of the site.

The intent of the proposed zoning, Planned Unit Development (PUD), is to establish development guidelines and standards to facilitate and encourage the future development of the site in a Mixed Use manner. The General Plan 2030 Update and accompanying Environmental Impact Report, specifically identified this site for such development in order to encourage recycling of the properties so that optimal use of the land can occur, and thereby combine the various uses that will create an environment of mixed land use activities that are intended to: reduce vehicle trip generations, improve air quality, promote an urban trail system, create new housing opportunities, add common open space, and become a positive community focal point for the area.

The General Plan 2030 Update and accompanying Environmental Impact Report further indicated and analyzed the triangular site to be improved with up to 200,000 square feet of commercial/office development, up to 800 dwelling units (approximately 50 dwelling units per acre) with related improvements. The means to implement this level of intensity and density for the site is through the adoption of a PUD. The current Municipal Code Section, Title 9 Zoning Code, does not have specific development standards and guidelines to accommodate such development, therefore, to facilitate the implementation of the General Plan and create zoning consistency between the General Plan Land Use designation of Mixed Use and Zoning, the site has to be rezoned to a Planned Unit Development.

A mixed-use development of equal intensity and density was evaluated in the General Plan 2030 Update Environmental Impact Report certified in August 2008 (State Clearinghouse No.

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2008041079). The General Plan 2030 Update and General Plan 2030 Update Environmental Impact Report were circulated for public comment along with public meetings and public hearings on these documents and thereby affording the public to provide comment and input on the subject documents and more specifically, ability to comment on Focus Area F, inclusive of the Brookhurst Triangle intensity and density as proposed. The project, therefore, qualifies for the streamline review under Public Resources Code Section 21083.3 and CEQA Guidelines 15183

The proposed PUD zoning will facilitate the intensity and density type of development identified in the General Plan 2030 Update as well as bring consistency to the City's General Plan Land Use designation of Mixed Use. Therefore, a zone change to Planned Unit Development (PUD) will not cause any adverse impacts.

\*(General Plan 2030 Update Program EIR Section 5.1, May 2008)

- b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project.

**Response:** The proposed project is located within a highly urbanized area of Orange County and is in conformance with applicable federal, state and City of Garden Grove environmental requirements and plans. The Final Environmental Impact Report prepared and certified, in August 2008, as a part of the General Plan Update (State Clearinghouse No. 2008041079, the General Plan EIR), addressed intense type of development for this area with respect to commercial/office and higher density residential and associated potential impacts such as increased traffic in the area, water and sewer concerns, and design issues. Therefore, the project does not have the potential to conflict with environmental plans adopted by agencies with jurisdiction over the project.

- c. Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses).

**Response:** The proposed changes in land use, and the proposal for development are consistent with the City's adopted General Plan. The project area has approximately half of the site vacant unimproved and the other half occupied with automotive related uses that have occupied the site for more than 30 years. The land uses surrounding the site are multi-family residential, commercial and office uses. The site has had no agricultural activity on it for over 30 years. Therefore, there will be no impacts to agricultural resources or operations.

- d. Disrupt or divide the physical arrangement of an established community, including a low-income or minority community.

**Response:** The project site area has approximately half of the site vacant unimproved and the other half occupied with automotive related uses that have occupied the site for more than 30 years and the automotive uses will be completely removed upon improvement of the site with the intended mixed-use development. The proposed Planned Unit Development zoning designation and subsequent intended development of the site is compatible with the surrounding area in intensity and density, and will not disrupt the physical arrangement of any existing residential, or commercial, or office development in the area. The surrounding land uses are residential and commercial/office uses. During construction there may be disruptions in traffic patterns or an increase in noise. These impacts are considered to be less than significant as these disruptions are temporary in nature and are addressed in the General Plan EIR.

\*(General Plan 2030 Update Program EIR Section 5.1, May 2008)

II. POPULATION AND HOUSING\*

- a. Cumulatively exceed official regional or local population projections.

PUD-123-09 Brookhurst Triangle Mixed Use Development

- b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure).

- c. Displace existing housing, especially affordable housing.

**Response:** (a, b, & c) There are no housing units existing on the site and displacement of residents will not occur as a result of a proposed development facilitated through the implementation of the proposed Planned Unit Development. The proposed PUD development is anticipated to increase population and housing in the immediate area. The General Plan Update 2030 identified this site with an intensity of up to 200,00 square feet of commercial/office space and approximately 800 dwelling units thereby creating an increase in both housing and population to the area. However, the General Plan Update 2030 and accompanying EIR addressed this intensity and density of this site as part of the build-out measures as City-wide accumulation. The total City-wide build-out identified in the General Plan Update 2030 and accompanying EIR indicate much higher intensity and density numbers than what this immediate project will generate (overall City-wide intensity at build-out is approximately 7.7 million square feet of commercial/office space and 6,400 residential dwelling units). Although note that the subject site is just part of the ultimate build-out scenario of the City's General Plan, and that the proposed project is located in a highly urbanized area with the necessary infrastructure already in place.

\*(General Plan 2030 Update Program EIR Section 5.2, May 2008)

III. GEOPHYSICAL

- a. Seismicity: Fault rupture.

**Response:** The nearest major active fault along which a rupture or a major seismic event could occur is the Newport-Inglewood Fault, which is located just west of Dana Point Harbor up through Newport Beach into south Los Angeles County. The seismic parameters of the site are similar to those of other areas in Orange County during the maximum credible event along the Newport-Inglewood Fault Zone that is estimated to be of 7.5 magnitude. No fault rupture is expected in the immediate vicinity of the project.

Some exposure to seismic-related hazards is expected. This impact is not considered significant because the exposure is no different than the exposure of virtually all new and existing development in Orange County. The proposed project does not alter the existing exposure. To mitigate any potential impacts, all construction shall comply with applicable building codes including, but not limited to, the C.B.C., Fire Code, and City requirements.

- b. Seismicity: Ground shaking or liquefaction.

**Response:** The project area, like all of Southern California, is subject to ground-shaking and other secondary impacts from seismic activity, such as liquefaction. Liquefaction could potentially occur during a maximum intensity event along the Newport-Inglewood fault due to the possibly saturated nature of the sandy soils in the area.

Some exposure to seismic-related hazards is expected. However, this impact is not considered significant because the exposure is no different than the exposure of virtually all new and existing development in Orange County. The proposed project does not alter the existing exposure. To mitigate any potential impacts all construction is required to adhere to the California Building Code as it pertains to seismic safety.

- c. Seismicity: Seiche or tsunami.

**Response:** Seiches and tsunamis are not anticipated to occur in the vicinity of this project due to its distance from the coast and absence of large water bodies in the project area.

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- d. Landslides or mudslides.

**Response:** The project area is relatively flat and would not normally be subject to landslides or mudslides. The construction of the proposed project will likely involve excavations and such excavation work will be required to be made in accordance with all applicable codes and standards to minimize the threat of a landslide or mudslide.

- e. Erosion, changes in topography or unstable soil conditions from excavation, grading or fill.

**Response:** Changes in topography will result during the site preparation and grading. A project of this size should not create substantial impacts to the soil or topography of the area due to the site's natural drainage pattern. Site drainage will be required to meet Engineering Services Division standards that will require storm water drainage to flow off the site, but yet be in compliance with the WQMP provisions. This will allow the overall drainage pattern to flow to the adjoining streets or storm drains in and around the subject site depending on the magnitude of the project's intensity and density. Drainage easements may be required for storm drain purposes. The location of the easement(s) and the size of storm drains will be determined before site preparation begins. In order to mitigate potential site drainage issues, all construction involving excavation and/or grading is required to adhere to the requirements of the Engineering Services Division. All improvements are required to adhere to applicable codes including the California Building Code, and State and Federal Occupational Safety requirements.

- f. Subsidence of the land.

**Response:** Vertical displacement or subsidence of the land surface can be caused by several factors, including the withdrawal of oil, gas, or water from underlying formations, decomposition of buried organic material, and construction of heavy manmade structures above underlying poorly consolidated materials. None of these or any other conditions typically contributing to subsidence are expected in the project area. All new construction is required to adhere to the requirements of the Engineering Services Division to address any subsidence of the land. All improvements are required to adhere to applicable codes including the California Building Code, and State and Federal Occupational Safety requirements.

- g. Expansive soils.

**Response:** All improvements are required to adhere to applicable codes including the California Building Code, and California Occupational Safety requirements.

- h. Unique geologic or physical features.

**Response:** There are no known unique geologic or physical features in the project area.

\*(General Plan 2030 Update Program EIR Section 5.7, May 2008)

**IV. HYDROLOGY AND WATER QUALITY\***

- a. Violate any water quality standards or waste discharge requirements?

**Response:** The Project will not involve operations that could affect water quality standards. The Project site is located within an urbanized area with existing residential, commercial and open space uses. The use of the proposed mixed-use commercial/office and residential development will not generate the types of activities that would effect water quality standards or waste discharge requirements.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land

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uses or planned uses for which permits have been granted?)

**Response:** The project will not involve operations that could affect aquifers' recharge capability or alter the direction of groundwater flow. The area is urbanized with existing residential and commercial uses. The construction of such a project proposed under the Planned Unit Development zoning designation for the anticipated intensity and density may require substantial excavations and other related below-grade work, but is not expected to use of large quantities of water. Any water pumped out, if necessary, will be subject to discharge requirements of the Regional Water Quality Control Board, the Garden Grove Sanitation District, and Garden Grove Public Works Water Services Division.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in flooding on- or off-site?

**Response:** (c and d) There are no surface waters within the project area. The Santa Ana River is located east of the project site. All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the project will not directly affect surface waters.

- e. Create or contribute run-off water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?

**Response:** There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface run-off as of the land is presently urbanized. To ensure proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and approved by the Engineering Services Division prior to the issuance of any building permits and commencement of construction.

- f. Otherwise substantially degrade water quality?

**Response:** There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface run-off as the land is presently urbanized. To ensure proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and those plans approved by the Engineering Services Division prior to the issuance of any building permits and the commencement of construction.

- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

**Response:** The project area is not located within 100-year flood zone. The grading improvement plans will be required to take this into consideration in designing the placement of the building, and related improvements to ensure surface drainage and runoff issues are properly addressed, this includes items under the provisions of WQMP and NPDES requirements.

- h. Place structures within a 100-year flood hazard area which would impede or redirect flood flows?

**Response:** The project area is not located within 100-year flood zone. The grading improvement plans will be required to take into consideration the placement of the building, the

PUD-123-09 Brookhurst Triangle Mixed Use Development

height of the finished elevation building pad, and related improvements to ensure surface drainage and run-off issues are properly addressed, this includes items under the provisions of WQMP and NPDES requirements.

- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

**Response:** The project area is not located within 100-year flood zone. The grading improvement plans will be required to take into consideration the placement of the buildings, the height of the finished elevation building pads, and related improvements to ensure surface drainage and run-off issues are properly addressed, this includes items under the provisions of WQMP and NPDES requirements.

- j. Inundation by seiche, tsunami, or mudflow?

**Response:** Seiches, tsunamis, and mudflows are not anticipated to occur in the vicinity of this project due to its distance from the coast, absence of large bodies of water, or hilly or mountainous areas that potentially could cause mudflows.

- k. Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).

**Response:** Project run-off will be directed into the existing storm drain system adjacent to the site. The local storm drain system has adequate capacity to handle the incremental increase in storm and urban water run-off generated by this project in that the site area has already been developed and the run-off and absorption rates should not increase and decrease respectively as the new project is developed on the site.

- l. Result in significant alteration of receiving water quality during or following construction.

**Response:** There are no surface waters within the area in which the Project is to be located. All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the Project will not significantly affect receiving water quality.

- m. Could the project result in increased erosion downstream?

**Response:** There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface run-off as of the land is presently urbanized. To ensure proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and approved by the Engineering Services Division prior to the issuance of any building permits and the commencement of construction.

- n. Result in increased impervious surfaces and associated increased run-off?

**Response:** There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface runoff as of the land is presently urbanized. To ensure proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and approved by the Engineering Services Division prior to the issuance of any building permits and commencement of construction.

- o. Create a significant adverse environmental impact

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to drainage patterns due to changes in run-off flow rates or volumes.

**Response:** There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface run-off as of the land is presently urbanized. To ensure proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and approved by the Engineering Services Division prior to the issuance of any building permits and commencement of construction.

- p. Tributary to other environmentally sensitive areas?      
 If so, can it exacerbate already existing sensitive conditions?

**Response:** All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the Project will not directly affect existing environmentally sensitive areas.

- q. Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list?      
 If so, can it result in an increase in any pollutant for which the water body is already impaired?

**Response:** All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the Project will not directly affect already impaired waters.

- r. Have a potentially significant environmental impact on surface water quality to either marine, fresh or wetland waters?

**Response:** All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the Project will not significantly affect surface water quality.

- s. Have a potentially significant adverse impact on ground water quality?

- t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

**Response:** (s and t) The project will not involve operations that could affect aquifers' recharge capability or alter the direction of groundwater flow. The area is urbanized with existing residential and commercial uses. It is not anticipated that this project will affect surrounding aquifers.

- u. Impact aquatic, wetland, or riparian habitat?

**Response:** The project will not impact aquatic, wetland, or riparian habitats. No such environments are located within the Project area or in the immediate area. All run-off from the area is, and will be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the Project will not directly affect and aquatic, wetland, or riparian habitat.

\*(General Plan 2030 Update Program EIR Section 5.8, May 2008)

**V. AIR QUALITY\***

- a. Violate any air quality standard or contribute to

an existing or projected air quality violation.

**Response:** The permitted uses and operations that are anticipated to occupy the site upon completion of the mixed-use development do not appear to create the potential for significant amounts of air pollutants. Therefore, there will be no violations of any air quality standard. No additional impacts are seen to existing air quality standards nor additional sources created that would contribute to an existing or projected air quality violation. To further the position of addressing air quality from a development of this type, it is anticipated that due to the nature of the project, that there should be less vehicle trips generated. The site will be served by mass transit again reducing potential vehicle trips, will create employment on site that could be filled by residents of the site, and common and private open space, and an urban trail system incorporated into the design will also support reducing amounts of air pollutants. The development will also incorporate construction materials and construction techniques, and where possible, energy conservation measures that will both reduce on-site emissions as well as off-site emissions relating to energy generating sources.

In regard to short-term construction activities, a project of this size could generate increases in air contaminants/pollutants that may violate air quality standards. In this respect, the General Plan 2030 EIR addresses this matter by the fact that this project is specifically identified in the General Plan 2030 EIR, which could be at a level of potentially significant impact to the environment in the short term and may not meet the thresholds. However, the General Plan 2030 EIR does indicate through the goals and polices of the General Plan that implementation measures should reduce or offset the potential impacts. The measures for reducing construction related air quality impacts include, but are not limited to, construction techniques and building materials that reduce air pollutants, site construction work practices, measures adopted by South Coast Air Quality Management District (e.g., Fugitive Dust Control Measures, Rule 403), and other measures such as the types of fuels used in construction equipment as well as keeping such construction equipment in proper working order by doing timely maintenance of the vehicles and equipment.

- b. Expose sensitive receptors to pollutants.

**Response:** The proposed project will not significantly increase the exposure of sensitive receptors to pollutants. The General Plan EIR addressed similar type development for this site, but at a much higher intensity. The limited scope and intensity of the proposed project is not expected to exceed the projections contained in the General Plan 2030 Update and accompanying EIR.

- c. Alter air movement, moisture, or temperature, or cause any change in climate.

**Response:** The proposed project, uses, and the necessary on-site modifications would not have the capability to alter air movement, moisture or temperature, or cause a change in the climate.

- d. Create objectionable odors.

**Response:** No objectionable odors would be created by the proposed development. During construction objectionable odors may occur within the area. This impact is not considered significant due to the temporary nature of these odors. The General Plan EIR addressed odors that may arise as the result of new construction. The project is required to adhere to all mitigation measures pertaining to construction odors.

\*(General Plan 2030 Update Program EIR Section 5.5, May 2008)

**VI. TRANSPORTATION\***

- a. Increased vehicle trips or traffic congestion.
- b. Hazards to safety from design features (e.g., sharp



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curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

**Response:** (a and b) The development is likely to increase vehicle trips and traffic congestion in the area, but not beyond the scope analyzed in the General Plan 2030 Update EIR. The proposed Brookhurst Triangle site (identified as part of Focus Area F) development was included in the General Plan 2030 Update EIR traffic analysis and the traffic analysis indicates that with this project, the immediate intersections would not operate below Level C during peak periods. The General Plan identifies intersections operating at or above Level Service D are acceptable. Although the General Plan 2030 Update EIR does include this site's specific level of intensity and density of development in assessing both intersection and roadway sections level of service analysis, it does state several implementation measures are to be applied to this specific site when an actual development proposal is submitted. These measures include adhering to Transportation Demand Strategies and Ordinance, site specific traffic analysis, paying required traffic mitigation fees, encourage other related traffic measures that reduce vehicle miles traveled, roadway and intersection congestion, and promote the use of other forms of transit.

During construction, increased vehicle trips or traffic congestion may occur, but would be temporary in nature and would not create a significant impact. All projects involving construction in the public right-of-way will be required to submit a traffic safety plan to minimize traffic congestion.

- c. Inadequate emergency access to nearby uses.

**Response:** Emergency access to the proposed development and surrounding areas will not be affected. Police and Fire services in the area are adequate to accommodate the development provided the project complies with the conditions of approval included on the project by the Police and Fire Departments.

- d. Insufficient parking capacity on-site or off-site.

**Response:** Parking capacities have been examined based on the nature of the use, and the Municipal Code parking requirements. The PUD will ensure that the project provides adequate parking on site to accommodate the proposed development by providing a sufficient number of spaces based on the mix of land uses proposed under this PUD. The initial design plan for the site does provide the number of parking spaces necessary to meet the Municipal Code parking requirements for the proposed commercial/office space and 800 dwelling units (2,600 parking spaces). Although the design plan meets the amount of parking spaces for the site's different uses, a recent report from the American Planning Association (APA) substantiates that large Mixed-Use projects need fewer parking spaces by approximately 5% to 10% less than that prescribed by local zoning codes. In addition, the site will also have access to on-street parking spaces along Brookhurst Way. The site will also be served by local transit. The proposed site design, along with a recent APA study and additional off-site parking spaces, affirms that the site will provide sufficient parking for the proposed uses.

- e. Hazards or barriers for pedestrians or bicyclists.

**Response:** Barriers for pedestrians or bicyclists may occur during the period of construction. A traffic safety plan shall be approved prior to the commencement of construction in the public right-of-way in order to ensure the safety of pedestrians and/or bicyclists.

- f. Conflicts with adopted policies supporting alternative transportation.

**Response:** The proposed development would not impact existing or proposed policies pertaining to alternative transportation, and mass transit stops are in close proximity to the development.

- g. Rail, waterborne or air traffic impacts.

**Response:** There are no air or waterborne traffic corridors in the immediate area. The site is not located within a flight path of any airport.

\*(General Plan 2030 Update Program EIR Section 5.4, May 2008)

**VII. BIOLOGICAL RESOURCES\***

- a. Endangered threatened or rare species, or their habitats (including but not limited to plants, fish, insects, animals, and birds).    

**Response:** In general, wildlife diversity in the project area is low due to the urbanized nature of the area and its surroundings. The site has been used for automotive purposes for many years with a portion of the site being vacant unimproved except for remnant asphalt pavement left in place from a former full service car dealership. There are no areas where any type of favorable habitat has existed on the site for at least the past 30 years. Endangered species are not expected to occur in the area due to the lack of suitable habitat. No impacts are expected.
- b. Locally designated species (e.g., heritage trees).    

**Response:** The site is devoid of native vegetation and there are no locally designated species on the project site.
- c. Locally designated natural communities (e.g., oak forest, coastal habitat, etc.).    

**Response:** The site is devoid of native vegetation and there are no locally designated natural communities on the project site.
- d. Wetland habitat (e.g., marsh, riparian and vernal pool).    

**Response:** There are no wetland habitats in the area of the project site.
- e. Wildlife dispersal or migration corridors.    

**Response:** The project area does not serve as a dispersal and/or migration corridor as the area is within a highly urbanized area.

**VIII. ENERGY AND MINERAL RESOURCES**

- a. Conflict with adopted energy conservation plans.    

**Response:** The development of this site is not in conflict with adopted energy conservation plans. All construction will be required to utilize energy conservation measures such as wall and ceiling insulation, dual pane windows, and weather stripping as well as other forms of energy conservation for a development of this type.
- b. Use non-renewable resources in a wasteful and inefficient manner.    

**Response:** All development on the project site is required to adhere to all State and City energy-conservation regulations including energy efficient lighting, ventilation, and heating systems. Therefore, the development will not create uses that use non-renewable resources in a wasteful manner.

**IX. HAZARDS**

- a. A risk of accidental explosion or release of hazardous substances (e.g., oil, pesticides, chemicals, and radiation).
- b. Possible interference with an emergency response plan or emergency evacuation plan.

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c. The creation of any health hazard or potential health hazard.

d. Exposure of people to existing sources of potential health hazards.

**Response:** (a through d) There will be no health hazards or potential for health hazards created by the proposed development or uses. The development will not create any health hazards or increase the potential of exposure to existing hazards. The project will not increase the risk of accidental explosion, release of hazardous substances, or create an interference with existing emergency response or evacuation plans.

e. Increased fire hazard in area with flammable brush, grass, or trees.

**Response:** There are no anticipated physical changes that would increase fire hazards within the project area.

f. Would the project include a new or retrofitted stormwater Treatment Control BMPs (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increase vectors and odors)?

**Response:** The project will not use new treatment BMP's that could create an increase in odors or vectors.

**X. NOISE\***

a. Increases in existing noise levels.

**Response:** Construction activities associated with infrastructure improvements or the on-site development may temporarily increase noise levels at noise-sensitive receptors adjacent the project site. However, with the temporary nature of these construction-related activities and requirements for contractor compliance with County and City noise ordinances, noise impacts will be mitigated to a level of insignificance.

The potential increase in noise levels beyond those existing is due to the fact that the proposed development will be a mixed-use development consisting of commercial and office space and residential dwelling units that do not currently exist on the site. The development, and subsequent activities, is subject to the City's noise ordinance.

b. Exposure of people to extreme noise levels.

**Response:** Construction will occur within the project area. Although construction noise could cause an annoyance for surrounding uses, due to the temporary nature of any construction activities and the fact that construction activities and future development would be required to adhere to the County and City noise ordinances, the impact of extreme noise levels from any potential construction activities is considered to be less than significant. Noise from the proposed use will not be extreme as the activities are limited and regulated by the Garden Grove Municipal Code.

\*(General Plan 2030 Update Program EIR Section 5.6, May 2008)

**XI. PUBLIC SERVICES\***

a. Fire protection.

**Response:** The City of Garden Grove Fire Department provides emergency response service to the project area. The project is not likely to induce significant growth and will not result in substantial new demand for fire protection services.

New construction, however, will occur, and due to the nature of the uses, there will be a slight increase in fire protection services. In order to mitigate impacts associated with this development, the development shall comply with the conditions of approval of the Fire Department including but not limited to providing a fire sprinkler system, ensuring clearly unobstructed emergency paths of travel, providing and maintaining a water storage system for fire fighting purposes, and providing other regulations per the Fire Department's specifications that address this type of development.

b. Police protection.

**Response:** The Garden Grove Police Department provides police protection in the area. The project is not likely to induce growth beyond that planned for the site and will not result in substantial new demand for police protection services. There are no anticipated physical changes within the area that would significantly affect police protection. However, due to the nature of the proposed use, it is likely that there will be an additional demand for police protection. In order to mitigate the anticipated impacts associated with the project, such as an increase in calls for service, the development shall comply with the conditions of approval of the Police Department.

c. Schools.

**Response:** The proposed development may increase the number of children within the Garden Grove Unified School District. This development is subject to the applied mitigation school fees currently applied to new development in the City by the Garden Grove Unified School District. In order to ensure this concern is satisfied, the Developer shall provide the Community Development Department proof of payment of appropriate school fees, adopted by the Garden Grove Unified School District, prior to the issuance of building permits in accordance with the provisions of state law.

d. Maintenance of public facilities, including roads.

**Response:** It is likely that the project, and the additional demand on the infrastructure, will increase maintenance requirements. The existing public facilities appear to be in reasonable condition and adequate to meet the demands of the proposed development. Should any infrastructure be inadequate to serve the site, then the developer will be required to make such improvements as part of the proposed development.

e. Other governmental services.

**Response:** It is not likely that the project will increase demands on other governmental services other than those addressed in this analysis.

\*(General Plan 2030 Update Program EIR Sections 5.9, 5.12, 5.13, & 5.14, May 2008)

## XII. UTILITIES AND SERVICE SYSTEMS\*

a. Power or natural gas.

**Response:** There are no impacts to power or natural gas caused by this project. The existing infrastructure is adequate to meet the demands of the area including those generated by this project.

b. Communication systems.

**Response:** There are no impacts to communications systems caused by this project. The existing infrastructure is existing and adequate to meet the demands in the area including those generated by this project.

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- c. Local or regional water treatment or distribution facilities.                          
**Response:** There are no impacts to water treatment or distribution facilities caused by this project. The existing infrastructure is adequate to meet the demands of the area including those generated by this project.
  
- d. Sewer or septic tanks.                          
**Response:** According to the Garden Grove Sanitary District, the existing infrastructure will be adequate to meet the demands of the area including those generated by this project.
  
- e. Storm water drainage.                          
**Response:** The project area is a highly urbanized area and storm water drainage facilities are in place and adequate to meet the needs for this area including those generated by this project.
  
- f. Solid waste disposal.                          
**Response:** Solid waste disposal services are administered by the Garden Grove Sanitary District. Collection services are provided via a contract with a private trash collection contractor. As part of the development of this site, the overall coordination of the solid waste disposal system will be to coordinate it with the Garden Grove Sanitary District and their contractor for specific matters such as trash pick-up times, number of trash and types of trash receptacles, and the locations of such trash receptacles. The overall system for solid waste disposal is to be provided in a manner that is of sufficient magnitude for a proposed development of this type.

\*(General Plan 2030 Update Program EIR Sections 5.10, 5.11, & 5.16, May 2008)

**XIII. AESTHETICS\***

- a. Affect on a scenic vista or scenic highway.                          
**Response:** The project area is not adjacent to any scenic vistas or highways. The physical improvements for this site will be compatible with the Community Design Guidelines as stated in the General Plan and with other improvements and developments in the area.
  
- b. Have a demonstrable negative aesthetic effect.                          
**Response:** The proposed development with recommended conditions of approval, will be compatible with the goals and objectives of the Design Guidelines contained in the City's adopted General Plan, and with the existing improvements and developments in the area. Therefore, there will be no demonstrable negative aesthetic effects caused by the proposed development.
  
- c. Create light or glare.                          
**Response:** The project will be required to provide additional lighting in the area. The project is required to adhere to all Municipal Code requirements pertaining to minimum lighting levels. A development of this type will likely create unique exterior lighting treatment for aesthetic effects, increase night time safety, creating ease of visibility for pathways such as the on-site urban trail, and the large parking garage structures. Due to this amount of anticipated lighting, increased light spilling onto surrounding properties may occur. In order to mitigate this situation, through the design of the project, efforts will be made to minimize lighting from spilling over to adjoining properties by the type of lighting used, strategic placement of the lights, use of light deflection methods, and other lighting applications that minimize light spillage.

\*(General Plan 2030 Update Program EIR Section 5.3, May 2008)

**XIV. CULTURAL RESOURCES\***

- a. Disturb paleontological resources.                          
**Response:** There are no known paleontological resources in the area. If unanticipated paleontological resources are discovered during construction, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with CEQA Section 21083.2.

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- b. Disturb archaeological resources.      
**Response:** There are no known archaeological resources in the area. If unanticipated archaeological artifacts are discovered during construction, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with CEQA Section 21083.2.
- c. Affect historical resources.      
**Response:** There are no known historical resources on the site. The Garden Grove General Plan Update notes 13-historically significant or potentially significant sites within the City limits. None of these sites are located in the project area.
- d. Have the potential to cause physical change that would affect unique ethnic cultural values.      
**Response:** There are no structures or activities that have unique cultural or ethnic value. The project, therefore will not have the potential to affect unique ethnic or cultural values.
- e. Restrict existing religious or sacred uses within the potential impact area.      
**Response:** The proposed development, and the use of the property, will not restrict religious or sacred uses. Therefore, there is no potential to restrict existing religious or sacred uses within the area of the project.

\*(General Plan 2030 Update Program EIR Section 5.17, May 2008)

**XV. RECREATION\***

- a. Increase the demand for neighborhood or regional parks or other recreational facilities.
- b. Affect existing recreation facilities.      
**Response:** (a and b) The area to be developed does not contain public open space or otherwise reduce neighborhood or regional park facilities. The developer is required to pay park in-lieu fees that are applied to the City's parks and recreation programs. Although the overall site will be considered private property in nature and is not providing public parkland, the development of the PUD will include an urban trail system usable by the public. Along with the urban trail, an integrated internal common open space/plaza will be incorporated into the project for the purposes of providing visual relief and enhanced aesthetics as well as providing a respite for shoppers, visitors, residents, and employees of the site. Aside from the common open space areas, the development will also incorporate private recreation spaces and elements for that portion of the development designated for the residential dwelling units. This will include recreation rooms, workout rooms, swimming pools and other on-site forms of recreational activities.

\*(General Plan 2030 Update Program EIR Section 5.17, May 2008)

**XVI. MANDATORY FINDINGS OF SIGNIFICANCE**

- a. The project does not 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 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.
- b. The project does not have the potential to achieve short-term, to the disadvantage of long-term environmental goals.

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- c. The project does not have impacts that are individually, but      
cumulatively considerable ("Cumulatively considerable" means  
the incremental effects of a project are considerable when  
viewed in connection with the effects of past projects,  
the effects of current projects and the effects of probable future projects).
- d. The project does not have environmental effects that will cause      
substantial adverse effects on human beings, either directly or indirectly.

**XVII. EARLIER ANALYSIS**

Earlier analyses may have been used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

**a. EARLIER ANALYSIS:**

1. The City of Garden Grove General Plan 2030 Update.
2. The City of Garden Grove Existing Conditions Report.
3. The City of Garden Grove Final Environmental Impact Report for the General Plan 2030 Update, State Clearinghouse No. 200804107.
4. Title 9 of the Garden Grove Municipal Code.

**b. IMPACTS ADEQUATELY ADDRESSED:**

1. Land Use
2. Population and Housing
3. Geophysical
4. Water
5. Air Quality
6. Transportation
7. Noise
8. Public Services
9. Aesthetics
10. Recreation

**c. MITIGATION MEASURES:**

All guidelines, development standards, and conditions of approval for Planned Unit Development No. PUD-123-09 shall be adhered to in order to mitigate negative impacts on the property or surrounding area. In addition, any mitigation measures indicated herein are also deemed to be part of the conditions of approval.

PUD-123-09 envchklst

RESOLUTION NO. 5694

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION, AND RECOMMENDING APPROVAL OF PLANNED UNIT DEVELOPMENT NO. PUD-123-09 AND A DEVELOPMENT AGREEMENT.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on October 1, 2009, does hereby recommend that the City Council approve Planned Unit Development No. PUD-123-09 for land located at the northwest corner of Garden Grove Boulevard and Brookhurst Street at 12791 through 12861 Brookhurst Street (west side of Brookhurst Street only), 10071 through 10151 Garden Grove Boulevard (north side of Garden Grove Boulevard only), and 12882 Brookhurst Way (APN: 089-661-03, 04, 05; 089-071-05, 06, 07, 08, 11, 12, 13, 14, 24, & 25), and a Development Agreement.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment that were not already addressed in the General Plan 2030 EIR certified in August 2008 (State Clearinghouse No. 2008041079). The Planning Commission recommends adoption of the Mitigated Negative Declaration to City Council, subject to Public Resources Code 21083.3 and CEQA Guidelines Section 15183.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-123-09, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The case was initiated by The City of Garden Grove.
2. The applicant is requesting approval to rezone the site to Planned Unit Development No. PUD-123-09 in order to allow future development of the 13.9 acre Brookhurst Triangle site that consists of approximately 200,000 square feet of commercial/office space and up to 800 residential dwelling units. The Planned Unit Development (PUD) will also include sufficient parking to accommodate the intensity and density of the project, common and private open space, an urban trail, and related development standards for a mixed-use development. A Development Agreement is also included.
3. The Community Development Department has prepared a Mitigated Negative Declaration for the project, that (a) concludes that the proposed project can not, or will not, have a significant adverse effect on the environment, (b) and was prepared and circulated in accordance with applicable law, including the



California Environmental Quality Act, Public Resources Code Sections 21000 et seq., and CEQA Guidelines, Title 14, California Code of Regulations Sections 15000 et. Seq.

4. The property has a General Plan Land Use designation of Mixed Use and is currently zoned C-2 (Community Commercial) and Planned Unit Development No. PUD-102-88 (a commercial PUD zone). Approximately half of the 13.9 acre site is currently improved with automotive related businesses such as sales, service, repair and storage, and other half of the site is vacant, all of which has been the condition and use of the site for over 25 years.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on October 1, 2009, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of October 1, 2009; and

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

FACTS:

The property is a 13.9-acre site, the location of the proposed Planned Unit Development is the Brookhurst Triangle that is bounded by Brookhurst Street, Garden Grove Boulevard, and Brookhurst Way. The project site will not include the parcel at the northern tip of the triangular site, nor the parcel at the southwest corner of the triangular site.

The property is located in an area improved with commercial/office uses, and residential uses. Across Brookhurst Street to the east, are office and commercial uses, to the south across Garden Grove Boulevard are commercial uses along with a mixed-use commercial/residential development that is currently under construction, and to the west across Brookhurst Way are commercial uses and multi-family residential.

The purpose for the proposed Planned Unit Development zoning is to allow the future development of the 13.9-acre Brookhurst Triangle site consisting of approximately 200,000 square feet of commercial/office space and up to 800 residential dwelling units. The proposed mixed-use development is that which is identified in the General Plan Update as Focus Area F and is designated for a combination of commercial, office, and residential uses. The General Plan specifically identified the Brookhurst Triangle under Focus Area F to be improved with over 200,000 square feet of commercial/office space and up to 800 residential

dwelling units, which the latter equates to approximately 50 dwelling units per acre for the triangular site.

The developer is authorized to enter into a Development Agreement in compliance with Government Code Section 65864.

FINDINGS AND REASONS:

Planned Unit Development:

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

The subject site is located in an area that is improved with commercial, office, and residential developments. Across Brookhurst Street to the east, are office and commercial uses, to the south across Garden Grove Boulevard are commercial uses and a mixed-use commercial/residential development that is currently under construction, and to the west across Brookhurst Way are commercial uses and multi-family residential.

The entire 13.9-acre site has been primarily utilized as a location for automotive related businesses such as sales, service, repair, and storage. Currently, half of the site is vacant with remnant asphalt pavement remaining from a car dealership that left that portion of the site at least 25 years earlier and has remained vacant since. The other half of the site currently houses various automotive uses and there is a furniture store at the southeast corner.

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

The proposed zoning of the site to a Planned Unit Development to accommodate the proposed intensity and density of the site will create a stable and desirable environment by consolidating the parcels into one site; enhance the opportunity to utilize the site to its fullest intent as prescribed in the General Plan 2030 Update; create new housing opportunities; create commercial and office space; provide sufficient amount of parking to address the anticipated demand for a mixed-use development; will reduce vehicle miles traveled; create a work-live environment; and, create urban development amenities such as common open space, urban trail, and private recreational amenities. Future development of the site will require site specific studies such as a traffic analysis to address site specific issues unique to the site and type of development. Therefore, rezoning the site to accommodate a mixed-use development will not cause undue traffic congestion on surrounding streets.

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

The project has incorporated in the PUD means to assure that both common open space and private open space are provided. The site will have such amenities as an urban trail, water elements, private recreation activities, and ease of access to these elements. The site is anticipated to have a common open space area to serve as an amenity being a visual enhancement to the development as well as an area of respite for visitors, employees, and residents of the site. Private recreation areas for residents in the form of outdoor swimming pools, leisure areas, recreation rooms, exercise rooms and related activities will be provided.

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

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

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

The current zoning designations of C-2 (Community Commercial) and Planned Unit Development No. PUD-102-88 (a commercial PUD zone) cannot provide the level of intensity and density as prescribed in the General Plan 2030 Update. Therefore, in order to allow for the prescribed mixed-use development, a Mixed-Use PUD zone will be necessary to facilitate the development of the site as proposed under the General Plan 2030 Update. The new PUD zone will encompass the 13.9-acre site slated for a mixed project primarily consisting of commercial and office uses and residential development. The anticipated intensity and density along with the uniqueness of the site can be best facilitated through the proposed PUD zoning that will allow for increased building heights, fluctuating setbacks, mixture of uses, and overall development amenities.

The proposed PUD will allow for a project with a superior design than that of the project approved under PUD-102-88, or allowed under the traditional Title 9 zoning of C-2 C (Community Commercial).

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Planned Unit Development possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.12.020 (Planned Unit Development).
2. The implementation provisions for Planned Unit Development No. PUD-123-09 are as follows:

### **Planned Unit Development provisions and development standards**

#### **Purpose and Intent**

The purpose and intent of this Planned Unit Development is to facilitate the development of the 13.9-acre project site, commonly referred to as The Brookhurst Triangle, which is specifically identified above as the site consisting of approximately 200,000 square feet of commercial/office space and up to 800 residential dwelling units. The commercial and office space is to be occupied by those uses typically associated with the Office Professional Zone and the C-1 (Neighborhood Commercial) zone, and other identified uses. The residential dwelling units are to be one, two, or three bedroom units that will either be apartments or condominiums, or a combination thereof, with the site governed by Covenants, Conditions, and Restrictions (CC&R's).

#### **Permitted Uses**

- All uses permitted in the Office Professional zone (OP).
- All uses permitted in the Neighborhood Commercial zone (C-1).
- Apartments, inclusive of recreational amenities.
- Condominiums, inclusive of recreational amenities.
- Townhomes, inclusive of recreational amenities.
- Hotels, hotels with convention space, meeting rooms, restaurants, and ancillary uses such as gift shops, coffee and beverage dispensary, swimming pool and fitness room. All hotels are subject to Conditional Use Permit approval.
- Alcohol sales on-site and off-site subject to all provisions of Title 9 Zoning Code.
- Entertainment as limited to the Main Street Historic overlay Zone District.
- Outside vending such as hot dog carts, merchandise carts, and similar free standing/mobile vending carts subject to Conditional Use Permit approval.

- Athletic and health clubs, spas, and public/private gyms subject Conditional Use Permit approval.
- Any proposed use not listed is first subject to the Zoning Administrator's (ZA) review (or their designee) pursuant to Section 9.24.030 of the Municipal Code. If the Zoning Administrator or the designee determine that the proposed use should be subject to further review, the matter will be referred to the appropriate hearing body and processed as a determination of use.

#### Uses Not Permitted

- Auto repair and servicing.
- Tires sales and/or service.

#### Site Area Requirements

Minimum lot size is 13.9 acres. Initial development may occur in phases subject to an approved phasing plan by the City.

Due to the nature of the intended development, there is no restriction on lot coverage.

#### Set backs

1. Minimum building setback from face of curb along Brookhurst Street and Garden Grove Boulevard is 30 feet.
2. Minimum setback from Brookhurst Way is 20 feet from face of curb. Should the traffic study allow for angled parking along this roadway, the setback distance from the closest angle of the parking stall to the building shall not be less than 15 feet.
3. The northern most boundary shall have a minimum setback of 15 feet from property line to building.
4. Building elements such as structural components, architectural features, roof projections, and similar elements may project into any setback up to five feet but may only reduce the street frontage setbacks by no more than 25 percent of the entire length. The northern setback may only reduce by no more than 50 percent of that length.
5. No interior setbacks required other than that prescribed by site design and the California Building Code and Uniform Fire Code.

#### Maximum Building Height

Building height may range from three stories up to 25 stories, subject to any restrictions by the California Building Code and Uniform Fire Code.

### Landscaping

General: The site shall consist of a combination of trees, shrubs and bushes, and ground cover with the allowance for other landscape treatments such as large rocks, water elements, and unique walkway paving, and street furniture. Any area not covered by roadways and buildings, shall have landscape treatment.

Urban Trail: The site shall incorporate an urban trail that measures approximately one mile in length, intertwines in and around the project site, and functions as a recreational amenity to the site. To this end, the design of the urban trail shall incorporate sign markers for distance, unique means of delineated paths such as use of pavement patterns and signs for directions, and include lighting elements that make it for ease of use at night. All aspects and elements of the trail design and system shall be reviewed and approved by the City prior to the beginning of site construction.

Landscape plan: A detail landscape plan shall be prepared and approved prior to site construction. The plan shall be detailed to show all plant material, water elements, pathways, and other landscape treatments. The landscape plan shall be the basis of how the site is to be developed and maintained for the life of the project. Should changes need to occur, revisions, renovations, or changes to the landscaping shall be reviewed by the City to ensure the aesthetics are maintained concerning this element of the overall project.

The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.

Boundary: The site's boundary for maintenance, landscaping, and improvements is that area around the project site that is to property line along adjacent properties and where the project is adjacent to public right-of-way, the boundary shall extend to the curb of each street respectively.

Maintenance: The overall site, inclusive of the landscaped areas and other amenities and features (e.g., water elements, irrigation systems, sculptures, street furniture, trash receptacles, common area signage, and lighting) shall be kept in proper working condition, maintained for the life of the project, and have the planted areas to be in a weed free, healthy and growing condition, with overall debris removed on regular basis.

### Circulation and Access

The site is limited to two ingress and egress points on Brookhurst Street, one ingress and egress point on Garden Grove Boulevard that shall align with the main access point with the mixed-use project directly south, across Garden Grove

Boulevard from the Brookhurst Triangle site, and two ingress and egress points on Brookhurst Way.

Internal circulation shall allow vehicles ease of access to all parking areas, allow for convenient drop-off and pick-up areas, and meet applicable City standards.

A site specific traffic analysis shall be prepared for City review and approval. Among the components of the Traffic Study, the study shall include analyzing the width and use of Brookhurst Way specifically for the allowance of angle parking on the east side of Brookhurst Way. The study shall address circulation measures to prevent northbound traffic on Brookhurst Way from proceeding west bound on Stanford Avenue, thereby not allowing left turns from Brookhurst Way to Stanford Avenue.

#### Parking Areas and Requirements

All office and retail space shall be calculated at four parking spaces per 1,000 square feet of gross floor area.

All residential units shall be calculated at 2.25 parking spaces per unit.

The amount of parking required for the final plan incorporating both office and commercial space and residential dwelling units (mixed-use development) may reduce the total amount required by up to ten percent.

All parking areas deemed for resident parking only shall be full size parking stalls and those areas deemed to allow for office and commercial parking may have up to 20 percent in compact parking stalls.

All parking structures shall be painted a white or off-white color, be well illuminated, and designed to meet City parking standards for aisle width, stall sizes, and height clearances. Within the structures, an emergency communication system shall be installed and maintained that allows emergency services such as police, fire, and paramedics, the ability to use communication devices throughout the enclosed areas.

A site-specific traffic analysis is required for this site. Should the site-specific traffic analysis indicate that angled parking is acceptable along Brookhurst Way, the development may incorporate such parking along this side of the development. The parking along Brookhurst Way may be time restricted parking, no long term parking, and not be restricted to residents or employees of the site.

#### Signs and Graphic Standards

A sign plan shall be provided that governs the overall site signage that is inclusive of business signage, common area signage, sales and lease signs, future tenant signs, and directional signs. The sign plan shall be approved prior to construction

of the site and shall remain in effect for duration of the project. Should changes occur to the approved sign plan, the City shall first grant approval.

All sign calculations for commercial and office businesses shall be calculated per the Title 9 Zoning Code for signage under the C-1 zone. Signs may be mounted flush with the wall surface or perpendicular to the wall (blade sign).

All common area signs, directional signs, and kiosk type signs shall be uniform in lettering, material, and coloring. This also applies to the Urban Trail signage.

Up to three common site identification signs are allowed. These signs shall be monument type or pylon type that are architecturally compatible with the architectural style of the buildings. Location shall not occur in any public right-of-way and shall not exceed a height of fifteen feet or a width of ten feet, not exceeding a sign face area of 100 square feet. These specific signs may include tenant names of up to five tenants. Signs may be double face.

Electronic message board/imaging sign(s) may be permitted on the common site identification signs subject Conditional Use Permit approval. Sign configuration, copy change, messages conveyed, and related electronic sign concerns such as hours of operation, will be considered at the time of submittal for such request.

#### Utilities

All utility lines shall be underground or placed in locations as to be concealed from view. This includes gas and electrical lines and conduit, Cable TV, and telephone lines and conduit, and any other utility or service lines, including water pipes for domestic use and fire sprinkler systems.

#### Storage and Refuse Collection

Storage space shall be provided for each residential dwelling unit in the form of not less than 200 cubic feet and in a designated location, either included in the unit's footprint, but separate from typical closets and cabinets, or designated in a separate location on the subject site.

All staging and storage areas for all the businesses on site shall be provided within their respective tenant space. No outside storage area shall be provided nor shall there be any outside storage of goods or merchandise at any time. The site may create designated staging areas (loading/unloading) for general deliveries of goods sold on the site, but maintained as such to not create hindrances to vehicle or pedestrian traffic or create restrictions for emergency vehicles or emergency access. A staging area may be allowed on Brookhurst Way subject to City approval.

Refuse storage and collection areas shall be provided and subject to both Garden Grove Sanitation District (GGSD), and GGSD contracted solid waste handler/hauler approval, and be subject to applicable building and fire codes.



### Environmental Mitigation Measures

The overall development and subsequent occupancy and operation of the site shall be subject to those environmental mitigation measures in the General Plan 2030 Update Environmental Impact Report that apply to the Brookhurst Triangle project, PUD-123-09, as identified in the environmental analysis prepared for this PUD development.

### Covenants, Conditions, and Restrictions (CC&R's)

In the event that any portion, unit or otherwise, of the subject site is separated and/or subdivided through the means of a subdivision map (Tract Map and/or Parcel Map), the developer/subdivider shall prepare for review and approval by the City a set of Covenants, Conditions, and Restrictions (CC&R's) that is all inclusive of the entire development. The CC&R's shall include, but not be limited to, all provisions of PUD-123-09 development standards, the mitigation measures referenced herein, operational and maintenance provisions of the entire site including the Urban Trail and those areas noted within the boundaries of the project site, and other provisions applicable to the residential dwelling units as well as the office and commercial spaces.

### Absence of Provisions and Standards

Any matters pertaining to the development or occupancy or operation of the subject site that is not listed or provided herein shall be subject to the provisions and development standards of the City's Municipal Code, inclusive. This would include, but not limited to, under grounding all existing and new utilities serving the site, complying with all Building, Fire, and Development Codes, and paying all related fees, bonds, and other associated costs.

### Development Plans

Should the Zoning Administrator determine that a Developer's submittal of development plans are in substantial compliance with the provisions of this PUD and in similar shape, form and configuration with the refined concept analysis plan, Exhibit 1, the Developer may proceed to securing the appropriate building permits for constructing the development without further entitlement review. However, any entitlement not covered under this PUD, such as a Subdivision Map (Tentative Tract Map and/or Tentative Parcel Map), Conditional Use Permit, or other, shall be processed in accordance with the City's Municipal Code.

### Reservations, Dedications, and Improvements

Should a Subdivision Map and/or development plan be processed in accordance with the Municipal Code or per this PUD, and other applicable regulations/requirements, at that time, any required reservation of land, and/or dedication or right-of-way, and/or easement(s), and/or site improvement work in the public right-of-way, shall be properly addressed and shall be fully provided for

and improved prior to completion of the project or completion of any first phase of this development, unless otherwise stated in a subsequent entitlement approval such as a Subdivision Map with conditions of approval, provided that the conditions or requirements addressed and/or completed prior to Map recordation.

RECORDING REQUESTED BY )  
AND WHEN RECORDED MAIL TO: )

City Clerk's Office )  
City of Garden Grove )  
11222 Acacia Parkway )  
Garden Grove, CA 92840 )  
)  
)

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(Space above for Recorder.)

This document is exempt from payment of a recording fee pursuant to Government Code Section 6103.

Dated: \_\_\_\_\_

## DEVELOPMENT AGREEMENT

### PUD-123-09

(Garden Grove Agency for Community Development)

**THIS AGREEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the CITY OF GARDEN GROVE, a municipal corporation ("CITY") and Garden Grove Agency for Community Development (PROPERTY OWNERS).

### RECITALS

The following recitals are a substantive part of this Agreement:

- A. The CITY and PROPERTY OWNERS desire to enter into this DEVELOPMENT AGREEMENT for Planned Unit Development No. PUD-123-09 in order to allow future development of the 13.9-acre Brookhurst Triangle site that consists of approximately 200,000 square feet of commercial/office space and up to 800 residential dwelling units. The Planned Unit Development (PUD) will also include sufficient parking to accommodate the intensity and density of the project, common and private open space, an urban trail, and related development standards for a mixed-use development for land located at the northwest corner of Garden Grove Boulevard and Brookhurst Street at 12791 through 12861 Brookhurst Street (west side of Brookhurst Street only), 10071 through 10151 Garden Grove Boulevard (north side of Garden

Grove Boulevard only), and 12882 Brookhurst Way (APN: 089-661-03, 04, 05; 089-071-05, 06, 07, 08, 11, 12, 13, 14, 24, & 25).

- B. The Planning Commission recommended City Council approve Planned Unit Development No. PUD-123-09 for the PROJECT, on October 1, 2009, conditioned upon PROPERTY OWNERS entering into a Development Agreement.
- C. The CITY, and PROPERTY OWNERS desire to enter into this DEVELOPMENT AGREEMENT for the construction of the PROJECT pursuant to Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 of Title 7 of the California Government Code (the "Development Agreement Statute").
- D. The PROJECT is a development requiring certain discretionary approvals by the CITY before it may be constructed.
- E. The Development Agreement Statute provides the authority for CITY to enter into binding development agreements with a developer having a legal and equitable interest in real property.
- F. PROPERTY OWNERS have an equitable interest in the PROPERTY. In this document PROPERTY OWNERS is synonymous DEVELOPER.

### **AGREEMENT**

#### **THE PARTIES MUTUALLY AGREE AS FOLLOWS:**

1. **DURATION.** This Agreement and Land Use Entitlements described in Section 2 shall expire four (4) years from its effective date, unless any duty specified remains executory, in which case this Agreement may be renewed for a successive one year term at discretion of CITY, pursuant to law, until all duties are performed. This renewal shall not unreasonably be withheld.
2. **Permitted Uses/Land Use Entitlements.** The following uses are permitted on the PROPERTY: Approximately 200,000 square feet of commercial/office space and up to 800 residential dwelling units. The Planned Unit Development (PUD) will also include sufficient parking to accommodate the intensity and density of the project, common and private open space, an urban trail, and related development standards for a mixed-use development. The PROJECT has been granted the following land use entitlement: Planned Unit Development No. PUD-123-09.
3. **Density/Intensity.** The density or intensity of the PROJECT is as follows: Approximately 200,000 square feet of commercial/office space and up to 800 residential dwelling units. The Planned Unit Development (PUD) will also include sufficient parking to accommodate the intensity and density of the

project, common and private open space, an urban trail, and related development standards for a mixed-use development on a 13.9-acre site.

4. Maximum Height and Building Size. The maximum height and building sizes are as follows: The Building height may range from three stories up to 25 stories, subject to any restrictions by the California Building Code and Uniform Fire Code. Building massing, size, and dwelling unit size shall be limited to that within the 200, 000 square feet of commercial/office floor area and dwelling unit size will be limited up to three bedrooms per unit, both subject to any restrictions by the California Building Code and Uniform Fire Code.
5. Reservation or Dedication. The reservation of easements or dedication of property to the City to allow the construction of the proposed mixed-use development shall be as shown on and/or conditioned in the approved Planned Unit Development No. PUD-123-09 or subsequent Subdivision Map if provided.
6. Improvements. The improvements described in Planning Commission Resolution No. 5694 and shown in subsequent construction plans and/or Subdivision Map(s) shall be constructed prior to the occupancy of the proposed development or the issuance of any certificate of occupancy for any residential dwelling unit or commercial space of the development, all in accordance with the terms and conditions of PUD-123-09.
7. Scope of PROJECT. The PROJECT shall consist of approximately 200,000 square feet of commercial/office space and up to 800 residential dwelling units. The Planned Unit Development (PUD) will also include sufficient parking to accommodate the intensity and density of the project, common and private open space, an urban trail, and related development standards for a mixed-use development on a 13.9-acre site.
8. Resolution/Material Terms. All conditions of approval as per Resolution No. 5694 attached hereto and incorporated herein as "Exhibit A", are material terms of this Agreement. Breach of any condition of approval shall be deemed to be a breach of this Development Agreement.
9. Development Agreement Fee. PROPERTY OWNER(S) shall pay a development fee to the CITY as follows:
  - 9.1 Amount. For all residential dwelling units: \$750 per unit and shall be paid prior to granting occupancy of each unit (total amount will be determined on the final number of dwelling units approved for this development, but not to exceed 800 dwelling units); plus,
  - 9.2 Amount. For all commercial/office space: One percent of the building valuation shall be paid prior to granting any occupancy of any commercial/office space in the proposed development. The one percent

valuation shall be determined at the time the construction drawings are submitted for plan check/building permit issuance, and the valuation is to be determined by the Community Development Department Building Services Division at that time; plus,

- 9.3 Amount. For all residential dwelling units: The Developer shall make a contribution of \$1,166 per unit toward construction of a Fire Station, including, but not limited to, related equipment, furnishings, and fixtures, etc., as part of this Development Agreement and shall be paid prior to granting occupancy of each unit (total: amount will be determined on the final number of dwelling units approved for this development, but not to exceed 800 dwelling units).
- 9.4 Amount. For all commercial/office space: The Developer shall make a contribution of \$0.80 (eighty cents) per square foot of gross floor area toward construction of a Fire Station, including, but not limited to, related equipment, furnishings, and fixtures, etc., as part of this Development Agreement and shall be paid prior to granting occupancy of any tenant space (total: amount will be determined on the final number of commercial/office space approved for this development, but not to exceed 200,000 square feet).
- 9.5 Not to Exceed. Payment under this Agreement shall not exceed the combined total of 9.1, 9.2, 9.3, and 9.4 above.
10. City Agreement. CITY agrees that the sums to be paid to the City, pursuant to Paragraph 9, will reimburse CITY for the cost of certain CITY services required by the PROJECT that are not otherwise being reimbursed to CITY.
11. Payment Due Date. The payment amount indicated above in Section No. 9, shall be due and payable prior to the granting of any occupancy of any dwelling unit and/or commercial space for the PROJECT.
12. Termination Provisions. This Agreement may be terminated upon the happening of any of the following events:
  - A. Failure of Developer to perform any of the provisions of this Agreement, or
  - B. Mutual agreement of the parties.
13. Periodic Review. CITY shall review PROPERTY OWNERS' performance every twelve (12) months at the anniversary of the adoption of this Agreement. PROPERTY OWNERS shall demonstrate good faith compliance with the terms of this Agreement. If as a result of the review CITY finds and determines, based upon substantial evidence, that PROPERTY OWNERS has not complied in good faith with terms or conditions of this Agreement, CITY may terminate the

Agreement. This review shall be conducted by the Director of the Community Development Department.

14. City Discretion. So long as the Agreement remains in effect, PROPERTY OWNERS shall have the full vested right to construct and complete development of the PROJECT and the use of the PROPERTY consistent with the land use entitlements identified in Paragraph 2. Otherwise, CITY retains its right and discretion, under all applicable Codes, to approve or disapprove any item related to this PROJECT that it has not specifically agreed to via this Agreement. PROPERTY OWNERS acknowledges that it shall comply with all CITY requirements for applications and permits of any nature that apply to the PROJECT and the PROPERTY on or before the Commencement Date and that this Agreement does not relieve PROPERTY OWNERS of the necessity of filing applications for and obtaining any such permits.
15. Improvement Schedule. The following improvements shall be constructed by the stated dates:  
  
All repairs and improvements to the public right-of-way required in Planning Commission Resolution No. 5694 shall be completed prior to the issuance of any certificates of occupancy or release of any public utilities.
16. Developer Breach. Failure of DEVELOPER to construct improvements as specified, or to pay amounts specified in a timely fashion, shall result in the withholding of building permits, any other permit or certificate of occupancy until the breach is remedied.
17. Non-Liability of Officials and Employees of the City. No official or employee of CITY shall be personally liable to DEVELOPER in the event of any default or breach by CITY, or for any amount that will become due to PROPERTY OWNERS, or any obligation under the terms of this Agreement.
18. Notices. All notices shall be personally delivered or mailed to the below listed address, or to such other address as may be designated by written notice. These addresses shall be used for delivery of service of process.
  - A. Address of PROPERTY OWNERS is as follows:  
Garden Grove Agency for Community Development  
11222 Acacia Parkway  
Garden Grove, CA 92840
  - B. Address of CITY is as follows:  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840

19. DEVELOPER'S Proposal. The PROJECT shall include PROPERTY OWNERS' proposal, as modified by Planning Commission and City Council, including all conditions of approval contained in Planning Commission Resolution No. 5694, which shall be incorporated herein by this reference. In the event of any inconsistency between terms of the proposal and this Agreement, this Agreement shall govern.
20. Licenses, Permits, Fees, and Assessments. At its sole expense, PROPERTY OWNERS shall obtain all licenses, permits, and approvals as may be required by this Agreement, or by the nature of the PROJECT.
21. Time of Essence. Time is of the essence in the performance of this Agreement.
22. Successor's In Interest. The provisions of this Agreement shall be binding upon and inure to successors in interest of the parties and shall be specifically binding upon and for the benefit of any future lessees or other owners of an interest in PROPERTY.
23. Authority to Execute. The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.
24. Indemnification. PROPERTY OWNERS agree to protect, defend, and hold harmless CITY and their elective or appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses or damages of any nature, including attorneys' fees, for injury or death of any person, or damage to property, or interference with use of property, arising out of, or in any way connected with performance of the Agreement by PROPERTY OWNERS, PROPERTY OWNERS' agents, officers or employees, subcontractors hired by PROPERTY OWNERS.
25. Modification. This Agreement constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written, regarding the subject matter set forth herein. This Agreement may be modified only by subsequent mutual written agreement executed by CITY, and the PROPERTY OWNERS.
26. The City Clerk shall cause this Agreement to be recorded against the PROPERTY when the PROPERTY OWNERS or their permitted successor in interest becomes the owner in fee of the PROPERTY.
27. Remedies. The occurrence of any Event of Default shall give the nondefaulting party the right to proceed with any and all remedies set forth in this Agreement, including an action for damages, an action or proceeding at law or in equity to require the defaulting party to perform its obligations and covenants under this Agreement or to enjoin acts or things which may be



unlawful or in violation of the provisions of this Agreement, and the right to terminate this Agreement.

28. Force Majeure. Subject to the party's compliance with the notice requirements as set forth below, performance by either party hereunder shall not be deemed to be in default, and all performance and other dates specified in this Agreement shall be extended, where delays or default are due to causes beyond the control and without the fault of the party claiming an extension of time to perform, which may include, without limitation, the following: war, insurrection, strikes, lockouts, riots, floods, earthquakes, fires, assaults, acts of God, acts of the public enemy, epidemics, quarantine restrictions, freight embargoes, lack of transportation, governmental restrictions or priority, litigation, unusually severe weather, inability to secure necessary labor, material or tools, acts or omissions of the other party, or acts or failures to act of any public or governmental entity (except that the City's acts or failure to act shall not excuse performance of the City hereunder). An extension of the time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within thirty (30) days of the commencement of the cause.
29. Attorney's Fees. In addition to any other remedies provided hereunder or available pursuant to law, if either party brings an action or proceeding to enforce, protect or establish any right or remedy hereunder, the prevailing party shall be entitled to recover from the other party its cost for suit and reasonable attorney's fees.
30. Remedies Cumulative. No right, power, or remedy given by the terms of this Agreement is intended to be exclusive of any other right, power, or remedy; and each other and every such right, power, remedy shall be cumulative and in addition to every other right, power, or remedy given by the terms of any such instrument, or by any statute or otherwise.
31. Waiver of Terms and Conditions. The CITY may, in its sole discretion, waive in writing any of the terms and conditions of this Agreement. Waivers of any covenant, term, or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.
32. Non-Liability of City Officials and Employees. No member, official, employee or agent of the CITY shall be personally liable to the PROPERTY OWNERS, or any successor in interest, in the event of any default or breach by the CITY or for any amount that may become due to the PROPERTY OWNERS or their successors, or on any obligations under the terms of this Agreement.

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

Date: \_\_\_\_\_

**"CITY"**  
**CITY OF GARDEN GROVE**

BY: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
CITY CLERK  
DATE: \_\_\_\_\_

**" PROPERTY OWNER "**  
**Garden Grove Agency for  
Community Development**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

(Signature must be notarized.)

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Garden Grove City Attorney

Date: \_\_\_\_\_

If DEVELOPER and/or PROPERTY OWNER(s) is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to CITY.

**Subject:** Re: Site C Shade Shadow

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Mon, 5 Mar 2012 06:10:15 -0800

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** "drose3@charter.net" <drose3@charter.net>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>

Jayna,

Our suggested edits:

- 1) Harbor fronting hotel-raise it fifty (50) feet; and
- 2) TwinTree fronting hotel-lower the East side of the hotel by twenty (20) feet where the hotel projects in on North and South sides, AND then raise from there to the West side by forty (40) feet.

Thanks

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Mar 1, 2012, at 3:52 PM, Morgan, Jayna wrote:

Hi Again,

See attached Summer condition by hour.

The shadow from the 150' tall LS- hotel is already on the adjacent Twintree property at the 1pm condition, which technically exceeds the threshold without the fact that there is existing mature landscaping along that property. This property has current mature landscaping, but I really think it would be best to lower the east side and raise the west side of that hotel.

Let me know what you think.

Jayna Morgan

AECOM

T. 949.660.8044

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**From:** Morgan, Jayna

**Sent:** Thursday, March 01, 2012 3:41 PM

**To:** [drose3@charter.net](mailto:drose3@charter.net)

**Cc:** Greg Blodgett; [matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com); 'Paul Guerrero'; Karl Hill

**Subject:** Site C Shade Shadow

David,

Per our call, here is the entire set.

Since the impact issue with the Twintree hotel is under the Summer Solstice- June 21, I will send you the individual models under that condition.

Below is the CEQA Threshold that the City used for the prior Waterpark project and therefore is also applicable for our project.

A project would have a significant impact if it would substantially block sunlight for neighboring buildings. Specifically, a project would have a significant impact if:

- Shadow-sensitive use areas (where sunlight is important to its function) would be shaded by project-related structures for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October), compared to existing conditions.

Let me know if you have any questions.

**Jayna Morgan**

Environmental Planner

Design + Planning

[jayna.morgan@aecom.com](mailto:jayna.morgan@aecom.com)

**AECOM**

2737 Campus Drive, Irvine, CA 92612 USA

T 949.660.8044 F 949.660.1046

[www.aecom.com](http://www.aecom.com)

<June21\_5pm.jpg><June21\_4pm.jpg><June21\_3pm.jpg><June21\_2pm.jpg>  
<June21\_1pm.jpg><June21\_12pm.jpg>

**Subject:** Site C Program Recheck Revised 03.05.2012

**From:** Paul Guerrero <paulg@ci.garden-grove.ca.us>

**Date:** Mon, 5 Mar 2012 11:38:15 -0800 (PST)

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, matt.reid@landanddesign.com

Matt

Attached is the revised Site C Program Recheck (03.05.2012) for your review and sign off. Greg had several questions; 1. Did you want to increase the building heights of the restaurant off Harbor and 2. Did you want to place the 15,000 SF space on top of the Convention Space. If so, what would be the height of that building. Please give Greg a call to discuss.

Thanks

Paul

**Site C Program Recheck Table 03.05.2012.pdf**

**Content-Type:** application/pdf

**Content-Encoding:** base64

**Site C**  
**CURRENT PROGRAM RECHECK Revised March 5, 2012**

BEFORE		NEW	
QUANITITES	DESCRIPTION	QUANITITES	DESCRIPTION
5.2 Acres	<b>Project Site:</b> (boundary approved by City per ALTA survey)	Same	Same
769 Total Hotel Rooms	<b>Total Hotel Rooms:</b> (1 "full-service" and 2 "limited-service"- All 769 rooms are analyzed as 310 ITE Trip Rate "Full-Service" - higher trip rate to provide most flexibility for moving rooms between the hotels.	Same	Same
10-19 Stories	Will be referred as <b>Maximum Heights:</b>  263': Full Service hotel. 150': Harbor Limited Service hotel. 150': Twintree Limited Service hotel. 75': Parking structure. 20': Restaurants off Harbor. 75': Restaurant/ Venue northeast corner of Sunbelt Property.	200'          130' (E. side) to 190' (W. side)	Revised Shade and Shadow <b>Maximum Heights:</b> for the following:  <b>Harbor Limited Service Hotel.</b> Increase building height by 50' revised height is 200'.  <b>Twintree Limited Service Hotel.</b> Reduce building height by 20' on the East side of the hotel where hotel projects in on North and South sides and increase building height by 40' on the West side. Building will have a step up.
45,000 SF	<b>Restaurant or Restaurant/Entertainment:</b> Freestanding Detached Pads; <ul style="list-style-type: none"> <li>• Four (4) pads @ 7,500 sf</li> <li>• One (1) pad @ 15,000 sf</li> </ul>	Same	Same
10,000 SF	Hotel Restaurant assumed in WSA - will need to be updated to add 10,000SF more bar/ restaurants and note that 5,000 SF spa is accommodated in per room demand figure.  Traffic, AIR and Noise would account for the 20,000 SF Hotel Ancillary uses with the 310 ITE Trip Rate. Text in all studies needs to be modified/revised to make this point clear. No analysis change.	20,000 SF (TOTAL)	<b>Additional Hotel Ancillary:</b> (uses including restaurant, bars, fitness room, spa) Per Dave Rose E-mail, add 10,000 SF more restaurant/bar use to the WSA.
39,000SF	<b>Conference/ Meeting Banquet:</b> (including within the hotel(s))	Same	Same
1221	<b>Minimum Parking Spaces:</b> (provided in a 75' Story Structure and Surface Parking).	1655  Difference of (434)	<b>Required Parking Per Uses:</b> Total parking count needs to be resolved between City's Planning and Traffic Engineering and RK Engineering. RK Engineering will perform a ULI Shared Parking Analysis. *(RK Engineering authorized by Agency to perform ULI Shared Parking Analysis)

Reviewed by Accepted by:

\_\_\_\_\_  
 Matthew W. Reid  
 Land & Design, Inc.

\_\_\_\_\_  
 Date

**Subject:** Received Message- Please send revised Table and then let's talk

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Mon, 5 Mar 2012 20:43:56 +0000

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>

**CC:** "matt.reid@landanddesign.com" <matt.reid@landanddesign.com>, Karl Hill <karlh@ci.garden-grove.ca.us>, Rogier Goedecke <rg@rkengineer.com>

Hi Guys,

I was on a call with Bob from PSOMAS regarding the WQMP when you called. I will wait to get the updated program table before we talk and move forward with revisions to the shade/shadow.

We need to know how much you want to raise the restaurant pads on Harbor and any other height revisions you want us to consider. It is best if you send me the table approved by Matt Reed with all height revisions before I have our shade/shadow analysts start changing the analysis.

I'm glad you gave Rogier the OK to begin the shared parking analysis, but he will need the "**approved development program**" from Matt before he can do his shared parking study.

Thanks,

**Jayna Morgan**

Environmental Planner

Design + Planning

[jayna.morgan@aecom.com](mailto:jayna.morgan@aecom.com)

**AECOM**

2737 Campus Drive, Irvine, CA 92612 USA

T 949.660.8044 F 949.660.1046

[www.aecom.com](http://www.aecom.com)

Re: Received Message- Please send revised Table and then let's talk

**Subject:** Re: Received Message- Please send revised Table and then let's talk  
**From:** "Rogier Goedecke" <rg@rkengineer.com>  
**Date:** Mon, 5 Mar 2012 12:56:17 -0800  
**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**CC:** "Greg Blodgett" <greg1@ci.garden-grove.ca.us>, "Paul Guerrero" <paulg@ci.garden-grove.ca.us>, <matt.reid@landanddesign.com>, "Karl Hill" <karlh@ci.garden-grove.ca.us>

Thanks Jayna! We can begin once we have authorization to proceed as well as the latest development plan.

Kind regards,

Rogier Goedecke  
RK Engineering Group, Inc.  
Sent from my iPhone

On Mar 5, 2012, at 12:40 PM, "Morgan, Jayna" <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)> wrote:

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I was on a call with Bob from PSOMAS regarding the WQMP when you called. I will wait to get the updated program table before we talk and move forward with revisions to the shade/shadow.

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[jayna.morgan@aecom.com](mailto:jayna.morgan@aecom.com)

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**Subject:** Specific Revisions for Garden Grove- Site C  
**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**Date:** Mon, 5 Mar 2012 21:24:49 +0000  
**To:** "matt.reid@landanddesign.com" <matt.reid@landanddesign.com>, "drose3@charter.net" <drose3@charter.net>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>  
**CC:** "Chang, Jane" <Jane.Chang@aecom.com>

Hi All,

Please see attached and below. I do need to know if there are any other height revisions you want us to consider before we proceed.

**Jayna Morgan**  
AECOM  
T. 949.660.8044

Jayna,

Can you please take a look at this quick sketch to make sure we've interpreted the direction correctly? Please reply all to this message.

Thanks again,  
g.

**Garrett L. Avery, ASLA**  
Design + Planning and Economics  
AECOM

---

**From:** Morgan, Jayna  
**Sent:** Monday, March 05, 2012 10:08 AM  
**To:** Avery, Garrett L.  
**Subject:** Specific revisions for Garden Grove

Hi Garrett,

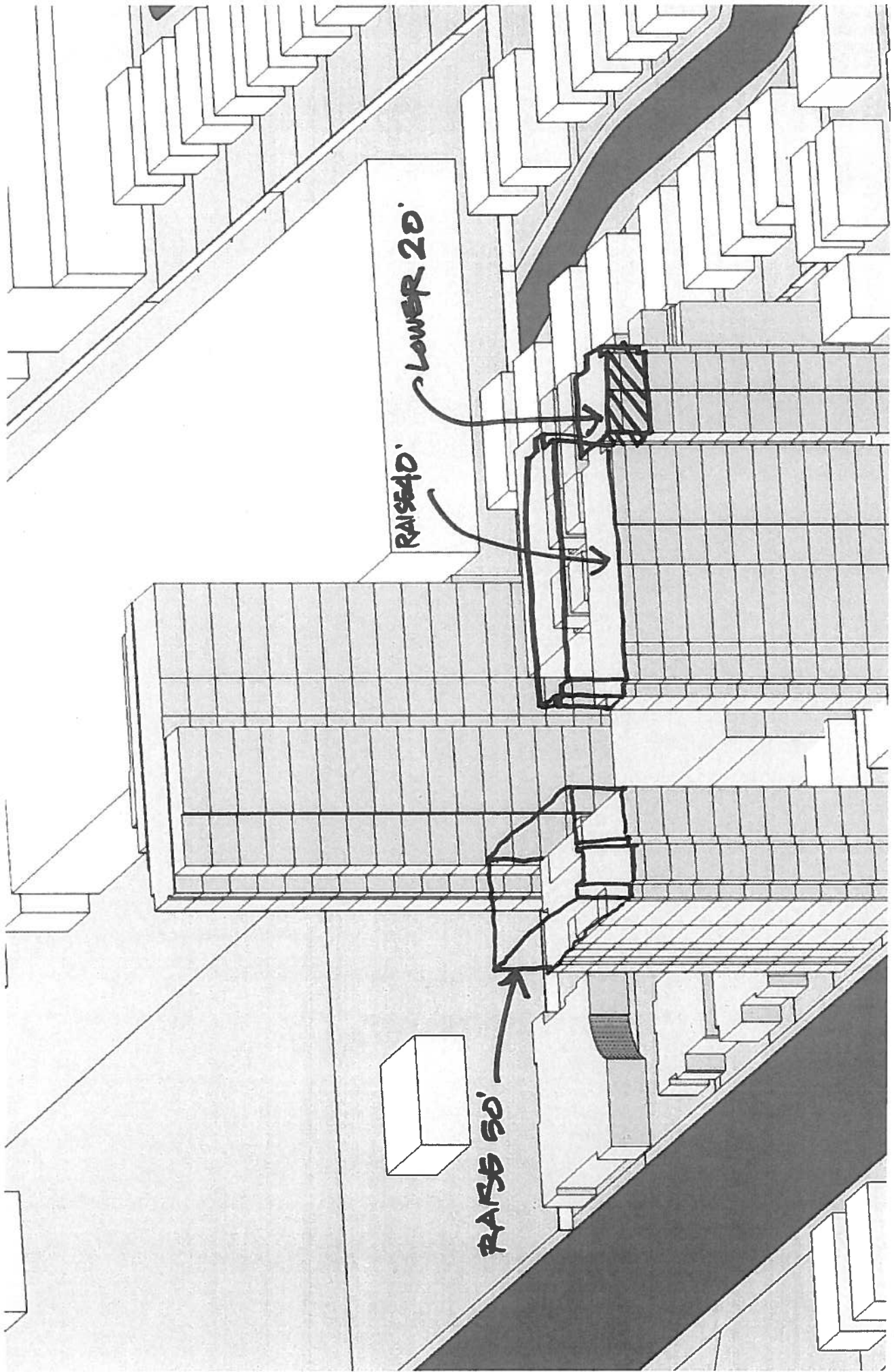
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<b>To be revised.pdf</b>	<b>Content-Description:</b> To be revised.pdf <b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
--------------------------	--



RAISE 40'

LOWER 20'

RAISE 50'

**Subject:** Re: Specific Revisions for Garden Grove- Site C

**From:** drose3@charter.net

**Date:** Mon, 5 Mar 2012 21:54:32 +0000

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Matt Reid" <matt.reid@landanddesign.com>, "Greg Blodgett" <greg1@ci.garden-grove.ca.us>, "Paul Guerrero" <paulg@ci.garden-grove.ca.us>, "Karl Hill" <karlh@ci.garden-grove.ca.us>

**CC:** "Chang, Jane" <Jane.Chang@aecom.com>, "David Rose" <drose3@hotmail.com>

Everything looks great.

The only thing I would possibly add, assuming no impact, would be an additional ten (10) feet to the parking structure (so there would be no confusion as to number of stories).

If not, then that would be all.

Please advise.

Thanks.

Dave

Sent via BlackBerry by AT&T

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**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Mon, 5 Mar 2012 21:24:49 +0000

**To:** matt.reid@landanddesign.com<matt.reid@landanddesign.com>; drose3@charter.net<drose3@charter.net>; Greg Blodgett<greg1@ci.garden-grove.ca.us>; Paul Guerrero<paulg@ci.garden-grove.ca.us>; Karl Hill<karlh@ci.garden-grove.ca.us>

**Cc:** Chang, Jane<Jane.Chang@aecom.com>

**Subject:** Specific Revisions for Garden Grove- Site C

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Jayna Morgan

AECOM

T. 949.660.8044

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Design + Planning and Economics

AECOM

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**To:** Avery, Garrett L.  
**Subject:** Specific revisions for Garden Grove

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[www.aecom.com](http://www.aecom.com)

**Subject:** RE: Specific Revisions for Garden Grove- Site C

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Mon, 5 Mar 2012 23:22:11 +0000

**To:** "drose3@charter.net" <drose3@charter.net>, Matt Reid <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>

**CC:** "Chang, Jane" <Jane.Chang@aecom.com>, David Rose <drose3@hotmail.com>

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Jayna Morgan

AECOM

T. 949.660.8044

---

**From:** drose3@charter.net [mailto:drose3@charter.net]

**Sent:** Monday, March 05, 2012 1:55 PM

**To:** Morgan, Jayna; Matt Reid; Greg Blodgett; Paul Guerrero; Karl Hill

**Cc:** Chang, Jane; David Rose

**Subject:** Re: Specific Revisions for Garden Grove- Site C

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The only thing I would possibly add, assuming no impact, would be an additional ten (10) feet to the parking structure (so there would be no confusion as to number of stories).

If not, then that would be all.

Please advise.

Thanks.

Dave

Sent via BlackBerry by AT&T

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**Date:** Mon, 5 Mar 2012 21:24:49 +0000

**To:** [matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<matt.reid@landanddesign.com>;

[drose3@charter.net](mailto:drose3@charter.net)<drose3@charter.net>; Greg Blodgett<[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>; Paul Guerrero<[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>; Karl Hill<[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>

**Cc:** Chang, Jane<[Jane.Chang@aecom.com](mailto:Jane.Chang@aecom.com)>

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**Subject:** Re: Specific Revisions for Garden Grove- Site C  
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**Date:** Mon, 5 Mar 2012 23:27:08 +0000  
**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Matt Reid" <matt.reid@landanddesign.com>, "Greg Blodgett" <greg1@ci.garden-grove.ca.us>, "Paul Guerrero" <paulg@ci.garden-grove.ca.us>, "Karl Hill" <karlh@ci.garden-grove.ca.us>  
**CC:** "Chang, Jane" <Jane.Chang@aecom.com>, "David Rose" <drose3@hotmail.com>

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Yes, there is a possibility that some of the restaurants may need to two (2) stories up on Harbor, but didn't think that height would matter, but if it does, then go ahead and make their heights forty (40) feet up on Harbor Boulevard.

Please advise.

Thanks.

Dave

Sent via BlackBerry by AT&T

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**To:** drose3@charter.net<drose3@charter.net>; Matt Reid<matt.reid@landanddesign.com>; Greg Blodgett<greg1@ci.garden-grove.ca.us>; Paul Guerrero<paulg@ci.garden-grove.ca.us>; Karl Hill<karlh@ci.garden-grove.ca.us>  
**Cc:** Chang, Jane<Jane.Chang@aecom.com>; David Rose<drose3@hotmail.com>  
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Jayna Morgan  
AECOM  
T. 949.660.8044

---

**From:** drose3@charter.net [mailto:drose3@charter.net]  
**Sent:** Monday, March 05, 2012 1:55 PM  
**To:** Morgan, Jayna; Matt Reid; Greg Blodgett; Paul Guerrero; Karl Hill  
**Cc:** Chang, Jane; David Rose  
**Subject:** Re: Specific Revisions for Garden Grove- Site C

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Guerrero<[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>; Karl Hill<[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>  
**Cc:** Chang, Jane<[Jane.Chang@aecom.com](mailto:Jane.Chang@aecom.com)>  
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**Subject:** RE: Specific Revisions for Garden Grove- Site C

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Mon, 5 Mar 2012 23:33:52 +0000

**To:** "drose3@charter.net" <drose3@charter.net>, Matt Reid <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>

**CC:** "Chang, Jane" <Jane.Chang@aecom.com>, David Rose <drose3@hotmail.com>

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AECOM

T. 949.660.8044

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**Sent:** Monday, March 05, 2012 3:27 PM

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**Cc:** Chang, Jane; David Rose

**Subject:** Re: Specific Revisions for Garden Grove- Site C

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**Subject:** Re: Specific Revisions for Garden Grove- Site C

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Tue, 6 Mar 2012 07:32:40 -0800

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** "drose3@charter.net" <drose3@charter.net>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, David Rose <drose3@hotmail.com>

Jayna,

I spoke with Greg yesterday and will have the program back to you today.

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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**Date:** Mon, 5 Mar 2012 21:24:49 +0000

**To:** [matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>; [drose3@charter.net](mailto:drose3@charter.net)<[drose3@charter.net](mailto:drose3@charter.net)>; Greg Blodgett<[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>; Paul Guerrero<[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>; Karl Hill<[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>

**Cc:** Chang, Jane<[Jane.Chang@aecom.com](mailto:Jane.Chang@aecom.com)>

**Subject:** Specific Revisions for Garden Grove- Site C

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Jayna Morgan

AECOM  
T. 949.660.8044

Jayna,

Can you please take a look at this quick sketch to make sure we've interpreted the direction correctly? Please reply all to this message.

Thanks again,  
g.

**Garrett L. Avery, ASLA**  
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**Sent:** Monday, March 05, 2012 10:08 AM  
**To:** Avery, Garrett L.  
**Subject:** Specific revisions for Garden Grove

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**Subject:** Re: Specific Revisions for Garden Grove- Site C  
**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**Date:** Tue, 6 Mar 2012 15:44:57 +0000  
**To:** Matthew Reid <matt.reid@landanddesign.com>  
**CC:** "drose3@charter.net" <drose3@charter.net>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, David Rose <drose3@hotmail.com>

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**Date:** Tue, 6 Mar 2012 07:49:03 -0800

**To:** "Morgan, Jayna" <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)>

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<b>2012_03_05 GG program approval.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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Part 1.1.3

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<b>Part 1.1.3</b>	<b>Content-Type:</b> text/html <b>Content-Encoding:</b> quoted-printable
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**Site C**  
**CURRENT PROGRAM RECHECK Revised March 1, 2012**

BEFORE		NEW	
QUANTITIES	DESCRIPTION	QUANTITIES	DESCRIPTION
5.2 Acres	<b>Project Site:</b> (boundary approved by City per ALTA survey)	Same	Same
769 Total Hotel Rooms	<b>Total Hotel Rooms:</b> (1 "full-service" and 2 "limited-service"- All 769 rooms are analyzed as 310 ITE Trip Rate "Full-Service" - higher trip rate to provide most flexibility for moving rooms between the hotels.	Same	Same
10-19 Stories  <i>Per ATTACHED SKETCH 40'</i>	Will be referred as <b>Maximum Heights:</b>  263': Full Service hotel. 150': Harbor Limited Service hotel. 150': Twintree Limited Service hotel. 75': Parking structure. 20': Restaurants off Harbor. 75': Restaurant/ Venue northeast corner of Sunbelt Property.	Same	Revised Shade and Shadow <b>Maximum Heights:</b> for the following:  <b>TBD': Harbor Limited Service Hotel.</b> *Analyst will increase building height. Building height limited to impact of shade and shadow analysis. Shade and shadow must fall onto site, cannot cause impact to homes off Choisser.  <b>TBD': Twintree Limited Service Hotel.</b> *150' is maximum eastern building height and western building height will be determined by shade and shadow impact. Shade and shadow cannot cause impact on Twintree/Choisser homes. Building may/can step back.
45,000 SF	<b>Restaurant or Restaurant/Entertainment:</b> Freestanding Detached Pads; <ul style="list-style-type: none"> <li>• Four (4) pads @ 7,500 sf</li> <li>• One (1) pad @ 15,000 sf</li> </ul>	Same	Same
10,000 SF	Hotel Restaurant assumed in WSA - will need to be updated to add 10,000SF more bar/ restaurants and note that 5,000 SF spa is accommodated in per room demand figure.  Traffic, AIR and Noise would account for the 20,000 SF Hotel Ancillary uses with the 310 ITE Trip Rate. Text in all studies needs to be modified/ revised to make this point clear. No analysis change.	20,000 SF (TOTAL)	<b>Additional Hotel Ancillary:</b> (uses including restaurant, bars, fitness room, spa) Per Dave Rose E-mail, add 10,000 SF more restaurant/bar use to the WSA.
39,000SF	<b>Conference/ Meeting Banquet:</b> (including within the hotel(s))	Same	Same
1221	<b>Minimum Parking Spaces:</b> (provided in a 75' Story Structure and Surface Parking).	1655  <b>Difference of (434)</b>	<b>Required Parking Per Uses:</b> Total parking count needs to be resolved between City's Planning and Traffic Engineering and RK Engineering. RK Engineering will perform a ULI Shared Parking Analysis.

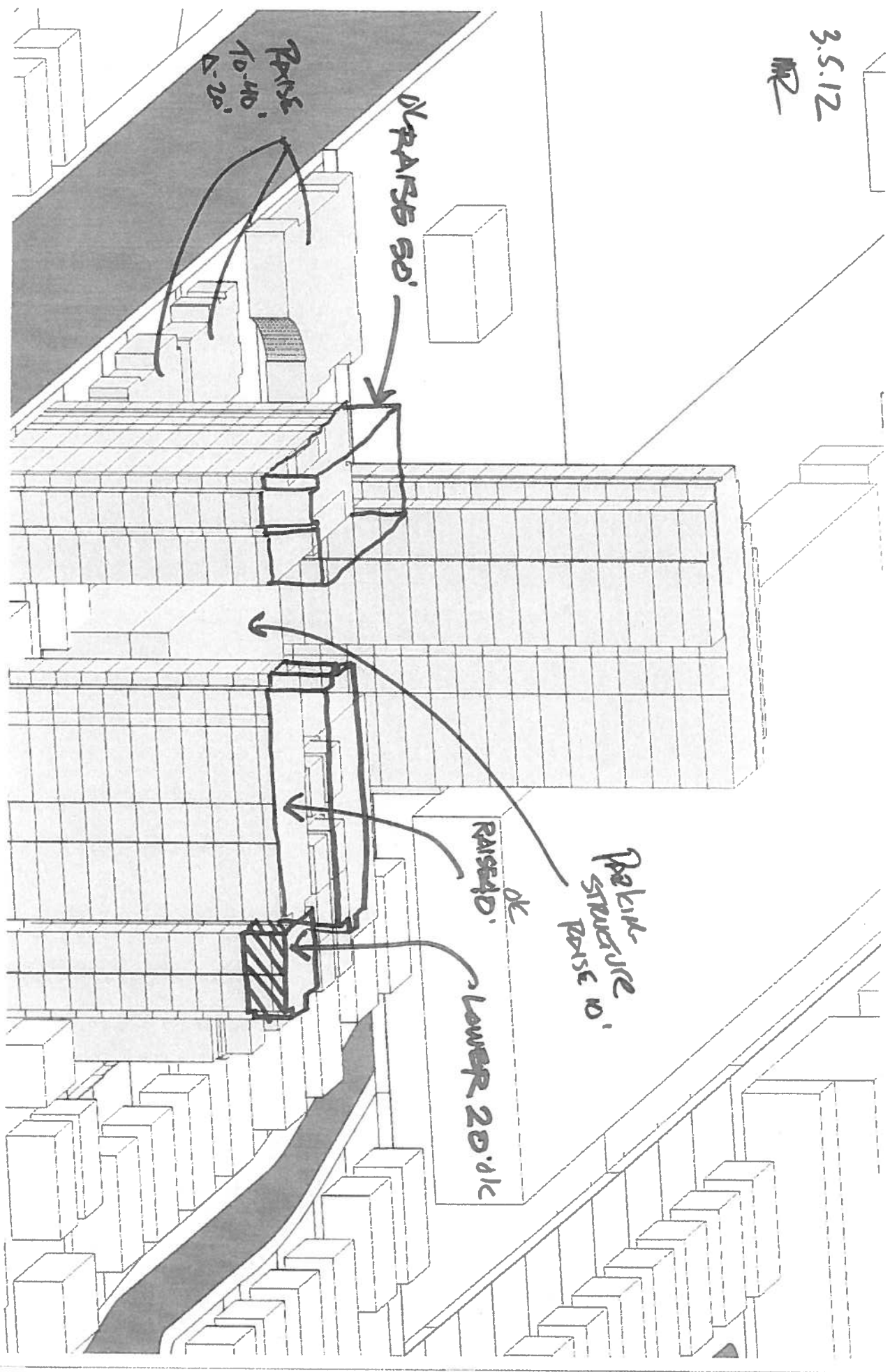
Reviewed by Accepted by:

  
 Matthew W. Reid  
 Land & Design, Inc.

3/5/12  
 Date



3.5.12  
MR



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Hi Matt,

I received a call from Paul and Greg and they as do I were questioning the 10'-height increase on the parking structure for a total of 85' in height.

Would the increase span across the entire structure or just a portion of the structure? Please clarify.

Thank you,

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**Sent:** Tuesday, March 06, 2012 7:49 AM  
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- 2) TwinTree fronting hotel-lower the East side of the hotel by twenty (20) feet where the hotel projects in on North and South sides, AND then raise from there to the West side by forty (40) feet.

**Jayna Morgan**

Environmental Planner

Design + Planning

[jayna.morgan@aecom.com](mailto:jayna.morgan@aecom.com)

**AECOM**

2737 Campus Drive, Irvine, CA 92612 USA

T 949.660.8044 F 949.660.1046

[www.aecom.com](http://www.aecom.com)

**Subject:** RE: Specific Revisions for Garden Grove- Site C

**From:** drose3@charter.net

**Date:** Tue, 6 Mar 2012 16:09:07 -0500 (EST)

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** Matthew Reid <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, David Rose <drose3@hotmail.com>

Jayna:

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Please advise.

Thanks.

Dave

David A. Rose III  
(951) 413-1907

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Would the increase span across the entire structure or just a portion of the structure? Please clarify.

Thank you,

**Jayna Morgan**  
AECOM  
T. 949.660.8044

**From:** Matthew Reid [mailto:matt.reid@landanddesign.com]  
**Sent:** Tuesday, March 06, 2012 7:49 AM  
**To:** Morgan, Jayna  
**Cc:** drose3@charter.net; Greg Blodgett; Paul Guerrero; Karl Hill; Chang, Jane; David Rose  
**Subject:** Re: Specific Revisions for Garden Grove- Site C

Here are the program revisions signed off by us. I believe i caught everything that has been discussed over the last day or two.  
Thanks.

**Matthew Reid**  
Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 G o o g l e voice | 619.462.4144 fax  
Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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Sent from my iPhone

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I spoke with Greg yesterday and will have the program back to you today.

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Skype – [matthew.reid.ca](mailto:matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Mar 5, 2012, at 3:33 PM, Morgan, Jayna wrote:

Ok, the City is supposed to send out the revised table with approved program and heights and then we will proceed with the shade/shadow revisions and the shared parking analysis.

**Jayna Morgan**  
AECOM  
T. 949.660.8044

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**Sent:** Monday, March 05, 2012 3:27 PM  
**To:** Morgan, Jayna; Matt Reid; Greg Blodgett; Paul Guerrero; Karl Hill  
**Cc:** Chang, Jane; David Rose  
**Subject:** Re: Specific Revisions for Garden Grove- Site C

I've not heard from Matt on program yet, but I told him it worked for me subject to height changes, which you've made, and a shared parking analysis.

Yes, there is a possibility that some of the restaurants may need to two (2) stories up on Harbor, but didn't think that height would matter, but if it does, then go ahead and make their heights forty (40) feet up on Harbor Boulevard.

Please advise.

Thanks.

Dave  
Sent via BlackBerry by AT&T

---

**From:** "Morgan, Jayna" <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)>  
**Date:** Mon, 5 Mar 2012 23:22:11 +0000  
**To:**



**Subject:** Latest Site C Program Recheck (March 6, 2012)

**From:** Paul Guerrero <paulg@ci.garden-grove.ca.us>

**Date:** Tue, 6 Mar 2012 13:09:28 -0800 (PST)

**To:** matt.reid@landanddesign.com, Jayna.Morgan@aecom.com, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>

Matt,

Attached is the latest Site C Program Recheck (March 6, 2012) for your review and sign-off.

Thanks

Paul

**Site C Current Program Recheck Revised March 6, 2012.pdf**

**Content-Type:** application/pdf

**Content-Encoding:** base64

**Site C: CURRENT PROGRAM RECHECK [Revised March 6, 2012]**

BEFORE		NEW	
QUANITITES	DESCRIPTION	QUANITITES	DESCRIPTION
5.2 Acres	<b>Project Site:</b> (Boundary approved by City per ALTA survey)	Same	Same
769 Total Hotel Rooms	<b>Total Hotel Rooms:</b> One (1) "full-service" and two (2) "limited-service": All 769 rooms are analyzed as 310 ITE Trip Rate "Full-Service" - higher trip rate to provide most flexibility for moving rooms between the hotels.	Same	Same
10-19 Stories	Will be referred as <b>Maximum Heights</b> (current heights):  263': Full Service Hotel. 150': Harbor Limited Service Hotel. 150': Twintree Limited Service Hotel. 75': Parking Structure/ Banquet. 20': Restaurants off Harbor. 75': Restaurant/ Venue northeast corner of Sunbelt Property.	200'  130' (E. side) to 190' (W. side)  Location of Restaurant/ Venue	Revised Shade and Shadow <b>Maximum Heights:</b> for the following:  <b>Harbor Limited Service Hotel.</b> Increase building height by 50' revised height is 200'.  <b>Twintree Limited Service Hotel.</b> Reduce building height by 20' on the East side of the hotel where hotel projects in on North and South sides and increase building height by 40' on the West side. Building will have a step up.  <b>Restaurant/Venue.</b> For the Shade and Shadow, the 15,000 sf, 75' high building will be shown on the Sunbelt Site.  <b>Parking Structure.</b> Increase Parking Structure/ Banquet by 10' revised height is 85'.  *After sign-off, Agency authorizes AECOM to complete Shade and Shadow Study and Analysis.
45,000 SF	<b>Restaurant or Restaurant/Entertainment:</b> Freestanding Detached Pads; • Four (4) pads @ 7,500 sf • One (1) pad @ 15,000 sf	Same	Same
10,000 SF	Hotel Restaurant assumed in WSA - will need to be updated to add 10,000SF more bar/ restaurants and note that 5,000 SF spa is accommodated in per room demand figure.  Traffic, AIR and Noise would account for the 20,000 SF Hotel Ancillary uses with the 310 ITE Trip Rate. Text in all studies needs to be modified/revised to make this point clear. No analysis change.	20,000 SF (TOTAL)	<b>Additional Hotel Ancillary:</b> (Uses including restaurant, bars, fitness room, spa) Per Dave Rose E-mail, add 10,000 SF more restaurant/bar use to the WSA.
39,000SF	<b>Conference/ Meeting Banquet:</b> (Including within the hotel(s))	Same	Same
1221	<b>Minimum Parking Spaces:</b> (Provided in a 75' Story Structure and Surface Parking).	1655  Difference of (434)	<b>Required Parking Per Uses:</b>  *Agency authorized RK Engineering to perform ULI Shared Parking Analysis.
-	<b>Tract Map / Parcel Map</b>	-	<b>Developer (Tract Map / Parcel Map):</b> Responsible for Tract Map / Parcel Map (hiring consultant/ drawings/ required submittals/ all related cost) to be submitted along with MND/IS (schedule).

Reviewed by Accepted by:

Matthew W. Reid  
Land & Design, Inc.

Date

**Subject:** RE: Specific Revisions for Garden Grove- Site C  
**From:** "Chang, Jane" <Jane.Chang@aecom.com>  
**Date:** Tue, 6 Mar 2012 21:17:58 +0000  
**To:** "drose3@charter.net" <drose3@charter.net>, "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**CC:** Matthew Reid <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, David Rose <drose3@hotmail.com>

Hi Dave.

Per Jayna's message from the City, they are requesting a clarification from you and Matt if the 10-foot increase would span across entire parking structure.

Please advise. Thank you.

**Jane Chang**  
AECOM  
T 949.660.8044

---

**From:** drose3@charter.net [mailto:drose3@charter.net]  
**Sent:** Tuesday, March 06, 2012 1:09 PM  
**To:** Morgan, Jayna  
**Cc:** Matthew Reid; Greg Blodgett; Paul Guerrero; Karl Hill; Chang, Jane; David Rose  
**Subject:** RE: Specific Revisions for Garden Grove- Site C

Jayna:

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You did clarify that the proposed structure was not "five stories, but rather 75 feet"; however, since we are re-looking at heights, we'd like to have the ability to maybe add an additional level to the parking structure, because going down is twice the cost as going up.

Please advise.

Thanks.

Dave

David A. Rose III  
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Thanks.

**Matthew Reid**  
Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
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Sent from my iPhone

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Jayna,

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**Matthew Reid**

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**Jayna Morgan**

AECOM

T. 949.660.8044

**From:** [drose3@charter.net](mailto:drose3@charter.net) [ <mailto:drose3@charter.net> ]

**Sent:** Monday, March 05, 2012 3:27 PM

**To:** Morgan, Jayna; Matt Reid; Greg Blodgett; Paul Guerrero; Karl Hill

**Cc:** Chang, Jane; David Rose

**Subject:** Re: Specific Revisions for Garden Grove- Site C

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**To:** "Chang, Jane" <Jane.Chang@aecom.com>

**CC:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>, Matthew Reid <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, David Rose <drose3@hotmail.com>

Yes.

David A. Rose III  
(951) 413-1907

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AECOM  
T 949.660.8044

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**Sent:** Tuesday, March 06, 2012 1:09 PM

**To:** Morgan, Jayna

**Cc:** Matthew Reid; Greg Blodgett; Paul Guerrero; Karl Hill; Chang, Jane; David Rose

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**Sent:** Monday, March 05, 2012 3:27 PM  
**To:** Morgan, Jayna; Matt Reid; Greg Blodgett; Paul Guerrero; Karl Hill  
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**Subject:** Re: Specific Revisions for Garden Grove- Site C

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Thanks.

Dave  
Sent via BlackBerry by AT&T

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**Date:** Mon, 5 Mar 2012 23:22:11 +0000  
**To:**

RE: Latest Site C Program Recheck (March 6, 2012)

**Subject:** RE: Latest Site C Program Recheck (March 6, 2012)

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Tue, 6 Mar 2012 21:21:16 +0000

**To:** Paul Guerrero <paulg@ci.garden-grove.ca.us>, "matt.reid@landanddesign.com" <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>

**CC:** "Chang, Jane" <Jane.Chang@aecom.com>

Thanks Paul,

The attached does not appear to show 20' height increase to restaurants on Harbor? You should probably add this on the table.

Jayna Morgan  
AECOM  
T. 949.660.8044

-----Original Message-----

From: Paul Guerrero [<mailto:paulg@ci.garden-grove.ca.us>]

Sent: Tuesday, March 06, 2012 1:09 PM

To: [matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com); Morgan, Jayna; Greg Blodgett; Paul Guerrero

Subject: Latest Site C Program Recheck (March 6, 2012)

Matt,

Attached is the latest Site C Program Recheck (March 6, 2012) for your review and sign-off.

Thanks

Paul

**Subject:** Site C Program Recheck March 6, 2012

**From:** Paul Guerrero <paulg@ci.garden-grove.ca.us>

**Date:** Tue, 6 Mar 2012 13:58:24 -0800 (PST)

**To:** matt.reid@landanddesign.com, Jayna.Morgan@aecom.com, Greg Blodgett <greg1@ci.garden-grove.ca.us>

Matt,

Please disregard previous Site C Program Recheck email, it was missing 20' increase to harbor restaurants, new height 40'. Jayna, the recheck does indicate a 10' increase to the entire parking/banquet structure. Please advise us if there are any questions/concerns to this increase.

Thanks

Paul

**Site C Program Recheck Revised 03.06.2012 (2).pdf**

**Content-Type:** application/pdf

**Content-Encoding:** base64

**Site C: CURRENT PROGRAM RECHECK [Revised March 6, 2012]**

BEFORE		NEW	
QUANITITES	DESCRIPTION	QUANITITES	DESCRIPTION
5.2 Acres	<b>Project Site:</b> (Boundary approved by City per ALTA survey)	Same	Same
769 Total Hotel Rooms	<b>Total Hotel Rooms:</b> One (1) "full-service" and two (2) "limited-service": All 769 rooms are analyzed as 310 ITE Trip Rate "Full-Service" - higher trip rate to provide most flexibility for moving rooms between the hotels.	Same	Same
10-19 Stories	Will be referred as <b>Maximum Heights</b> (current heights):  263': Full Service Hotel. 150': Harbor Limited Service Hotel. 150': Twintree Limited Service Hotel. 75': Parking Structure/ Banquet. 20': Restaurants off Harbor. 75': Restaurant/ Venue northeast corner of Sunbelt Property.	200'  130' (E. side) to 190' (W. side)  85'  40'  Location of Restaurant/ Venue  -	Revised Shade and Shadow <b>Maximum Heights</b> : for the following:  <b>Harbor Limited Service Hotel.</b> Increase building height by 50' revised height is 200'.  <b>Twintree Limited Service Hotel.</b> Reduce building height by 20' on the East side of the hotel where hotel projects in on North and South sides and increase building height by 40' on the West side. Building will have a step up.  <b>Parking Structure.</b> Increase Parking Structure/ Banquet by 10' revised height is 85'.  <b>Restaurants off Harbor.</b> Increase building heights by 20' revised height is 40'.  <b>Restaurant/Venue.</b> For the Shade and Shadow, the 15,000 sf, 75' high building will be shown on the Sunbelt Site.  *After sign-off, Agency authorizes AECOM to complete Shade and Shadow Study and Analysis.
45,000 SF	<b>Restaurant or Restaurant/Entertainment:</b> Freestanding Detached Pads; • Four (4) pads @ 7,500 sf • One (1) pad @ 15,000 sf	Same	Same
10,000 SF	Hotel Restaurant assumed in WSA - will need to be updated to add 10,000SF more bar/ restaurants and note that 5,000 SF spa is accommodated in per room demand figure.  Traffic, AIR and Noise would account for the 20,000 SF Hotel Ancillary uses with the 310 ITE Trip Rate. Text in all studies needs to be modified/revised to make this point clear. No analysis change.	20,000 SF (TOTAL)	<b>Additional Hotel Ancillary:</b> (Uses including restaurant, bars, fitness room, spa) Per Dave Rose E-mail, add 10,000 SF more restaurant/bar use to the WSA.
39,000SF	<b>Conference/ Meeting Banquet:</b> (Including within the hotel(s))	Same	Same
1221	<b>Minimum Parking Spaces:</b> (Provided in a 75' Story Structure and Surface Parking).	1655  Difference of (434)	<b>Required Parking Per Uses:</b>  *Agency authorized RK Engineering to perform ULI Shared Parking Analysis.
-	<b>Tract Map / Parcel Map</b>	-	<b>Developer (Tract Map / Parcel Map):</b> Responsible for Tract Map / Parcel Map (hiring consultant/ drawings/ required submittals/ all related cost) to be submitted along with MND/IS (schedule).

Reviewed by Accepted by:

Matthew W. Reid  
Land & Design, Inc.

Date

**Subject:** RE: Site C Program Recheck March 6, 2012  
**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**Date:** Tue, 6 Mar 2012 22:14:24 +0000  
**To:** Paul Guerrero <paulg@ci.garden-grove.ca.us>, "matt.reid@landanddesign.com" <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>  
**CC:** "Chang, Jane" <Jane.Chang@aecom.com>

Thank you Paul,

I think this looks good. Let me know when we have the sign off and I will get our Shade/Shadow technicians started on the revisions.

Jayna Morgan  
AECOM  
T. 949.660.8044

-----Original Message-----

From: Paul Guerrero [<mailto:paulg@ci.garden-grove.ca.us>]  
Sent: Tuesday, March 06, 2012 1:58 PM  
To: [matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com); Morgan, Jayna; Greg Blodgett  
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Matt,

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Thanks  
Paul

parcel map

**Subject:** parcel map  
**From:** Matthew Reid <matt.reid@landanddesign.com>  
**Date:** Wed, 7 Mar 2012 08:04:38 -0800  
**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>  
**CC:** Paul Guerrero <paulg@ci.garden-grove.ca.us>

Greg,

Regarding the parcel map, in reviewing the dda in section 303 it is clear the city pays for the parcel map. I've attached the section for you:

---



However, i don't know how you do a parcel map without having all the land under control.....maybe you know how.  
Thanks

**Matthew Reid**

Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype – [matthew.reid.ca](mailto:matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

PastedGraphic-1.tiff	Content-Type: image/tiff
	Content-Encoding: base64

**303. Land Use Approvals.** Except as otherwise expressly set forth herein, prior to commencement of construction of the Developer Improvements upon the Site and in accordance with the Schedule of Performance, Agency shall, at its sole cost and expense (other than the cost of any plans, specifications and other design materials, the cost of which shall be paid by Developer), secure any and all land use and other entitlements and approvals which the City may require for the construction and operation of the Developer Improvements, the Parcel Map, design review by the Agency and/or any other entitlements, permits or approvals required by or from any other governmental agency (collectively, the "Land Use Approvals"). Notwithstanding anything to the contrary herein, Developer and Agency acknowledge and agree that Agency shall prepare, at Agency's expense, and process all documentation required by the California Environmental Quality Act ("CEQA") with respect to the Project. Except as to the Agency Improvements, costs of any



**Subject:** Fwd: Anaheim Resort (Anaheim Gardenwalk) Hotel Project

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Wed, 7 Mar 2012 08:15:28 -0800

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

**CC:** Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>

We are seeing lots of potential groups being organized to take action against projects like ours.....lets hurry and get ours through the entitlement process.

Thanks...

<http://www.ocregister.com/news/council-343462-city-incentive.html>

<http://www.occord.org/article.php?list=type&type=34>

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

**Subject:** LGS Engineering

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Wed, 7 Mar 2012 12:09:45 -0800

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>

**CC:** Loren Sandberg <lgseng@sbcglobal.net>

Greg and Paul,

Here is Loren's contact information. Please forward him the scope for the project.

Thanks

— Loren Sandberg.vcf —

```
BEGIN:VCARD
VERSION:3.0
PROUID:-//Apple Inc.//Address Book 6.1//EN
N:Sandberg;Loren;;;
FN:Loren Sandberg
ORG:LGS Engineering;
item1.EMAIL;type=INTERNET;type=pref:lgseng@sbcglobal.net
item1.X-ABLabel:_$!<Other>!$_
TEL;type=WORK;type=VOICE;type=pref:714.385.0017
TEL;type=WORK;type=FAX:714.385.0019
item2.ADR;type=WORK;type=pref;;;628 N. Eckhoff Street;Orange;CA;92868;United States
X-ABUID:7D7122B0-8433-42CF-90A6-6D008BCB6129:ABPerson
END:VCARD
```

## Matthew Reid

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

<b>Loren Sandberg.vcf</b>	<b>Content-Type:</b> text/directory <b>Content-Encoding:</b> quoted-printable
---------------------------	--

— Part 1.1.3 —

<b>Part 1.1.3</b>	<b>Content-Type:</b> text/html <b>Content-Encoding:</b> quoted-printable
-------------------	---

**Subject:** Re: Specific Revisions for Garden Grove- Site C

**From:** Matthew Reid <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>

**Date:** Wed, 7 Mar 2012 17:29:40 -0800

**To:** [drose3@charter.net](mailto:drose3@charter.net)

**CC:** "Morgan, Jayna" <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)>, "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>, "Paul Guerrero" <[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>, "Karl Hill" <[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>, "Chang, Jane" <[Jane.Chang@aecom.com](mailto:Jane.Chang@aecom.com)>, "David Rose" <[drose3@hotmail.com](mailto:drose3@hotmail.com)>

Paul,

You were going to send me the new one today right?

Send it over and I'll send it back.

### Matthew Reid

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

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On Mar 7, 2012, at 5:20 PM, [drose3@charter.net](mailto:drose3@charter.net) wrote:

Jayna:

This is the same one that Matt did sign yesterday and forwarded to you and City.

Please see attached.

Thanks.

Dave

Sent via BlackBerry by AT&T

-----Original Message-----

From: Matthew Reid <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>

Date: Tue, 6 Mar 2012 07:49:03

To: Morgan, Jayna <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)>

Cc: [drose3@charter.net](mailto:drose3@charter.net) <[drose3@charter.net](mailto:drose3@charter.net)>; Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>; Paul Guerrero <[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>; Karl Hill <[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>; Chang, Jane <[Jane.Chang@aecom.com](mailto:Jane.Chang@aecom.com)>; David Rose <[drose3@hotmail.com](mailto:drose3@hotmail.com)>

Subject: Re: Specific Revisions for Garden Grove- Site C

Here are the program revisions signed off by us. I believe i caught everything that has been discussed over the last day or two.

Thanks.

Matthew Reid

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[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Mar 6, 2012, at 7:44 AM, Morgan, Jayna wrote:

Thank you Matt. Will look forward to receiving it.

Sent from my iPhone

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I spoke with Greg yesterday and will have the program back to you today.

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On Mar 5, 2012, at 3:33 PM, Morgan, Jayna wrote:

Ok, the City is supposed to send out the revised table with approved program and heights and then we will proceed with the shade/shadow revisions and the shared parking analysis.

Jayna Morgan  
AECOM  
T. 949.660.8044

From: [drose3@charter.net](mailto:drose3@charter.net) [mailto:[drose3@charter.net](mailto:drose3@charter.net)]  
Sent: Monday, March 05, 2012 3:27 PM  
To: Morgan, Jayna; Matt Reid; Greg Blodgett; Paul Guerrero; Karl Hill  
Cc: Chang, Jane; David Rose  
Subject: Re: Specific Revisions for Garden Grove- Site C

I've not heard from Matt on program yet, but I told him it worked for me subject to height changes, which you've made, and a shared parking analysis.

Yes, there is a possibility that some of the restaurants may need to two (2) stories up on Harbor, but didn't think that height would matter, but if it does, then go ahead and make their heights forty (40) feet up on Harbor Boulevard.

Please advise.

Thanks.

Dave

Sent via BlackBerry by AT&T

From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>

Date: Mon, 5 Mar 2012 23:22:11 +0000

To: drose3@charter.net<drose3@charter.net>; Matt Reid<matt.reid@landanddesign.com>; Greg Blodgett<greg1@ci.garden-grove.ca.us>; Paul Guerrero<paulg@ci.garden-grove.ca.us>; Karl Hill<karlh@ci.garden-grove.ca.us>

Cc: Chang, Jane<Jane.Chang@aecom.com>; David Rose<drose3@hotmail.com>

Subject: RE: Specific Revisions for Garden Grove- Site C

Ok, thank you. The parking structure was modeled at 75 feet not 5 stories.

We are waiting to get a revised Table with the development program and heights from the City/Matt prior to revising the shade/shadow modeling. There have also been suggestions about increasing the restaurant pad heights along harbor..

Jayna Morgan

AECOM

T. 949.660.8044

From: drose3@charter.net [mailto:drose3@charter.net]

Sent: Monday, March 05, 2012 1:55 PM

To: Morgan, Jayna; Matt Reid; Greg Blodgett; Paul Guerrero; Karl Hill

Cc: Chang, Jane; David Rose

Subject: Re: Specific Revisions for Garden Grove- Site C

Everything looks great.

The only thing I would possibly add, assuming no impact, would be an additional ten (10) feet to the parking structure (so there would be no confusion as to number of stories).

If not, then that would be all.

Please advise.

Thanks.

Dave

Sent via BlackBerry by AT&T

From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>

Date: Mon, 5 Mar 2012 21:24:49 +0000

To: matt.reid@landanddesign.com<matt.reid@landanddesign.com>;

drose3@charter.net<drose3@charter.net>; Greg Blodgett<greg1@ci.garden-grove.ca.us>; Paul Guerrero<paulg@ci.garden-grove.ca.us>; Karl Hill<karlh@ci.garden-grove.ca.us>

Cc: Chang, Jane<Jane.Chang@aecom.com>  
Subject: Specific Revisions for Garden Grove- Site C

Hi All,

Please see attached and below. I do need to know if there are any other height revisions you want us to consider before we proceed.

Jayna Morgan  
AECOM  
T. 949.660.8044

Jayna,

Can you please take a look at this quick sketch to make sure we've interpreted the direction correctly? Please reply all to this message.

Thanks again,  
g.

Garrett L. Avery, ASLA  
Design + Planning and Economics  
AECOM

From: Morgan, Jayna  
Sent: Monday, March 05, 2012 10:08 AM  
To: Avery, Garrett L.  
Subject: Specific revisions for Garden Grove

Hi Garrett,

See below for the direction we have been given.

- 1) Harbor fronting hotel-raise it fifty (50) feet; and
- 2) TwinTree fronting hotel-lower the East side of the hotel by twenty (20) feet where the hotel projects in on North and South sides, AND then raise from there to the West side by forty (40) feet.

Jayna Morgan  
Environmental Planner  
Design + Planning  
jayna.morgan@aecom.com  
AECOM  
2737 Campus Drive, Irvine, CA 92612 USA  
T 949.660.8044 F 949.660.1046  
www.aecom.com

**Subject:** Re: Site C Final Program  
**From:** Matthew Reid <matt.reid@landanddesign.com>  
**Date:** Wed, 7 Mar 2012 18:09:07 -0800  
**To:** Greg Blodgett <gregl@ci.garden-grove.ca.us>

This still shows the restaurants at 20'. It's not the right one.

Sent from my iPhone

Matthew Reid  
619.335.5896 Google voice  
Skype: matthew.reid.ca

On Mar 7, 2012, at 5:32 PM, Greg Blodgett <gregl@ci.garden-grove.ca.us> wrote:

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

----- Forwarded Message -----

From: "Paul Guerrero" <paulg@ci.garden-grove.ca.us>  
To: "Greg Blodgett" <gregl@ci.garden-grove.ca.us>, "Karl Hill" <karlh@ci.garden-grove.ca.us>, "Maria Parra" <mariap@ci.garden-grove.ca.us>, "Jayna Morgan" <Jayna.Morgan@aecom.com>, "Wendy Yang" <Wendy.Yang@aecom.com>, "Jane Chang" <Jane.Chang@aecom.com>, rg@rkengineer.com, btalafus@psomas.com, drose3@charter.net  
Sent: Wednesday, March 7, 2012 3:13:36 PM  
Subject: Site C Final Program

Jayna,  
Per Greg, attached is the final Site C Program.

Thanks  
Paul

<Site C Final Program Matrix 03.07.2012.pdf>  
<Site C Final Program Diagram of Height Increases & Decreases 03.07.2012.pdf>

**Subject:** Re: Site C Final Program

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Thu, 8 Mar 2012 01:02:27 +0000

**To:** Paul Guerrero <paulg@ci.garden-grove.ca.us>

**CC:** Greg Blodgett <gregl@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, Maria Parra <mariap@ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, "Chang, Jane" <Jane.Chang@aecom.com>, "rg@rkengineer.com" <rg@rkengineer.com>, "btalafus@psomas.com" <btalafus@psomas.com>, "drose3@charter.net" <drose3@charter.net>, Matthew Reid <matt.reid@landanddesign.com>

Thanks Paul,

I noticed the attached are not signed by Matt Reid.

Also, we can start the revised Shade/Shadow analysis tomorrow, but need the signed authorization and want to make sure Matt has approved the attached.

Best Regards,

Jayna

Sent from my iPhone

On Mar 7, 2012, at 3:24 PM, "Paul Guerrero" <paulg@ci.garden-grove.ca.us> wrote:

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Per Greg, attached is the final Site C Program.

Thanks

Paul

<Site C Final Program Matrix 03.07.2012.pdf>

<Site C Final Program Diagram of Height Increases & Decreases 03.07.2012.pdf>



**Subject:** Re: Specific Revisions for Garden Grove- Site C

**From:** drose3@charter.net

**Date:** Thu, 8 Mar 2012 01:20:52 +0000

**To:** "Matt Reid" <matt.reid@landanddesign.com>, "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** "Greg Blodgett" <greg1@ci.garden-grove.ca.us>, "Paul Guerrero" <paulg@ci.garden-grove.ca.us>, "Karl Hill" <karlh@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, "David Rose" <drose3@hotmail.com>

Jayna:

This is the same one that Matt did sign yesterday and forwarded to you and City.

Please see attached.

Thanks.

Dave

Sent via BlackBerry by AT&T

-----Original Message-----

From: Matthew Reid <matt.reid@landanddesign.com>

Date: Tue, 6 Mar 2012 07:49:03

To: Morgan, Jayna <Jayna.Morgan@aecom.com>

Cc: [drose3@charter.net](mailto:drose3@charter.net) <drose3@charter.net>; [Greg Blodgett](mailto:greg1@ci.garden-grove.ca.us) <greg1@ci.garden-grove.ca.us>; [Paul Guerrero](mailto:paulg@ci.garden-grove.ca.us) <paulg@ci.garden-grove.ca.us>; [Karl Hill](mailto:karlh@ci.garden-grove.ca.us) <karlh@ci.garden-grove.ca.us>; [Chang, Jane](mailto:Jane.Chang@aecom.com) <Jane.Chang@aecom.com>; [David Rose](mailto:drose3@hotmail.com) <drose3@hotmail.com>

Subject: Re: Specific Revisions for Garden Grove- Site C

Here are the program revisions signed off by us. I believe i caught everything that has been discussed over the last day or two.

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Cc: Chang, Jane<[Jane.Chang@aecom.com](mailto:Jane.Chang@aecom.com)>; David Rose<[drose3@hotmail.com](mailto:drose3@hotmail.com)>  
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T 949.660.8044 F 949.660.1046  
[www.aecom.com](http://www.aecom.com)

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AECOM  
T. 949.660.8044

From: [drose3@charter.net](mailto:drose3@charter.net) [mailto:[drose3@charter.net](mailto:drose3@charter.net)]  
Sent: Monday, March 05, 2012 3:27 PM  
To: Morgan, Jayna; Matt Reid; Greg Blodgett; Paul Guerrero; Karl Hill  
Cc: Chang, Jane; David Rose  
Subject: Re: Specific Revisions for Garden Grove- Site C

I've not heard from Matt on program yet, but I told him it worked for me subject to height changes, which you've made, and a shared parking analysis.

Yes, there is a possibility that some of the restaurants may need to two (2) stories up on Harbor, but didn't think that height would matter, but if it does, then go ahead and make their heights forty (40) feet up on Harbor Boulevard.

Please advise.

Thanks.

Dave  
Sent via BlackBerry by AT&T  
From: "Morgan, Jayna" <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)>  
Date: Mon, 5 Mar 2012 23:22:11 +0000  
To: [drose3@charter.net](mailto:drose3@charter.net)<[drose3@charter.net](mailto:drose3@charter.net)>; Matt Reid<[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>; Greg Blodgett<[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>; Paul Guerrero<[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>; Karl Hill<[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>  
Cc: Chang, Jane<[Jane.Chang@aecom.com](mailto:Jane.Chang@aecom.com)>; David Rose<[drose3@hotmail.com](mailto:drose3@hotmail.com)>  
Subject: RE: Specific Revisions for Garden Grove- Site C

Ok, thank you. The parking structure was modeled at 75 feet not 5 stories.

We are waiting to get a revised Table with the development program and heights from the City/Matt prior to revising the shade/shadow modeling. There have also been suggestions about increasing the restaurant pad heights along harbor..

Jayna Morgan  
AECOM  
T. 949.660.8044

From: [drose3@charter.net](mailto:drose3@charter.net) [mailto:[drose3@charter.net](mailto:drose3@charter.net)]  
Sent: Monday, March 05, 2012 1:55 PM

To: Morgan, Jayna; Matt Reid; Greg Blodgett; Paul Guerrero; Karl Hill  
Cc: Chang, Jane; David Rose  
Subject: Re: Specific Revisions for Garden Grove- Site C

Everything looks great.

The only thing I would possibly add, assuming no impact, would be an additional ten (10) feet to the parking structure (so there would be no confusion as to number of stories).

If not, then that would be all.

Please advise.

Thanks.

Dave

Sent via BlackBerry by AT&T

From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>

Date: Mon, 5 Mar 2012 21:24:49 +0000

To: [matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>;  
[drose3@charter.net](mailto:drose3@charter.net)<[drose3@charter.net](mailto:drose3@charter.net)>; Greg Blodgett<[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>; Paul Guerrero<[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>; Karl Hill<[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>

Cc: Chang, Jane<[Jane.Chang@aecom.com](mailto:Jane.Chang@aecom.com)>

Subject: Specific Revisions for Garden Grove- Site C

Hi All,

Please see attached and below. I do need to know if there are any other height revisions you want us to consider before we proceed.

Jayna Morgan  
AECOM  
T. 949.660.8044

Jayna,

Can you please take a look at this quick sketch to make sure we've interpreted the direction correctly? Please reply all to this message.

Thanks again,  
g.

Garrett L. Avery, ASLA  
Design + Planning and Economics  
AECOM

From: Morgan, Jayna  
Sent: Monday, March 05, 2012 10:08 AM  
To: Avery, Garrett L.  
Subject: Specific revisions for Garden Grove

Hi Garrett,

See below for the direction we have been given.

- 1) Harbor fronting hotel-raise it fifty (50) feet; and
- 2) TwinTree fronting hotel-lower the East side of the hotel by twenty (20) feet where the hotel projects in on North and South sides, AND then raise from there to the West side by forty (40) feet.

Jayna Morgan

Environmental Planner  
Design + Planning  
[jayna.morgan@aecom.com](mailto:jayna.morgan@aecom.com)  
AECOM  
2737 Campus Drive, Irvine, CA 92612 USA  
T 949.660.8044 F 949.660.1046  
[www.aecom.com](http://www.aecom.com)

**Subject:** Final Site C Program  
**From:** Paul Guerrero <paulg@ci.garden-grove.ca.us>  
**Date:** Thu, 8 Mar 2012 08:41:56 -0800 (PST)  
**To:** matt.reid@landanddesign.com, Greg Blodgett <greg1@ci.garden-grove.ca.us>

Matt,  
Final Site C Program.  
Thanks  
Paul

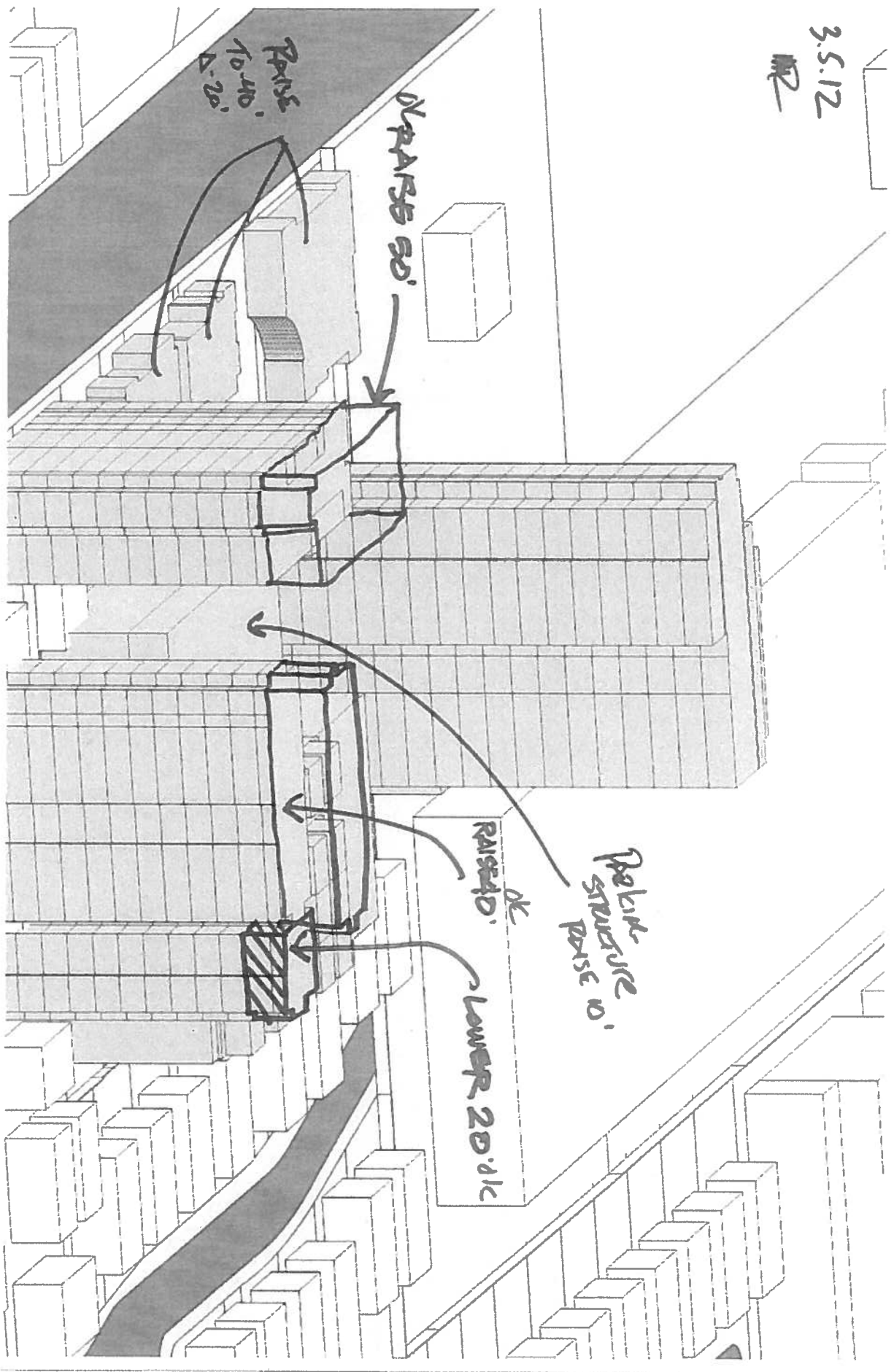
<b>Site C Final Program Diagram of Height Increases &amp; Decreases 03.07.2012.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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— Site C Program for Matt's Approval 03.08.2012.pdf —

<b>Site C Program for Matt's Approval 03.08.2012.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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3.5.12  
MR



**Site C: CURRENT PROGRAM RECHECK – FINAL - [Revised March 7, 2012]**

NEW PROGRAM	
QUANITITES	DESCRIPTION
5.2 Acres	<b>5.2 Acres</b> (Boundary approved by City per ALTA survey)
769 Total Hotel Rooms	<b>Total Hotel Rooms:</b> 769 rooms, one (1) "full-service" and two (2) "limited-service".
200'	Revised Shade and Shadow <b>Maximum Heights:</b> for the following:  <b>Harbor Limited Service Hotel.</b> Increase building height by 50' revised height is <b>200'</b> .
130' (E. side) to 190' (W. side)	<b>Twintree Limited Service Hotel.</b> Reduce building height by 20' on the East end revised height is <b>130'</b> . Increase building height by 40' on the West end, revised height is <b>190'</b> . Building will have a step-up from East to West (refer to sketch).
85'	<b>Parking Structure/ Ballroom &amp; Pre Function.</b> Increase Parking Structure/ Ballroom & Pre Function by 10' revised height is <b>85'</b> .
40'	<b>Restaurants off Harbor.</b> Increase building heights by 20' revised height is <b>40'</b> .
Location of Restaurant/ Venue	<b>Restaurant/Venue NE corner of Sunbelt Property.</b> For the Shade and Shadow, the 15,000 sf, 75' high building will be shown on the Sunbelt Site.
-	*Agency authorizes AECOM to complete Shade and Shadow Study and Analysis.
45,000 SF	<b>Restaurant or Restaurant/Entertainment:</b> Freestanding Detached Pads; <ul style="list-style-type: none"> <li>• Four (4) pads @ 7,500 sf.</li> <li>• One (1) pad @ 15,000 sf.</li> </ul>
20,000 SF (TOTAL)	<b>Additional Hotel Ancillary:</b> (Uses including restaurant, bars, fitness room, spa) Per Dave Rose E-mail, add 10,000 SF more restaurant/bar use to the WSA for a grand total of 20,000 sf.
39,000 SF	<b>Ballroom / Conference/ Meeting Banquet:</b> Including ballroom / conference / meeting space within the hotels.
1655 Difference of (434)	<b>Required Parking Per Uses:</b> *Agency authorized RK Engineering to perform ULI Shared Parking Analysis.
-	<b>Tract Map or Parcel Map:</b> *Agency responsible to complete, process, and fund the Tract Map or Parcel Map.

Reviewed by Accepted by:

\_\_\_\_\_  
Matthew W. Reid  
Land & Design, Inc.

\_\_\_\_\_  
Date

**Subject:** Program

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Thu, 8 Mar 2012 17:38:04 -0800

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>

**CC:** Jayna Morgan <Jayna.Morgan@aecom.com>, Dave Rose <drose3@charter.net>

Here is the program signed.  
Thanks.

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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<b>2012_03_08 GG program approve.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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Part 1.1.3

<b>Part 1.1.3</b>	<b>Content-Type:</b> text/html <b>Content-Encoding:</b> 7bit
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Site C: CURRENT PROGRAM RECHECK -- FINAL - [Revised March 7, 2012]

BEFORE		NEW	
QUANTITIES	DESCRIPTION	QUANTITIES	DESCRIPTION
5.2 Acres	Project Site: (Boundary approved by City per ALTA survey)	Same	Same
789 Total Hotel Rooms	Total Hotel Rooms: One (1) "full-service" and two (2) "limited-service": All 789 rooms were analyzed as 310 ITE Trip Rate "Full-Service" - higher trip rate to provide most flexibility for moving rooms between the hotels.	Same	Same
10-19 Stories	The Project will be referred as "Maximum Heights" from this point forward (current heights): 263': Full-Service Hotel. 150': Harbor Limited-Service Hotel. 150': Twintree Limited-Service Hotel. 75': Parking Structure/ Ballroom & Pre Function. 20': Restaurants off Harbor. 75': Restaurant/ Venue northeast corner of Sunbelt Property.	SAME 200' 130' (E. side) to 190' (W. side) 85' 40' Location of Restaurant/ Venue	Revised Shade and Shadow Maximum Heights: for the following: Harbor Limited Service Hotel. Increase building height by 50' revised height is 200'. Twintree Limited Service Hotel. Reduce building height by 20' on the East end revised height is 130'. Increase building height by 40' on the West end, revised height is 190'. Building will have a step-up from East to West (refer to sketch). Parking Structure/ Ballroom & Pre Function. Increase Parking Structure/ Ballroom & Pre Function by 10' revised height is 85'. Restaurants off Harbor. Increase building heights by 20' revised height is 40'. Restaurant/Venue NE corner of Sunbelt Property. For the Shade and Shadow, the 15,000 sf, 75' high building will be shown on the Sunbelt Site. *Agency authorizes AECOM to complete Shade and Shadow Study and Analysis.
45,000 SF	Restaurant or Restaurant/Entertainment: Freestanding Detached Pads; • Four (4) pads @ 7,500 sf • One (1) pad @ 15,000 sf	Same	Same
10,000 SF	Hotel Restaurant assumed in WSA - will need to be updated to add 10,000SF more bar/ restaurants and note that 5,000 SF spa is accommodated in per room demand figure.  Traffic, AIR and Noise would account for the 20,000 SF Hotel Ancillary uses with the 310 ITE Trip Rate. Text in all studies needs to be modified/revised to make this point clear. No analysis change.	20,000 SF (TOTAL)	Additional Hotel Ancillary: (Uses including restaurant, bars, fitness room, spa) Per Dave Rose E-mail, add 10,000 SF more restaurant/bar use to the WSA.
39,000SF	Conference/ Meeting Banquet: (Including within the hotel(s))	Same	Same
1221	Minimum Parking Spaces: (Provided in a 75' Story Structure and Surface Parking).	1655 Difference of (434)	Required Parking Per Uses:  *Agency authorized RK Engineering to perform ULI Shared Parking Analysis.
-	Tract Map or Parcel Map	-	Tract Map or Parcel Map: *Agency responsible to complete, process, and fund the Tract Map or Parcel Map.

Reviewed by Accepted by:

  
Matthew W. Reid  
Land & Design, Inc.

3/8/12  
Date

## RE: Approved Program and Approved Boundary- Confirm

**Subject:** RE: Approved Program and Approved Boundary- Confirm

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Fri, 9 Mar 2012 19:16:21 +0000

**To:** Matthew Reid <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Bob Talafus <btalafus@psomas.com>, "Peter Fitzpatrick [pfitzpatrick@psomas.com]" <pfitzpatrick@psomas.com>, Karl Hill <karlh@ci.garden-grove.ca.us>

**CC:** Dave Rose <drose3@charter.net>

Thank you Matt.

I do have one final concern on the attached Site C program. You have crossed out "approved boundary per the City ALTA" survey and wrote "boundary approved per DDA". We have never seen a DDA boundary?

We had already received approval from the City on the ALTA survey project site boundary attached back on 2/6/12. Is the attached boundary acceptable to you and also consistent with the DDA? Please advise.

This boundary issue really needs to be finalized before we proceed on the site plan, Tentative Map, etc ..

Best Regards,

Jayna Morgan  
AECOM  
T. 949.660.8044

---

**From:** Matthew Reid [mailto:matt.reid@landanddesign.com]

**Sent:** Thursday, March 08, 2012 5:38 PM

**To:** Greg Blodgett; Paul Guerrero

**Cc:** Morgan, Jayna; Dave Rose

**Subject:** Program

Here is the program signed.

Thanks.

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

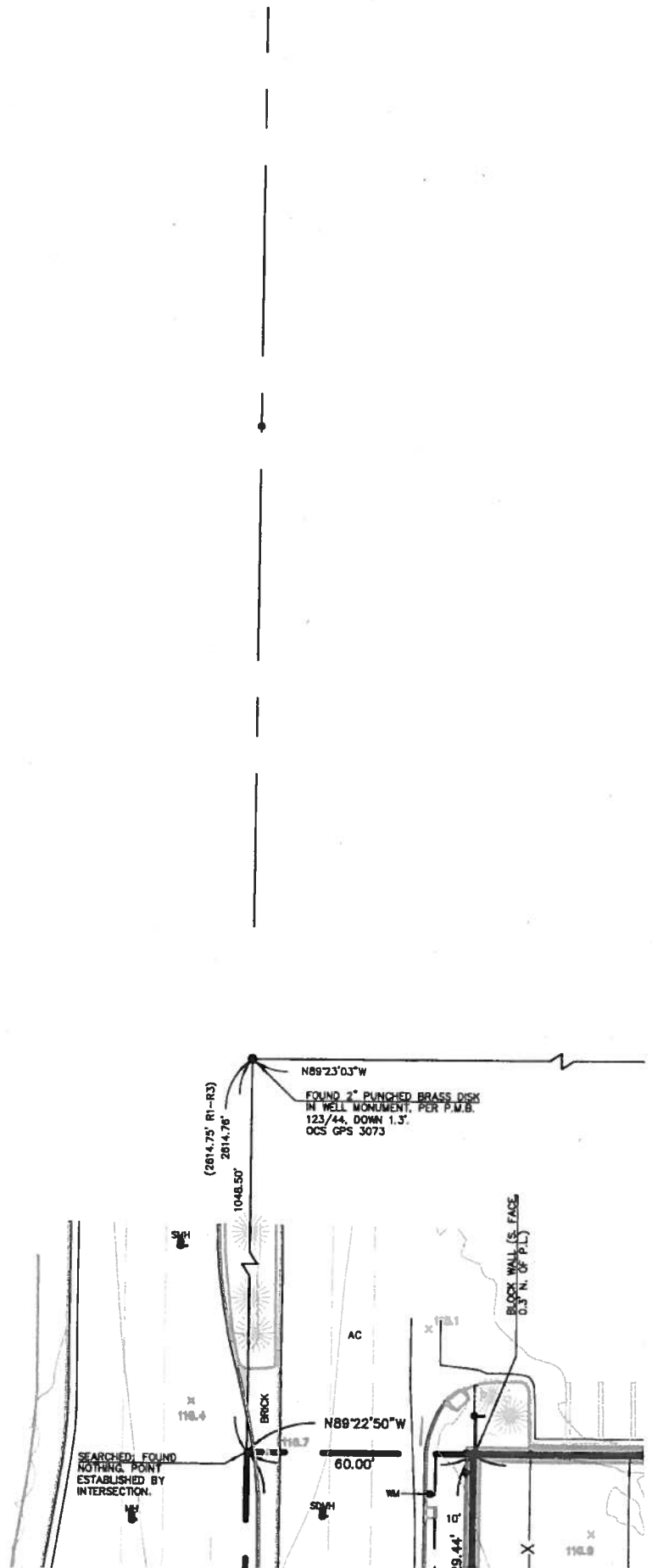
619.335.5896 Google voice | 619.462.4144 fax

Skype – matt.reid.ca

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

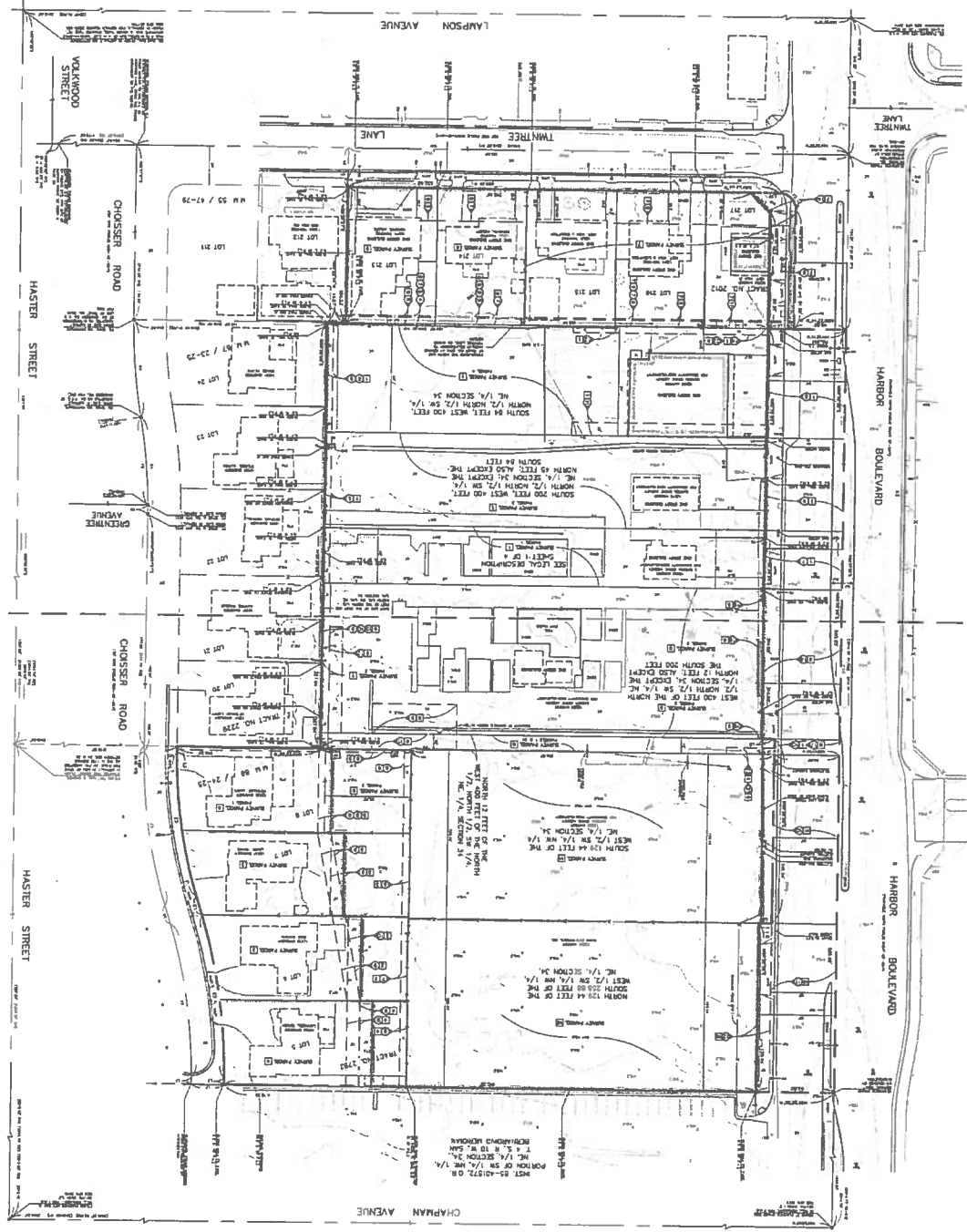
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Boundary Area = 5.2 Acres





Re: Approved Program and Approved Boundary- Confirm

**Subject:** Re: Approved Program and Approved Boundary- Confirm

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Fri, 9 Mar 2012 11:47:10 -0800

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Bob Talafus <btalafus@psomas.com>, "Peter Fitzpatrick [pfitzpatrick@psomas.com]" <pfitzpatrick@psomas.com>, Karl Hill <karlh@ci.garden-grove.ca.us>, Dave Rose <drose3@charter.net>

That is the area per the DDA. Thanks for the clarity. I didn't want to be agreeing to something I haven't seen (referencing an ALTA) Our agreement is per the DDA, not a boundary survey.  
Thanks for the clarification.

### Matthew Reid

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

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Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Mar 9, 2012, at 11:16 AM, Morgan, Jayna wrote:

Thank you Matt.

I do have one **final concern** on the attached Site C program. You have crossed out "approved boundary per the City ALTA" survey and wrote "boundary approved per DDA". We have never seen a DDA boundary?

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This boundary issue really needs to be finalized before we proceed on the site plan, Tentative Map, etc...

Best Regards,

Jayna Morgan

AECOM

T. 949.660.8044

---

**From:** Matthew Reid [mailto:[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)]

**Sent:** Thursday, March 08, 2012 5:38 PM

**To:** Greg Blodgett; Paul Guerrero

**Cc:** Morgan, Jayna; Dave Rose

**Subject:** Program

Here is the program signed.

Thanks.

**Matthew Reid**

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<modified- PL-ALTA-GARDEN GROVE.jpg>

**Subject:** RE: Approved Program and Approved Boundary- Confirm

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Fri, 9 Mar 2012 19:50:06 +0000

**To:** Matthew Reid <matt.reid@landanddesign.com>

**CC:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Bob Talafus <btalafus@psomas.com>, "Peter Fitzpatrick [pfitzpatrick@psomas.com]" <pfitzpatrick@psomas.com>, Karl Hill <karlh@ci.garden-grove.ca.us>, Dave Rose <drose3@charter.net>

Ok, I am glad it is the same 5.2 acre area. Thanks for getting back to me so quickly!

**Jayna Morgan**

AECOM

T. 949.660.8044

---

**From:** Matthew Reid [mailto:matt.reid@landanddesign.com]

**Sent:** Friday, March 09, 2012 11:47 AM

**To:** Morgan, Jayna

**Cc:** Greg Blodgett; Paul Guerrero; Yang, Wendy; Bob Talafus; Peter Fitzpatrick [pfitzpatrick@psomas.com]; Karl Hill; Dave Rose

**Subject:** Re: Approved Program and Approved Boundary- Confirm

That is the area per the DDA. Thanks for the clarity. I didn't want to be agreeing to something I haven't seen (referencing an ALTA) Our agreement is per the DDA, not a boundary survey.

Thanks for the clarification.

**Matthew Reid**

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Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

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Jayna Morgan  
AECOM  
T. 949.660.8044

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**Sent:** Thursday, March 08, 2012 5:38 PM  
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**Cc:** Morgan, Jayna; Dave Rose  
**Subject:** Program

Here is the program signed.  
Thanks.

**Matthew Reid**

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[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

<modified- PL-ALTA-GARDEN GROVE.jpg>

**Subject:** Re: Approved Program and Approved Boundary- Confirm  
**From:** Matthew Reid <matt.reid@landanddesign.com>  
**Date:** Fri, 9 Mar 2012 11:51:24 -0800  
**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**CC:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Bob Talafus <btalafus@psomas.com>, "Peter Fitzpatrick [pfitzpatrick@psomas.com]" <pfitzpatrick@psomas.com>, Karl Hill <karlh@ci.garden-grove.ca.us>, Dave Rose <drose3@charter.net>

We agree this is the project area.

## Matthew Reid

Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype – [matthew.reid.ca](mailto:matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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Skype – [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

<modified- PL-ALTA-GARDEN GROVE.jpg>

**Subject:** RE: Approved Program and Approved Boundary- Confirm

**From:** drose3@charter.net

**Date:** Sat, 10 Mar 2012 04:07:54 -0500 (EST)

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** Matthew Reid <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Bob Talafus <btalafus@psomas.com>, "Peter Fitzpatrick [pfitzpatrick@psomas.com]" <pfitzpatrick@psomas.com>, Karl Hill <karlh@ci.garden-grove.ca.us>, drose3@hotmail.com

I wanted to address the conversations regarding a parcel and/or tract map. We are most definitely ONLY going to want to perform a lot line adjustment and nothing that requires a discretionary approval or is subject to either CEQA or Subdivision Map Act.

To my knowledge there are currently at least eight (8) parcels, excluding Sunbelt piece, that make up the site, and we are probably only going to want to create six (6) parcels, other than the Sunbelt piece.

Please advise.

Thanks.

Dave

David A. Rose III  
(951) 413-1907

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This communication does not reflect an intention by the sender or the sender's client or principal to conduct a transaction or make any agreement by electronic means. Nothing contained in this message or in any attachment shall satisfy the requirements for a writing, and nothing contained herein shall constitute a contract or electronic signature under the electronic Signatures in Global and National Commerce Act, any version of the Uniform Electronic Transactions Act or any other statute governing electronic transactions.

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Sent: Thursday, March 08, 2012 5:38 PM  
To: Greg Blodgett; Paul Guerrero  
Cc: Morgan, Jayna; Dave Rose  
Subject: Program

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[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>



**Subject:** RE: Program

**From:** drose3@charter.net

**Date:** Sat, 10 Mar 2012 05:21:12 -0500 (EST)

**To:** Matthew Reid <matt.reid@landanddesign.com>

**CC:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Jayna Morgan <Jayna.Morgan@aecom.com>, drose3@hotmail.com

One final question.....the parking structure also assumed an additional fifteen (15) feet for the proposed casitas. Although, at present, we are NOT proposing to develop the casitas any longer, I'd still like to be able to put casitas and/or meeting space on the roof of rear parking structure, for a total height of one hundred (100) feet.

Otherwise, leave the parking structure at its previous height of seventy-five (75) feet plus fifteen (15) feet for the casitas (or other uses) for a total height of ninety (90) feet.

Please advise.

Thanks.

Dave

David A. Rose III  
(951) 413-1907

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On Thu, Mar 8, 2012 at 5:38 PM, Matthew Reid wrote:

Here is the program signed. Thanks.

## **Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

-----

**Subject:** Parcel Map/Tract Map or LLA??

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Mon, 12 Mar 2012 18:55:00 +0000

**To:** "drose3@charter.net" <drose3@charter.net>

**CC:** Matthew Reid <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Bob Talafus <btalafus@psomas.com>, "Peter Fitzpatrick [pfitzpatrick@psomas.com]" <pfitzpatrick@psomas.com>, Karl Hill <karlh@ci.garden-grove.ca.us>, "drose3@hotmail.com" <drose3@hotmail.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>

All,

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KARL and Greg-----Is this a correct assumption?

PSOMAS needs direction if they should add the LLA as an optional task.

We need to get this settled ASAP so PSOMAS will need to know what to include in their proposal.

Thank you

Jayna Morgan  
AECOM  
T. 949.660.8044

-----Original Message-----

From: [drose3@charter.net](mailto:drose3@charter.net) [mailto:drose3@charter.net]

Sent: Saturday, March 10, 2012 1:08 AM

To: Morgan, Jayna

Cc: Matthew Reid; Greg Blodgett; Paul Guerrero; Yang, Wendy; Bob Talafus; Peter Fitzpatrick [pfitzpatrick@psomas.com]; Karl Hill; [drose3@hotmail.com](mailto:drose3@hotmail.com)

Subject: RE: Approved Program and Approved Boundary- Confirm

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Please advise.

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Dave

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Cc: Morgan, Jayna; Dave Rose  
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[matthew.reid.ca](http://matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

**Subject:** RE: Parcel Map/Tract Map or LLA??

**From:** drose3@charter.net

**Date:** Tue, 13 Mar 2012 17:24:02 -0400 (EDT)

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** Matthew Reid <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Bob Talafus <btalafus@psomas.com>, "Peter Fitzpatrick [pfitzpatrick@psomas.com]" <pfitzpatrick@psomas.com>, Karl Hill <karlh@ci.garden-grove.ca.us>, drose3@hotmail.com, "Yang, Wendy" <Wendy.Yang@aecom.com>

I don't know how we can be processing a Parcel and/or Tract Map, when we do not know what the boundaries of any lots will be and/or how many parcels there will be and/or the City doesn't control all of the necessary pieces of property.

Per the DDA, we were proposing to have some type of parcel boundary changes; however, given that we will not know the boundaries of the new sites until we have chosen the flags and drawn the specific uses, etc., it is futile to draw any boundaries.

As such, this is why we are proposing a lot line adjustment AFTER the flags have been chosen AND the site has been fully drawn AND the City owns all of the necessary parcels. To my knowledge, there are approximately eight (8) parcels, excluding the Sunbelt piece, and we would only be proposing six (6) to seven (7) total parcels, excluding the Sunbelt piece. So, there should be no problem doing a lot line adjustment.

Please advise.

Thanks.

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David A. Rose III  
(951) 413-1907

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Jayna Morgan  
AECOM  
T. 949.660.8044

-----Original Message-----

From: [drose3@charter.net](mailto:drose3@charter.net) [mailto:[drose3@charter.net](mailto:drose3@charter.net)] Sent: Saturday, March 10, 2012 1:08 AM

To: Morgan, Jayna  
Cc: Matthew Reid; Greg Blodgett; Paul Guerrero; Yang, Wendy; Bob Talafus; Peter Fitzpatrick [[pfitzpatrick@psomas.com](mailto:pfitzpatrick@psomas.com)]; Karl Hill; [drose3@hotmail.com](mailto:drose3@hotmail.com)  
Subject: RE: Approved Program and Approved Boundary- Confirm

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Re: Parcel Map/Tract Map or LLA??

**Subject:** Re: Parcel Map/Tract Map or LLA??

**From:** drose3@charter.net

**Date:** Tue, 13 Mar 2012 18:09:18 -0400 (EDT)

**To:** Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>

**CC:** Matthew Reid <matt.reid@landanddesign.com>, drose3@hotmail.com

If that's the case, and we can change the boundaries later, WITHOUT having to go through CEQA or Map Act, then that's fine.

Please advise.

Thanks.

Dave

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On Tue, Mar 13, 2012 at 2:57 PM, Greg Blodgett wrote:

We can have a tentative map and make revisions to the boundaries

Sent from my iPhone

On Mar 13, 2012, at 2:20 PM, [drose3@charter.net](mailto:drose3@charter.net) wrote:

I don't know how we can be processing a Parcel and/or Tract Map, when we do not know what the boundaries of any lots will be and/or how many parcels there will be and/or the City doesn't control all of the necessary pieces of property.

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To: Morgan, Jayna

Cc: Matthew Reid; Greg Blodgett; Paul Guerrero; Yang, Wendy; Bob Talafus; Peter Fitzpatrick [[pfitzpatrick@psomas.com](mailto:pfitzpatrick@psomas.com)]; Karl Hill; [drose3@hotmail.com](mailto:drose3@hotmail.com)

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RE: Parcel Map/Tract Map or LLA??

**Subject:** RE: Parcel Map/Tract Map or LLA??

**From:** drose3@charter.net

**Date:** Wed, 14 Mar 2012 07:12:51 -0400 (EDT)

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**CC:** Matthew Reid <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Bob Talafus <btalafus@psomas.com>, "Peter Fitzpatrick [pfitzpatrick@psomas.com]" <pfitzpatrick@psomas.com>, Karl Hill <karlh@ci.garden-grove.ca.us>, drose3@hotmail.com, "Yang, Wendy" <Wendy.Yang@aecom.com>, drose3@hotmail.com

Okay, if we are going to create a Parcel and/or Tract Map NOW, here's what the Map should look like:

- Create a parcel for the TwinTree fronting hotel that extends from TwinTree to the middle of the internal road;
- Create a parcel for the Harbor fronting hotel that extends from Harbor to the middle of the internal road;
- Create a parcel for EACH of the restaurant fronting restaurants pads to the middle of the internal road;
- Create a parcel for the full service hotel from Harbor Boulevard to Sunbelt property to rear of the site;
- Create a parcel for the parking structure from the middle of the internal road to the rear of the site; AND
- Create two (2) AIR RIGHTS parcels above each level of the parking structure.

Please advise if I can be of any additional assistance.

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[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

**Subject:** Re: Enforceable Obligation / Our DDA

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Wed, 14 Mar 2012 20:22:32 -0700

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

**CC:** Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>

Didn't hear from anyone on this. Can you help?

**Matthew Reid**

Land & Design, Inc.

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[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Mar 10, 2012, at 9:17 AM, Matthew Reid wrote:

Our potential JV partner is very concerned about the current status of the RDA, the States unknown power to invoke new rules, and the control the City does or doesn't have with respect to our agreement with you (Agency).

We believe this is THE group to partner with. They have made the commitment to provide the necessary capital, financing, ownership structure, etc... to partner with us to get this project done! As I've told you before, we have come to a preliminary agreement on the large deal points (Memorandum of Understanding) necessary to move forward, however still, they have several questions and concerns about the ability of the Agency to maintain control of the site and the viability of our DDA and the surety of the risk.

I understand this is new territory for everyone, however I must be able to communicate confidence and surety to these investors in order for it to come to pass.

I need your help. What can you provide to me, as soon as possible, that I can forward to them that will provide some comfort and assurance we have a deal that can't be taken away by the State? Can you provide some legal position, letter or something that helps us and them understand the risks here? Some sort of memo or letter from the City attorney would be very helpful...

I am meeting with them next week to discuss this very issue, as this is the only item holding up us moving forward.

Let me know and thanks for your help.

**Matthew Reid**

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8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

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Skype – [matthew.reid.ca](https://matthew.reid.ca)  
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**Subject:** Re: Enforceable Obligation / Our DDA  
**From:** Matthew Reid <matt.reid@landanddesign.com>  
**Date:** Wed, 14 Mar 2012 22:05:06 -0700  
**To:** Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>

yes, as soon as possible.

**Matthew Reid**

Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
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[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Mar 14, 2012, at 8:56 PM, Greg Blodgett wrote:

Do you want us to prepare a letter

Sent from my iPhone

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Didn't hear from anyone on this. Can you help?

**Matthew Reid**

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On Mar 10, 2012, at 9:17 AM, Matthew Reid wrote:

Our potential JV partner is very concerned about the current status of the RDA, the States unknown power to invoke new rules, and the control the City does or doesn't have with respect to our agreement with you (Agency).

We believe this is THE group to partner with. They have made the commitment to provide the necessary capital, financing, ownership structure, etc... to partner with us to get this project done! As I've told you before, we have come to a preliminary agreement on the large deal points (Memorandum of Understanding) necessary to move forward, however still, they have several questions and concerns about the ability of the Agency to maintain control of the site and the viability of our DDA and the surety of the risk.

I understand this is new territory for everyone, however I must be able to communicate confidence and surety to these investors in order for it to come to pass.

I need your help. What can you provide to me, as soon as possible, that I can forward to them that will provide some comfort and assurance we have a deal that can't be taken away by the State? Can you provide some legal position, letter or something that helps us and them understand the risks here? Some sort of memo or letter from the City attorney would be very helpful..

I am meeting with them next week to discuss this very issue, as this is the only item holding up us moving forward.

Let me know and thanks for your help.

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)



Bond contact

**Subject:** Bond contact

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Fri, 16 Mar 2012 06:55:55 -0700

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@garden-grove.org>

Guys,

Who are you using for the Mcwhiney Bond sale? We are considering doing the same thing with the committed TOT and want to see if we can get some information from the group who is doing theirs for you.

Would you please send over contact information?

Thanks.

Sent from my iPhone

Matthew Reid

619.335.5896 Google voice

Skype: matthew.reid.ca

Lunch meeting with Singpoli

**Subject:** Lunch meeting with Singpoli

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Mon, 19 Mar 2012 07:04:04 -0700

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Matt Fertal <matf@postrat.ci.garden-grove.ca.us>, Paul Guerrero <paulg@garden-grove.org>

Singpoli would like to host a lunch at their offices this coming Friday for a meeting.

They are located at 2 N Lake, Pasadena, CA. We would start at 11.45am

Let me know if this works for you.

Thanks.

Sent from my iPhone

Matthew Reid  
619.335.5896 Google voice  
Skype: matthew.reid.ca

Re: LGS Engineering

**Subject:** Re: LGS Engineering

**From:** "lgseng" <lgseng@sbcglobal.net>

**Date:** Tue, 20 Mar 2012 15:50:30 -0700

**To:** "Matthew Reid" <matt.reid@landanddesign.com>, "Greg Blodgett" <greg1@ci.garden-grove.ca.us>, "Paul Guerrero" <paulg@ci.garden-grove.ca.us>

Matt,

I have yet to heard from these people as to what they need.

Sincerely,

Loren Sandberg, P.E., P.L.S.

LGS Engineering, Inc.

628 N. Eckhoff Street

Orange, CA 92868

Tel: 714.385.0017

Fax: 714.385.0019

[lgseng@sbcglobal.net](mailto:lgseng@sbcglobal.net)

[www.LGSEngineering.com](http://www.LGSEngineering.com)

----- Original Message -----

**From:** [Matthew Reid](#)

**To:** [Greg Blodgett](#) ; [Paul Guerrero](#)

**Cc:** [Loren Sandberg](#)

**Sent:** Wednesday, March 07, 2012 1:09 PM

**Subject:** LGS Engineering

Greg and Paul,

Here is Loren's contact information. Please forward him the scope for the project.

Thanks

---

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 [Google voice](#) | 619.462.4144 fax

Skype – [matthew.reid.ca](#)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

---

Greg and Paul,

Here is Loren's contact information. Please forward him the scope for the project.

Thanks

Matthew Reid  
Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype – matthew.reid.ca  
matt.reid@landanddesign.com

**Subject:** Fwd: Agenda / Items of discussion for tomorrow

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Fri, 23 Mar 2012 08:58:00 -0700

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@garden-grove.org>, Matt Fertal <mattf@postrat.ci.garden-grove.ca.us>, "Matthew J. Fertal" <mattf@garden-grove.org>

Our agenda for today...

Sent from my iPhone

Matthew Reid

619.335.5896 Google voice

Skype: [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

Begin forwarded message:

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** March 23, 2012 2:07:41 AM PDT

**To:** Tommy Leung <tleung@investlaeb5.com>, William Chu <wchu@singpoli.com>, Kin Hui <kinhui@singpoli.com>, "Philip Y. Kim" <philipkim@singpoli.com>

**Cc:** Dave Rose <drose3@charter.net>, John Wong <jwong@hfsc4.com>

**Subject:** Agenda / Items of discussion for tomorrow

Gentlemen,

Here is our tentative agenda for our time together tomorrow during lunch. Thank you again, for hosting lunch for the meeting with Garden Grove. The Agenda being sent to the City will not include the portion below 1.15pm as those are items for discussion after the City is excused.

I will need to be on the road by 2.15ish in order to be back in San Diego for dinner obligations and I'm expecting Friday (Spring Break) traffic to be difficult.

TENTATIVE AGENDA

**11.45AM Arrival and Lunch**

**CITY OF GARDEN GROVE**

- Introduction of City of Garden Grove
  - Matt Fertal - City Manager
  - Greg Blodgett - Sr. Project Manager
  - Paul Guerreo - Project Manager
- Garden Grove History of the Project
- City Council Approach to Redevelopment in GG and successful track record.
- State of the State and RDA's
- LND DDA with GG, Enforceable Obligation
- Current Status of Entitlement
- Land Control Status and approach moving forward

**SINGPOLI GROUP**

- Introduction of Singpoli
- Video?
- Roles as JV Partner with LND

QUESTIONS AND ANSWERS

**1.15PM CONCLUDE WITH CITY OF GG**

**SINGPOLI AND LND MEETING**

- Continue discussion over documents
  - MOU
  - Financing obligations of partner
  - Capital Stack, bonding of TOT
- Discussion on project scope and size, financeable project, what is the market saying.
- Definition of FEES in EB-5 raise.
- Finalizing JV

**2.15PM CONCLUDE MEETING**

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

Fwd: Lunch meeting with Singpoli

**Subject:** Fwd: Lunch meeting with Singpoli  
**From:** Greg Blodgett <greg1@ci.garden-grove.ca.us>  
**Date:** Fri, 23 Mar 2012 09:54:47 -0700 (PDT)  
**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

----- Forwarded Message -----

From: "Matthew Reid" <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>  
To: "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>, "Matt Fertal" <[mattf@postrat.ci.garden-grove.ca.us](mailto:mattf@postrat.ci.garden-grove.ca.us)>, "Paul Guerrero" <[paulg@garden-grove.org](mailto:paulg@garden-grove.org)>  
Sent: Monday, March 19, 2012 7:04:04 AM  
Subject: Lunch meeting with Singpoli

Singpoli would like to host a lunch at their offices this coming Friday for a meeting.

They are located at 2 N Lake, Pasadena, CA. We would start at 11.45am

Let me know if this works for you.

Thanks.

Sent from my iPhone

Matthew Reid  
619.335.5896 Google voice  
Skype: matthew.reid.ca

**Subject:** RE: Approved Site C Program- For Shared Parking Analysis

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Wed, 28 Mar 2012 17:11:38 +0000

**To:** Bryan Estrada <be@rkengineer.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Rogier Goedecke <rg@rkengineer.com>, "Matthew Reid (matt.reid@landanddesign.com)" <matt.reid@landanddesign.com>

**CC:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Dan Candelaria <danc@ci.garden-grove.ca.us>

Hi Brian,

I am not sure we have a detailed Parking Structure plan but will differ to Wendy and Matt Reed( the developer). I know Wendy has done some preliminary analysis of the structure to see that the clearances meet city requirements.

Wendy/Matt- please share with Brian what you can.

Thanks,

Jayna

---

**From:** Bryan Estrada [mailto:be@rkengineer.com]

**Sent:** Wednesday, March 28, 2012 10:04 AM

**To:** Yang, Wendy; Morgan, Jayna; Rogier Goedecke

**Cc:** Greg Blodgett; Karl Hill; Chang, Jane; Paul Guerrero; Dan Candelaria

**Subject:** RE: Approved Site C Program- For Shared Parking Analysis

Hi Wendy,

Would you please send me a copy of the parking structure plan? We would like to include specific details with regards to the structures layout and configuration in the Shared Parking Analysis.

Thank you,

**Bryan Estrada**  
transportation planner



transportation planning / traffic engineering & design

acoustical engineering / community traffic calming

4000 Westerly Place, Suite 280

Newport Beach, CA 92660

tel. 949.474.0809

fax 949.474.0902

[www.rkengineer.com](http://www.rkengineer.com)

---

**From:** Morgan, Jayna [mailto:Jayna.Morgan@aecom.com]

**Sent:** Tuesday, March 27, 2012 3:12 PM

**To:** Rogier Goedecke; Bryan Estrada

**Cc:** Greg Blodgett; Karl Hill; Chang, Jane; Paul Guerrero; Yang, Wendy; Dan Candelaria

**Subject:** Approved Site C Program- For Shared Parking Analysis

Hi Rogier,

Per the conference call we had with City Planning and Agency staff today, they have indicated



that the **Sunbelt parcel** and proposed development shown on that parcel (30K SF of restaurant/entertainment) **will be part** of the shared parking analysis.

Please see the attached approved development program which shows the total hotel rooms( 769) and SF of conference/meet room (39K SF), freestanding restaurant pads (45K SF) restaurant/,bars within hotels(20K SF) and hotel spa/fitness (5K SF).

Based on our call this am I informed the City the your analysis would require a hotel valet program which would need to utilize a portion of the parking structure to implement.

I also informed the City that you indicated you would have a draft of the Shared Parking Study for both City Planning and Traffic staff review **on or before April 10<sup>th</sup>**.

Please let me know if you have any questions and if my understanding of your report submittal date is correct.

Take Care,

Jayna Morgan  
AECOM  
T. 949.660.8044

---

**From:** Matthew Reid [<mailto:matt.reid@landanddesign.com>]

**Sent:** Thursday, March 08, 2012 5:38 PM

**To:** Greg Blodgett; Paul Guerrero

**Cc:** Morgan, Jayna; Dave Rose

**Subject:** Program

Here is the program signed.  
Thanks.

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

Re: Approved Site C Program- For Shared Parking Analysis

**Subject:** Re: Approved Site C Program- For Shared Parking Analysis  
**From:** Matthew Reid <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>  
**Date:** Wed, 28 Mar 2012 20:45:54 -0700  
**To:** Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>

I've asked our Architect for detail.....

**Matthew Reid**

Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Mar 28, 2012, at 8:34 PM, Greg Blodgett wrote:

AECOM has requested detail on the parking structure

Do you have any additional information on the structure

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

----- Forwarded Message -----

From: "Wendy Yang" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)>  
To: "Bryan Estrada" <[be@rkengineer.com](mailto:be@rkengineer.com)>, "Jayna Morgan" <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)>, "Rogier Goedecke" <[rg@rkengineer.com](mailto:rg@rkengineer.com)>  
Cc: "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>, "Karl Hill" <[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>, "Jane Chang" <[Jane.Chang@aecom.com](mailto:Jane.Chang@aecom.com)>, "Paul Guerrero" <[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>, "Dan Candelaria" <[danc@ci.garden-grove.ca.us](mailto:danc@ci.garden-grove.ca.us)>  
Sent: Wednesday, March 28, 2012 11:15:47 AM  
Subject: RE: Approved Site C Program- For Shared Parking Analysis

Bryan,

AECOM does not have the parking structure plan, the footprint came from the developer along with number of parking spaces.

Greg,

This requested was made through Matt Reid when we were analysis the hotel floor plans but was never shared.

Please help request the parking structure layout as this information is crucial to validate share parking analysis.

Thanks,

Wendy Yang  
Urban Designer

Associate Principal  
D +1 949.756.6964

[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)

AECOM  
2737 Campus Drive  
Irvine, CA 92612 USA  
T +1 949.660.8044 F +1 949.660.1046  
[www.aecom.com](http://www.aecom.com)

From: Bryan Estrada [mailto:be@rkengineer.com]  
Sent: Wednesday, March 28, 2012 10:04 AM  
To: Yang, Wendy; Morgan, Jayna; Rogier Goedecke  
Cc: Greg Blodgett; Karl Hill; Chang, Jane; Paul Guerrero; Dan Candelaria  
Subject: RE: Approved Site C Program- For Shared Parking Analysis

Hi Wendy,

Would you please send me a copy of the parking structure plan? We would like to include specific details with regards to the structures layout and configuration in the Shared Parking Analysis.

Thank you,

Bryan Estrada

transportation planner

transportation planning / traffic engineering & design

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4000 Westerly Place, Suite 280

Newport Beach, CA 92660

tel. 949.474.0809

fax 949.474.0902

[www.rkengineer.com](http://www.rkengineer.com)

From: Morgan, Jayna [ <mailto:Jayna.Morgan@aecocom.com> ]

Sent: Tuesday, March 27, 2012 3:12 PM

To: Rogier Goedecke; Bryan Estrada

Cc: Greg Blodgett; Karl Hill; Chang, Jane; Paul Guerrero; Yang, Wendy; Dan Candelaria

Subject: Approved Site C Program- For Shared Parking Analysis

Hi Rogier,

Per the conference call we had with City Planning and Agency staff today, they have indicated that the Sunbelt parcel and proposed development shown on that parcel (30K SF of restaurant/entertainment) will be part of the shared parking analysis.

Please see the attached approved development program which shows the total hotel rooms( 769) and SF of conference/meet room (39K SF), freestanding restaurant pads (45K SF) restaurant/,bars within hotels(20K SF) and hotel spa/fitness (5K SF).

Based on our call this am I informed the City the your analysis would require a hotel valet program which would need to utilize a portion of the parking structure to implement.

I also informed the City that you indicated you would have a draft of the Shared Parking Study for both City Planning and Traffic staff review on or before April 10 th .

Please let me know if you have any questions and if my understanding of your report submittal date is correct.

Take Care,

Jayna Morgan

AECOM

T. 949.660.8044

From: Matthew Reid [ <mailto:matt.reid@landanddesign.com> ]

Sent: Thursday, March 08, 2012 5:38 PM

To: Greg Blodgett; Paul Guerrero

Cc: Morgan, Jayna; Dave Rose

Subject: Program

Here is the program signed.

Thanks.

Matthew Reid

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 G o o g l e voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

**Subject:** Schedule of Performance, Exhibit D of our DDA

**From:** Matthew Reid <matt.reid@landanddesign.com>

**Date:** Wed, 28 Mar 2012 22:52:03 -0700

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>

**CC:** Dave Rose <drose3@charter.net>, John Wong <jwong@hfsc4.com>

Please see attached.

**Matthew Reid**

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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<b>2012_03_28 land control date extend.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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Part 1.1.3

<b>Part 1.1.3</b>	<b>Content-Type:</b> text/html <b>Content-Encoding:</b> 7bit
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# LAND & DESIGN, INC.

REAL ESTATE | DEVELOPMENT | DESIGN | CONSTRUCTION  
HOSPITALITY | MULTI-FAMILY | SUSTAINABLE INTEGRATION

8130 La Mesa Blvd, #808 | La Mesa, CA 91942 | 619.462.4060 o | 619.462.4144 f

---

March 28, 2012

Garden Grove Agency for Community Development  
11222 Acacia Parkway  
Garden Grove CA 92840

**VIA EMAIL**

Attention: Mr. Greg Blodgett

Re: DDA Schedule of Performance, Exhibit D

Dear Mr. Blodgett,

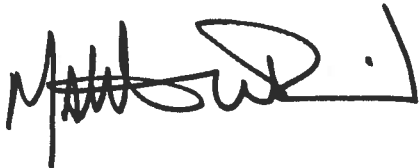
In accordance with our DDA with the Garden Grove Agency for Community Development dated June 14, 2011, Exhibit D, Schedule of Performance, the Agency was to acquire and/or have control over all third party property at Site C as defined in the DDA on or before March 15, 2012. In the event the Agency did not acquire all of the Third Party Property by such date, then "each subsequent date set forth in this Schedule of Performance will be extended on a day-for-day basis for each day after March 15, 2012 through and including the date upon which Agency acquires all of the Third Party Property".

Pursuant to our agreement and understanding of this provision, please notify us when all the third party property has been acquired. At that time, we will adjust the Schedule of Performance accordingly.

If you should have any questions, please call.

Thank you.

Land & Design, Inc.



Matthew W. Reid  
President

cc: David Rose III/via email  
John Wong / via email  
File



**Subject:** RE: Approved Site C Program- For Shared Parking Analysis  
**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>  
**Date:** Thu, 29 Mar 2012 16:34:04 +0000  
**To:** Matthew Reid <matt.reid@landanddesign.com>  
**CC:** Bryan Estrada <be@rkengineer.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Rogier Goedecke <rg@rkengineer.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Dan Candelaria <danc@ci.garden-grove.ca.us>, Charlie Liu <focusengring@sbcglobal.net>

Thank you Matt.

I just want to clarify that per a conference call meeting we had with the City this past Tuesday, we verified that the Casitas Units on top of the rear parking structure will be removed. The **total rooms will remain 769**, but the Casitas were going to pose some issues with the cumulative shade shadow and increase in heights of the other structures we have modeled.

The casitas were also going to make the processing of the Tentative Parcel Map a lot more difficult. Wendy and I have suggested to city staff that the casitas pool remain on the 9<sup>th</sup> floor and still serve the Full Service Hotel. Let me know if you have any questions. I believe Greg Blodgett was going to discuss this with you as well.

**Jayna Morgan**  
AECOM  
T. 949.660.8044

---

**From:** Matthew Reid [mailto:matt.reid@landanddesign.com]  
**Sent:** Wednesday, March 28, 2012 11:45 PM  
**To:** Morgan, Jayna  
**Cc:** Bryan Estrada; Yang, Wendy; Rogier Goedecke; Greg Blodgett; Karl Hill; Chang, Jane; Paul Guerrero; Dan Candelaria  
**Subject:** Re: Approved Site C Program- For Shared Parking Analysis

Please see attached prelim parking plan....

**Matthew Reid**  
Land & Design, Inc.  
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942  
619.335.5896 Google voice | 619.462.4144 fax  
Skype – [matthew.reid.ca](mailto:matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Mar 28, 2012, at 10:11 AM, Morgan, Jayna wrote:

Hi Brian,

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Wendy/Matt- please share with Brian what you can.  
Thanks,  
Jayna

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**Sent:** Wednesday, March 28, 2012 10:04 AM  
**To:** Yang, Wendy; Morgan, Jayna; Rogier Goedecke  
**Cc:** Greg Blodgett; Karl Hill; Chang, Jane; Paul Guerrero; Dan Candelaria  
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Hi Wendy,

Would you please send me a copy of the parking structure plan? We would like to include specific details with regards to the structures layout and configuration in the Shared Parking Analysis.

Thank you,

**Bryan Estrada**  
transportation planner

<image001.gif>  
transportation planning / traffic engineering & design  
acoustical engineering / community traffic calming  
4000 Westerly Place, Suite 280  
Newport Beach, CA 92660  
tel. 949.474.0809  
fax 949.474.0902  
[www.rkengineer.com](http://www.rkengineer.com)

---

**From:** Morgan, Jayna [<mailto:Jayna.Morgan@aecom.com>]  
**Sent:** Tuesday, March 27, 2012 3:12 PM  
**To:** Rogier Goedecke; Bryan Estrada  
**Cc:** Greg Blodgett; Karl Hill; Chang, Jane; Paul Guerrero; Yang, Wendy; Dan Candelaria  
**Subject:** Approved Site C Program- For Shared Parking Analysis

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Take Care,

Jayna Morgan  
AECOM  
T. 949.660.8044

---

**From:** Matthew Reid [<mailto:matt.reid@landanddesign.com>]  
**Sent:** Thursday, March 08, 2012 5:38 PM  
**To:** Greg Blodgett; Paul Guerrero  
**Cc:** Morgan, Jayna; Dave Rose  
**Subject:** Program

Here is the program signed.  
Thanks.

**Matthew Reid**  
Land & Design, Inc.  
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Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

**Subject:** Site C Development Program Table

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Thu, 29 Mar 2012 19:42:46 +0000

**To:** Bob Talafus <btalafus@psomas.com>

**CC:** Rogier Goedecke <rg@rkengineer.com>, Bryan Estrada <be@rkengineer.com>, Maria Parra <mariap@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Matthew Reid <matt.reid@landanddesign.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Karl Hill <karlh@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>

Hi Bob,

Please replace/ include the attached Table in the revised WQMP you are working on.

This Table reflects the final uses/heights and quantities signed off by the developer on 3.8.11. The only possible change may be the number of required parking spaces.

Also, as we discussed the site plan with building pad locations you have included in the WQMP is still sufficient.

Let me know if you have any questions.

**Jayna Morgan**

Environmental Planner

Design + Planning

[jayna.morgan@aecom.com](mailto:jayna.morgan@aecom.com)

**AECOM**

2737 Campus Drive, Irvine, CA 92612 USA

T 949.660.8044 F 949.660.1046

[www.aecom.com](http://www.aecom.com)

**Subject:** RE: Site C Development Program Table

**From:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>

**Date:** Thu, 29 Mar 2012 19:43:20 +0000

**To:** "Morgan, Jayna" <Jayna.Morgan@aecom.com>, Bob Talafus <btalafus@psomas.com>

**CC:** Rogier Goedecke <rg@rkengineer.com>, Bryan Estrada <be@rkengineer.com>, Maria Parra <mariap@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Matthew Reid <matt.reid@landanddesign.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Karl Hill <karlh@ci.garden-grove.ca.us>, "Chang, Jane" <Jane.Chang@aecom.com>

Hit sent too fast. Here is the Table.

**Jayna Morgan**

AECOM

T. 949.660.8044

---

**From:** Morgan, Jayna

**Sent:** Thursday, March 29, 2012 12:43 PM

**To:** Bob Talafus

**Cc:** Rogier Goedecke; Bryan Estrada; 'Maria Parra'; Greg Blodgett; Paul Guerrero; 'Matthew Reid'; Yang, Wendy; Karl Hill; Chang, Jane

**Subject:** Site C Development Program Table

Hi Bob,

Please replace/ include the attached Table in the revised WQMP you are working on.

This Table reflects the final uses/heights and quantities signed off by the developer on 3.8.11. The only possible change may be the number of required parking spaces.

Also, as we discussed the site plan with building pad locations you have included in the WQMP is still sufficient.

Let me know if you have any questions.

**Jayna Morgan**

Environmental Planner

Design + Planning

[jayna.morgan@aecom.com](mailto:jayna.morgan@aecom.com)

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<b>Site C - 3 28 12 Table 1 Proposed Program.doc</b>	<b>Content-Description:</b> Site C - 3 28 12 Table 1 Proposed Program.doc <b>Content-Type:</b> application/msword <b>Content-Encoding:</b> base64
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**Table 1**  
**Proposed Site C Development Program (3/28/12)**

<b>Proposed Uses</b>	<b>Project Details</b>
<b>Site Size</b>	<b>5.2 ac</b>
<b>Hotel Rooms (total between 3 hotels)</b>	<b>769 rooms</b>
<b>Buildings Stories and Heights</b>	<b>10-19 stories</b>
<ul style="list-style-type: none"> <li>• Full-Service Hotel</li> <li>• Harbor Limited-Service Hotel</li> <li>• Twintree Limited-Service Hotel</li> <li>• Parking Structure/Ballroom &amp; Pre Function</li> <li>• Rear Parking Structure</li> <li>• Restaurants along Harbor (4 total)</li> <li>• Restaurant/Venue NE corner of Sunbelt</li> </ul>	<p align="center">263'</p> <p align="center">200'</p> <p align="center">130' (E. side) to 190' (W. side)</p> <p align="center">85'</p> <p align="center">75'</p> <p align="center">40'</p> <p align="center">75'</p>
<b>Additional Hotel Ancillary Restaurant/Bar Uses</b>	<b>20,000 sf</b>
<b>Additional Hotel Ancillary Spa/Fitness</b>	<b>5,000 sf</b>
<b>Freestanding Restaurant/ Restaurant Entertainment Pads</b>	<b>45,000 sf</b>
<b>Conference/Meeting Banquet</b>	<b>39,000 sf</b>
<b>Parking Structure/Spaces</b>	<b>(1,221 spaces)*</b>
<b>Buildout Year</b>	<b>2014</b>
Note: * May change based on Shared Parking Analysis	

**Subject:** Re: Draft Tentative Map - preliminary study of the proposed lot lines and easement location  
**From:** Matthew Reid <matt.reid@landanddesign.com>  
**Date:** Fri, 30 Mar 2012 05:11:32 -0700  
**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

Greg,

We think Lot 5 should go all the way to Harbor Blvd, to Sunbelt and to the back of the property with access easements to allow access into Lot 6 (parking structure).

Lot 5 should also incorporate the full service pools, conference center and meeting spaces.

Thanks

## Matthew Reid

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](mailto:matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

On Mar 29, 2012, at 9:49 AM, Greg Blodgett wrote:

Draft parcel lines

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

----- Forwarded Message -----

From: "Wendy Yang" <[Wendy.Yang@aecom.com](mailto:Wendy.Yang@aecom.com)>

To: "Charlie Liu" <[focusengring@sbcglobal.net](mailto:focusengring@sbcglobal.net)>, "Paul Guerrero" <[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>, "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>, "Karl Hill" <[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>, "Maria Parra" <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)>, "Jayna Morgan" <[Jayna.Morgan@aecom.com](mailto:Jayna.Morgan@aecom.com)>, "Carlos Marquez" <[carlosma@postrat.ci.garden-grove.ca.us](mailto:carlosma@postrat.ci.garden-grove.ca.us)>

Sent: Thursday, March 29, 2012 9:20:29 AM

Subject: RE: Draft Tentative Map - preliminary study of the proposed lot lines and easement location

Hi Charlie,

For your consideration, attached is the recommendation from AECOM on the selective lot line

adjustments.

Thanks,

Wendy Yang  
Urban Designer

Associate Principal  
D +1 949.756.6964

[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)

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[www.aecom.com](http://www.aecom.com)

From: Charlie Liu [mailto:[focusengring@sbcglobal.net](mailto:focusengring@sbcglobal.net)]  
Sent: Wednesday, March 28, 2012 11:50 AM  
To: Paul Guerrero; Greg Blodgett; Karl Hill; Maria Parra; Morgan, Jayna; Yang, Wendy; Carlos Marquez  
Subject: Re: Draft Tentative Map - preliminary study of the proposed lot lines and easement location

Dear All:

As per our meeting on yesterday, attached please find a copy of preliminary lot layout and easement locations for you to review, comments and direction. Thank you for your time and attention in this



matter. Please call or e-mail if you have any questions.

Page 2 is reserved for legal description.

Charlie

From: Paul Guerrero <[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>  
To: Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>; Karl Hill <[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>; Maria Parra <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)>; Paul Guerrero <[paulg@ci.garden-grove.ca.us](mailto:paulg@ci.garden-grove.ca.us)>; Jayna.Morgan@aecom.com ; Wendy.Yang@aecom.com ; [focusengring@sbcglobal.net](mailto:focusengring@sbcglobal.net)  
Sent: Wed, March 28, 2012 10:06:23 AM  
Subject: Revised Site C Schedule for Site Plan, Tract Map, Parking, Shade & Shadow, WQMP, and MND/IS Version 2

Hello Group,  
Attached is a PDF for the REVISED Site C Schedule for Site Plan, Tract Map, Parking, Shade and Shadow, WQMP, and MND/IS version 2 for your reference. Any questions, please call Greg. Thanks  
Paul <USLA2-XXR240-21324.pdf - AECOM Comments.pdf>

**Subject:** Re: Revised Draft Tentative Map options - preliminary study of the proposed lot lines and easement location

**From:** Charlie Liu <focusengring@sbcglobal.net>

**Date:** Fri, 30 Mar 2012 11:06:08 -0700 (PDT)

**To:** "Yang, Wendy" <Wendy.Yang@aecom.com>, Paul Guerrero <paulg@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, Maria Parra <mariap@ci.garden-grove.ca.us>, "Morgan, Jayna" <Jayna.Morgan@aecom.com>, Carlos Marquez <carlosma@postrat.ci.garden-grove.ca.us>, Matthew Reid <matt.reid@landanddesign.com>

Dear Wendy and All:

Based upon your review comments and other comments that we have received, attached please find three options of the site layout for you to review, comments and select. Please feel free to call if you have any questions or comments.

Charlie

---

**From:** "Yang, Wendy" <Wendy.Yang@aecom.com>

**To:** Charlie Liu <focusengring@sbcglobal.net>; Paul Guerrero <paulg@ci.garden-grove.ca.us>; Greg Blodgett <greg1@ci.garden-grove.ca.us>; Karl Hill <karlh@ci.garden-grove.ca.us>; Maria Parra <mariap@ci.garden-grove.ca.us>; "Morgan, Jayna" <Jayna.Morgan@aecom.com>; Carlos Marquez <carlosma@postrat.ci.garden-grove.ca.us>

**Sent:** Thu, March 29, 2012 9:20:29 AM

**Subject:** RE: Draft Tentative Map - preliminary study of the proposed lot lines and easement location

Hi Charlie,

For your consideration, attached is the recommendation from AECOM on the selective lot line adjustments.

Thanks,

**Wendy Yang**

Urban Designer

Associate Principal

D +1 949.756.6964

[wendy.yang@aecom.com](mailto:wendy.yang@aecom.com)

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**To:** Paul Guerrero; Greg Blodgett; Karl Hill; Maria Parra; Morgan, Jayna; Yang, Wendy; Carlos Marquez

**Subject:** Re: Draft Tentative Map - preliminary study of the proposed lot lines and easement location

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Page 2 is reserved for legal description.

Charlie

---

**From:** Paul Guerrero <paulg@ci.garden-grove.ca.us>  
**To:** Greg Blodgett <gregl@ci.garden-grove.ca.us>; Karl Hill <karlh@ci.garden-grove.ca.us>; Maria Parra <mariap@ci.garden-grove.ca.us>; Paul Guerrero <paulg@ci.garden-grove.ca.us>; Jayna.Morgan@aecom.com; Wendy.Yang@aecom.com; focusengring@sbcglobal.net  
**Sent:** Wed, March 28, 2012 10:06:23 AM  
**Subject:** Revised Site C Schedule for Site Plan, Tract Map, Parking, Shade & Shadow, WQMP, and MND/IS Version 2

Hello Group,  
Attached is a PDF for the REVISED Site C Schedule for Site Plan, Tract Map, Parking, Shade and Shadow, WQMP, and MND/IS version 2 for your reference. Any questions, please call Greg. Thanks  
Paul

---

**20120330-TENT-MAP-3A-Option-3-Lots-w-esmt.pdf**

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—20120330-TENT-MAP-3A-Option-1-Lots.pdf

**20120330-TENT-MAP-3A-Option-1-Lots.pdf**

**Content-Type:** application/pdf  
**Content-Encoding:** base64

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—20120330-TENT-MAP-3A-Option-1-Lots-w-esmt.pdf

**20120330-TENT-MAP-3A-Option-1-Lots-w-esmt.pdf**

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**Content-Encoding:** base64

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—20120330-TENT-MAP-3A-Option-2-Lots.pdf

**20120330-TENT-MAP-3A-Option-2-Lots.pdf**

**Content-Type:** application/pdf  
**Content-Encoding:** base64

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**20120330-TENT-MAP-3A-Option-2-Lots-w-esmt.pdf**

**Content-Type:** application/pdf  
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**20120330-TENT-MAP-3A-Option-3-Lots.pdf**

**Content-Type:** application/pdf

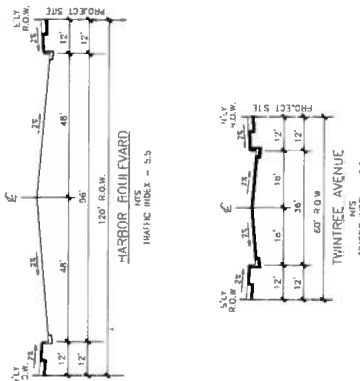
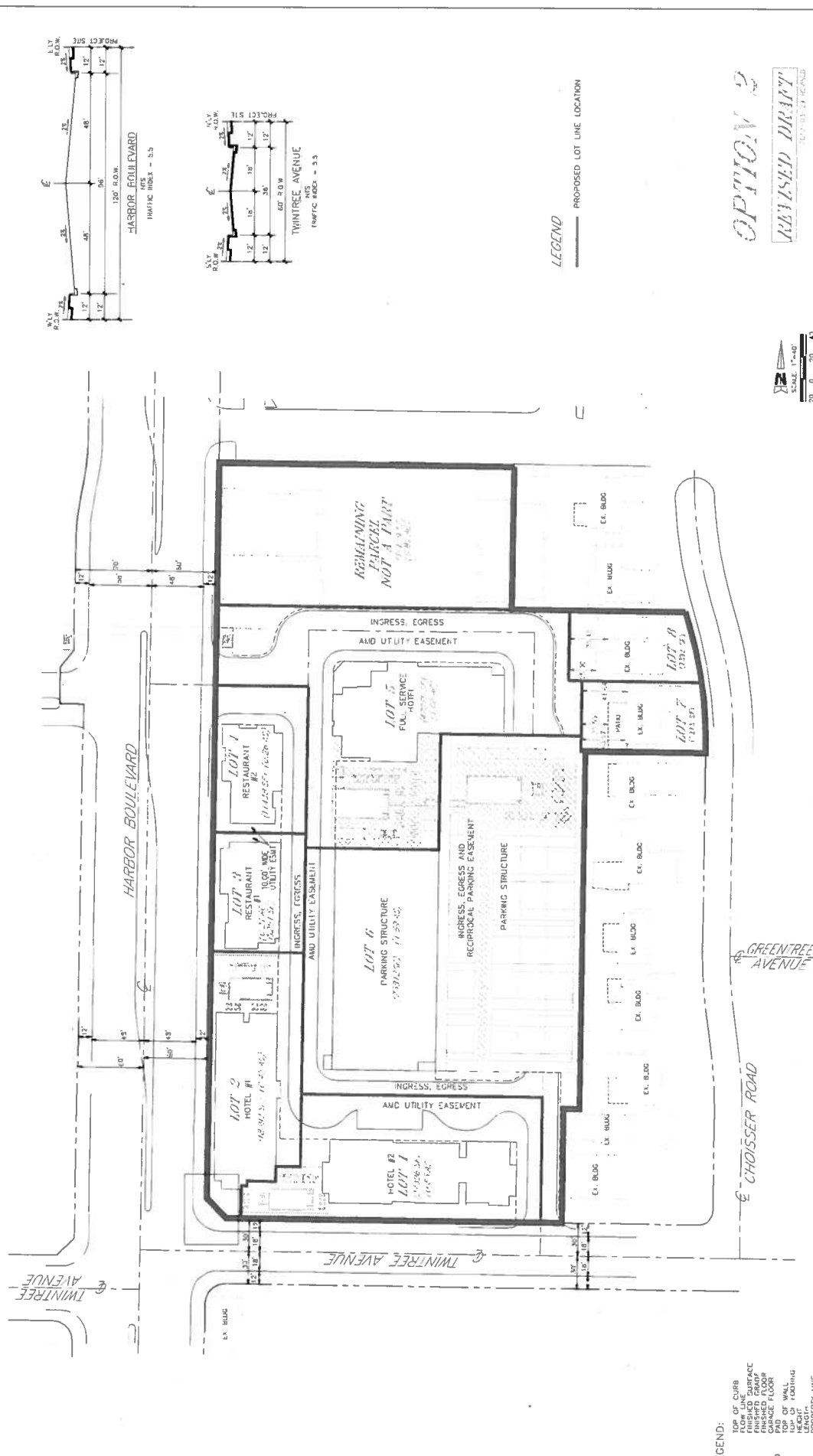
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# VESTING TENTATIVE TRACT / PARCEL MAP



LEGEND  
PROPOSED LOT LINE LOCATION

- TOP OF CURB
- FINISHED SURFACE
- FINISHED FLOOR
- PAV
- TOP OF WALL
- HEIGHT
- PROPERTY LINE
- RETAINING WALL
- EXISTING ELEVATION
- TEMPORARY BRANCH MARK
- EXISTING UTILITY MARK
- EXISTING UTILITY
- PROPERTY LINE
- PROPOSED CONTOURS
- UNIT OF OVERELEVATION
- INDICATES STREET DEVIATION
- AND FINDER/CHAMFER AREA

OPTION 2  
REVISED DRAFT  
2012-03-23 REVISION

CITY OF GARDEN GROVE	SHEET
VESTING TENTATIVE TRACT MAP	3
TENTATIVE TRACT MAP	OF
(POST DEVELOPMENT CONDITION)	11
APPROVED	APPROVAL: 2012-03-27 PER M: [Signature] PREP: 2012-03-30

NO.	DATE	DESCRIPTION

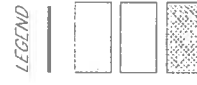
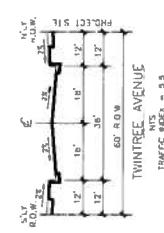
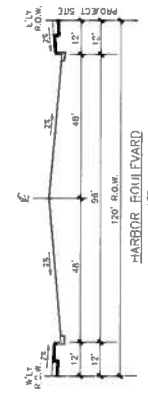
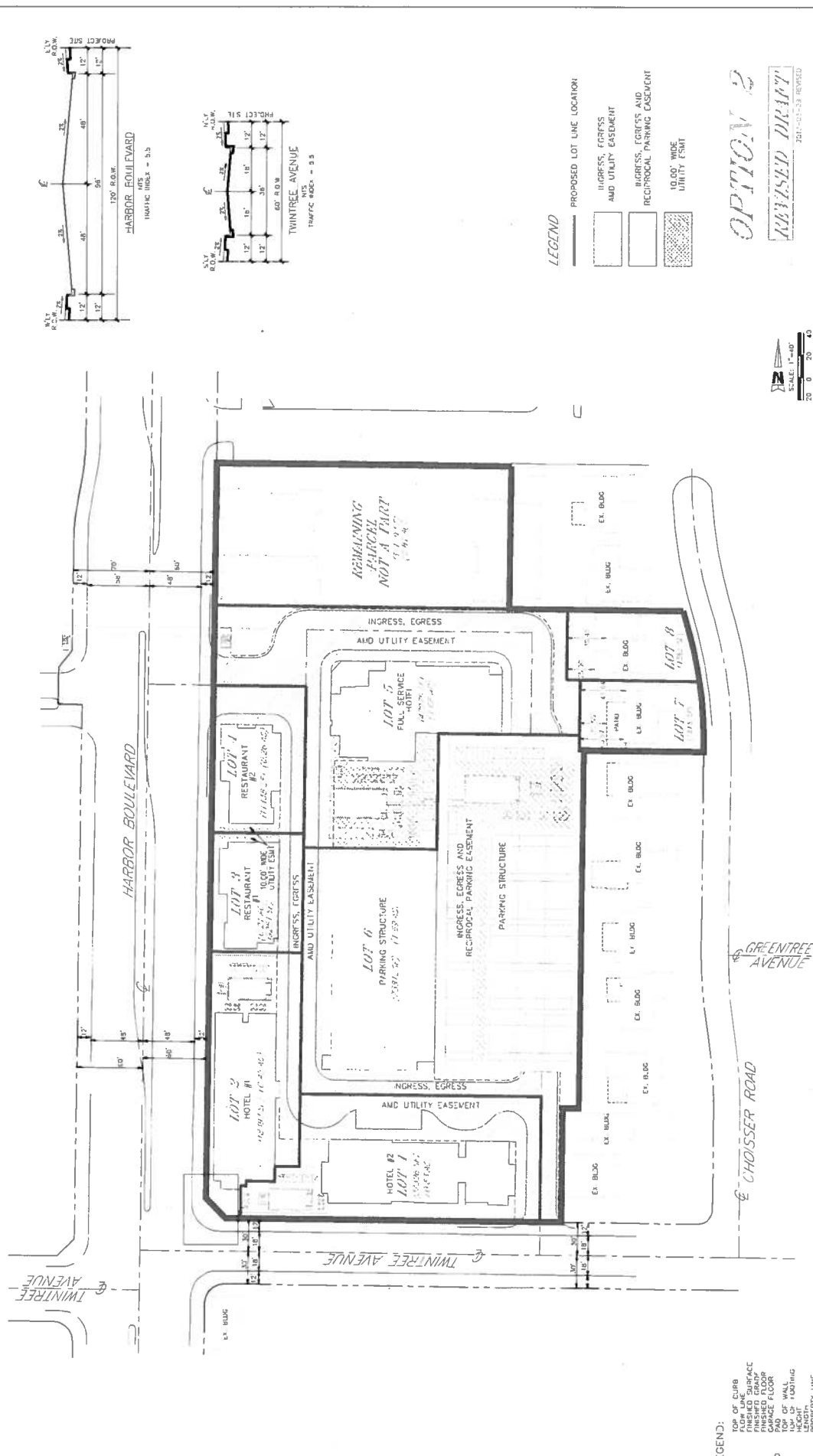
CIVIL ENGINEER:  
FOCUS ENGINEERING, LLC  
DME ENGINEERS  
25 MANHATTAN BLVD, SUITE 317  
GARDEN GROVE, CA 92644  
TEL: (949) 450-0599  
FAX: (949) 450-0524  
C-MAIL: focusengr@focusengr.com

PROJECT ARCHITECT  
AFCDM  
7317 CAMPUS DRIVE  
IRVINE, CA 92617  
TEL: (949) 450-0599  
FAX: (949) 450-0524  
C-MAIL: www.afcdm.com

OWNER: GROVE AGENCY FOR  
GARDEN GROVE DEVELOPMENT  
10229 AQUA PARKWAY  
GARDEN GROVE, CA 92640  
TEL: (714) 741-5100  
FAX: (714) 741-5104  
E-MAIL: [Email Address]



# VESTING TENTATIVE TRACT / PARCEL MAP



- LEGEND:**
- TC TOP OF CURB
  - FS FINISHED SURFACE
  - FF FINISHED FLOOR
  - PAD PAVED
  - TW TOP OF WALL
  - H HEIGHT
  - R/W RIGHT-OF-WAY
  - 1:200 SCALE
  - DEM DEMONSTRATION
  - EM EXISTING MARK
  - CU CURB
  - N NATURAL
  - PROPERTY LINE
  - RETAINING WALL
  - CURTAIN ELEVATION
  - TEMPORARY BENCH MARK
  - INDICATES STREET DEDICATION AND FUTURE TRAFFIC AREA



**OPTION 2**  
**REVISED DRAFT**  
 2012-03-30 REVISED

CITY OF GARDEN GROVE	
VESTING TENTATIVE TRACT MAP	SHEET 3
TENTATIVE TRACT MAP	OF
(POST DEVELOPMENT CONDITION)	11
APPROVED	PREPARED: 2012-03-27
	DATE: 2012-03-30

NO.	DATE	DESCRIPTION

**CIVIL ENGINEER:**  
 FOCUS ENGINEERING, INC  
 CIVIL ENGINEERS  
 25 MARIPOSA STREET, 317  
 GARDEN GROVE, CA 92640  
 TEL: (949) 450-1092  
 FAX: (949) 450-1092  
 E-MAIL: focusengr@focusengr.com

**PROJECT ARCHITECT**  
 AF/COM  
 2737 CAMDEN DRIVE  
 GARDEN GROVE, CA 92640  
 TEL: (949) 860-1044  
 FAX: (949) 860-1046  
 E-MAIL: www.afcom.com

**OWNER:**  
 GARDEN GROVE AGENCY FOR  
 COMMUNITY DEVELOPMENT  
 11222 MACA PARKWAY  
 GARDEN GROVE, CA 92640  
 TEL: (949) 741-5136  
 FAX: (949) 741-5136  
 E-MAIL:

