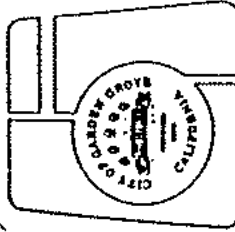


SP-147-777



GARDEN GROVE

Application No. SP-147-77

P. No. 132-402-03, 4, 5, 6, 7, 10811

Filing Date 6-15-77

Hearing Date 7-28-77

Analyst J. MOON

Referred to PLAN CHECK

WATER PERMITS

WATER ENGINEERING

TRAFFIC

POLICE

FIRE

SANITARY DISTRICT

FILE COVER SHEET

RECEIVED

JUL 8 1977

Encl. City Mgr's Office

APPLICATION FOR

CITY OF GARDEN GROVE

13,400 MAXELLA AVE, Marina Del Rey 90291

ORANGE COUNTY PLAZA ASSOCIATES 5456 MC CONNELL AVE SUITE 220, LA 90066 (213) 391-0528

Applicant Mailing Address Phone No.

JOHN ZEZEAS " " (213) 822-2313

Agent Mailing Address Phone No.

TO PERMIT

THE CONSTRUCTION OF EIGHT (8) ADDITIONAL COMMERCIAL BUILDINGS CONSISTING OF APPROXIMATELY 84,200 SQUARE FEET TO AN EXISTING COMMERCIAL CENTER ZONED C-1 (LIMITED COMMERCIAL) AND ENCOMPASSING A TOTAL OF 27.19 ACRES. ALSO REQUESTED IS CONSIDERATION OF AN ENVIRONMENTAL IMPACT REPORT AS REQUIRED BY ARTICLE 6, SECTION 15062 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970. THIS DOCUMENT IS ON FILE FOR PUBLIC REVIEW IN THE PUBLIC WORKS AND DEVELOPMENT DEPARTMENT, CITY OF GARDEN GROVE.

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

LEGAL DESCRIPTION OF SUBJECT PROPERTY

SEE TITLE REPORT IN FILE.

Location of Property: Northeast corner of Chapman Avenue and Brookhurst Street.

Present Use of Property: Commercial Shopping Center

Adjoining Property Owned or Leased by Applicant: None

FINAL ACTION

Denied _____
DWP Approved _____
Withdrawn _____

Date _____
Res. # _____
Ord. # _____
Dec. # _____

Signature of Applicant or his Agent

Signature of Property Owner or his Agent

No. SP-147-77

DS-0014-10/75

Form No. 1402 (1/70)
ALTA Owner's Policy
Form B - 1970
(Amended 10-17-70)

FIRST AMERICAN

POLICY OF TITLE INSURANCE

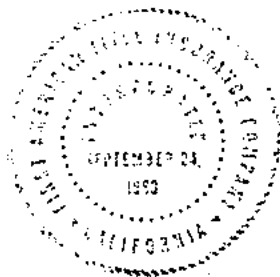
ISSUED BY

First American Title Insurance Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

1. title to the estate or interest described in Schedule A being vested otherwise than as stated therein;
2. any defect in or lien or encumbrance on such title;
3. lack of a right of access to and from the land; or
4. unmarketability of such title.

IN WITNESS WHEREOF, First American Title Insurance Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.



First American Title Insurance Company

BY *J. J. McManis* PRESIDENT

ATTEST *John Stutz Jr.* SECRETARY

SCHEDULE OF EXCLUSIONS FROM COVERAGE

THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS POLICY:

1. ANY LAW, ORDINANCE OR GOVERNMENTAL REGULATION (INCLUDING BUT NOT LIMITED TO BUILDING AND ZONING ORDINANCES) RESTRICTING OR REGULATING OR PROHIBITING THE OCCUPANCY, USE OR ENJOYMENT OF THE LAND, OR REGULATING THE CHARACTER, DIMENSIONS OR LOCATION OF ANY IMPROVEMENT NOW OR HEREAFTER ERECTED ON THE LAND, OR PROHIBITING A SEPARATION IN OWNERSHIP OR A REDUCTION IN THE DIMENSIONS OR AREA OF THE LAND, OR THE EFFECT OF ANY VIOLATION OF ANY SUCH LAW, ORDINANCE OR GOVERNMENTAL REGULATION.
2. RIGHTS OF EMINENT DOMAIN OR GOVERNMENTAL RIGHTS OF POLICE POWER UNLESS NOTICE OF THE EXERCISE OF SUCH RIGHTS APPEARS IN THE PUBLIC RECORDS AT DATE OF POLICY.
3. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS (a) CREATED, SUFFERED, ASSUMED OR AGREED TO BY THE INSURED CLAIMANT; (b) NOT KNOWN TO THE COMPANY AND NOT SHOWN BY THE PUBLIC RECORDS BUT KNOWN TO THE INSURED CLAIMANT EITHER AT DATE OF POLICY OR AT THE DATE SUCH CLAIMANT ACQUIRED AN ESTATE OR INTEREST INSURED BY THIS POLICY AND NOT DISCLOSED IN WRITING BY THE INSURED CLAIMANT TO THE COMPANY PRIOR TO THE DATE SUCH INSURED CLAIMANT BECAME AN INSURED HEREUNDER; (c) RESULTING IN NO LOSS OR DAMAGE TO THE INSURED CLAIMANT; (d) ATTACHING OR CREATED SUBSEQUENT TO DATE OF POLICY; OR (e) RESULTING IN LOSS OR DAMAGE WHICH WOULD NOT HAVE BEEN SUSTAINED IF THE INSURED CLAIMANT HAD PAID VALUE FOR THE ESTATE OR INTEREST INSURED BY THIS POLICY.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company may have had against the named insured, those who succeed to the interest of such insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors.

(b) "insured claimant": an insured claiming loss or damage hereunder.

(c) "knowledge": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of any public records.

(d) "land": the land described, specifically or by reference in Schedule C, and improvements affixed thereto which by law constitute real property; provided, however, the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule C, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.

(e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(f) "public records": those records which by law impart constructive notice of matters relating to said land.

2. CONTINUATION OF INSURANCE AFTER CONVEYANCE OF TITLE

The coverage of this policy shall continue in force as of Date of Policy in favor of an insured so long as such insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from such insured, or so long as such insured shall have liability by reason of covenants of warranty made by such insured in any transfer or conveyance of such estate or interest; provided, however, this policy shall not continue in force in favor of any purchaser from such insured of either said estate or interest or the indebtedness secured by a purchase money mortgage given to such insured.

3. DEFENSE AND PROSECUTION OF ACTIONS - NOTICE OF CLAIM TO BE GIVEN BY AN INSURED CLAIMANT

(a) The Company, at its own cost and without undue delay, shall provide for the defense of an

insured in all litigation consisting of actions or proceedings commenced against such insured, or a defense interposed against an insured in an action to enforce a contract for a sale of the estate or interest in said land, to the extent that such litigation is founded upon an alleged defect, lien, encumbrance, or other matter insured against by this policy.

(b) The insured shall notify the Company promptly in writing (i) in case any action or proceeding is begun or defense is interposed as set forth in (a) above, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest, as insured, is rejected as unmarketable. If such prompt notice shall not be given to the Company, then as to such insured all liability of the Company shall cease and terminate in regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify shall in no case prejudice the rights of any such insured under this policy unless the Company shall be prejudiced by such failure and then only to the extent of such prejudice.

(c) The Company shall have the right at its own cost to institute and without undue delay prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as insured, and the Company may take any appropriate action under the terms of this policy, whether or not it shall be liable thereunder, and shall not thereby concede liability or waive any provision of this policy.

(d) Whenever the Company shall have brought any action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any such litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(e) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, the insured hereunder shall secure to the Company the right to so prosecute or provide defense in such action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such insured for such purpose. Whenever requested by the Company, such insured shall give the Company all reasonable aid in any such action or proceeding, in effecting settlement, securing evidence, obtaining witnesses, or prosecuting or defending such action or proceeding, and the Company shall reimburse such insured for any expense so incurred.

4. NOTICE OF LOSS - LIMITATION OF ACTION

In addition to the notices required under paragraph 3(b) of these Conditions and Stipulations, a statement in writing of any loss or damage for which it is claimed the Company is liable under this policy shall be furnished to the Company within 90 days after such loss or damage shall have been determined and no right of action shall accrue to an insured claimant until 30 days after such statement shall have been furnished. Failure to furnish such statement of loss or damage shall terminate any liability of the Company under this policy as to such loss or damage.

5. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS

The Company shall have the option to pay or otherwise settle for or in the name of an insured claimant any claim insured against or to terminate all liability and obligations of the Company hereunder by paying or tendering payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred up to the time of such payment or tender of payment, by the insured claimant and authorized by the Company.

6. DETERMINATION AND PAYMENT OF LOSS

(a) The liability of the Company under this policy shall in no case exceed the least of:

- (i) the actual loss of the insured claimant; or
- (ii) the amount of insurance stated in Schedule A.

(b) The Company will pay, in addition to any loss insured against by this policy, all costs imposed upon an insured in litigation carried on by the Company for such insured, and all costs, attorneys' fees and expenses in litigation carried on by such insured with the written authorization of the Company.

(c) When liability has been definitely fixed in accordance with the conditions of this policy, the loss or damage shall be payable within 30 days thereafter.

(Continued on inside back cover)

CONDITIONS AND STIPULATIONS

(Continued from inside front cover)

7. LIMITATION OF LIABILITY

No claim shall arise or be maintainable under this policy (a) if the Company, after having received notice of an alleged defect, lien or encumbrance insured against hereunder, by litigation or otherwise, removes such defect, lien or encumbrance or establishes the title, as insured, within a reasonable time after receipt of such notice; (b) in the event of litigation until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as insured, as provided in paragraph 3 hereof; or (c) for liability voluntarily assumed by an insured in settling any claim or suit without prior written consent of the Company.

8. REDUCTION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance pro tanto. No payment shall be made without producing this policy for endorsement of such payment unless the policy be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company.

9. LIABILITY NONCUMULATIVE

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring either (a) a mortgage shown or referred to in Schedule 8 hereof which is a lien on the estate or interest covered by this policy, or (b) a mortgage hereafter executed by an insured which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy. The Company shall have the option to apply to the payment of any such mortgages any amount that otherwise would be payable hereunder to the insured owner of the estate or interest covered by this policy and the amount so paid shall be deemed a payment under this policy to said insured owner.

10. APPORTIONMENT

If the land described in Schedule C consists of two or more parcels which are not used as a single site, and a loss is established affecting one or more of said parcels but not all, the loss shall be computed and settled on a pro rata basis as if the amount of insurance under this policy was divided pro rata as to the value on Date of Policy of each separate parcel to the whole, exclusive of any improvements made subsequent to Date of Policy, unless a liability or value has otherwise been agreed upon as to each such parcel by the Company and the insured at the time of the issuance of this policy and shown by an express statement herein or by an endorsement attached hereto.

11. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which such insured claimant would have had against any person or property in respect to such claim had this policy not been issued, and if requested by the Company, such insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect such right of subrogation and shall permit the Company to use the name of such insured claimant in any transaction or litigation involving such rights or remedies. If the payment does not cover the loss of such insured claimant, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss. If loss should result from any act of such insured claimant, such act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against hereunder which shall exceed the amount, if any, lost to the Company by reason of the impairment of the right of subrogation.

12. LIABILITY LIMITED TO THIS POLICY

This instrument together with all endorsements and other instruments, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company.

Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest covered hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this policy.

No amendment of or endorsement to this policy can be made except by writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at its main office at 421 North Main Street, Santa Ana, California, or to the office which issued this policy.

SCHEDULE A

Total Fee for Title Search, Examination
and Title Insurance \$ 9,972.55

Amount of Insurance: \$ 3,751,555.00

Policy No. OR-1180957

Date of Policy: July 30, 1976 at 1:15 P. M.

1. Name of Insured:

ORANGE COUNTY PLAZA ASSOCIATES, a partnership consisting
of SHURL CURCI (aka SHIRLEY CURCI), JOHN ZEAZEAS, and
JOSEPH A. JACONI, JR.

2. The estate or interest referred to herein is at Date of Policy vested in:

ORANGE COUNTY PLAZA ASSOCIATES, a partnership consisting
of SHURL CURCI (aka SHIRLEY CURCI), JOHN ZEAZEAS, and
JOSEPH A. JACONI, JR.

3. The estate or interest in the land described in Schedule C and which is covered by this policy is:

A Fee as to Parcel 1.

An Easement as to Parcel 2.

SCHEDULE B

Part I

This policy does not insure against loss or damage by reason of the following:

1. General and Special Taxes for the fiscal year 1976-1977 a lien not yet payable.
2. The Reservation from a portion of said land, for roads, railroads and ditches of a strip of land 30 feet wide, along, adjoining and each side of the Township and Section lines. (This affects Chapman Avenue)
3. An Easement for road purposes over the South 30 feet of Lot 16 and the East 30 feet of Lots 16 and 17 of Parcel 2, as shown on the map of said Tract.
4. An Easement over the West 20 feet of Parcel 1 for roads and incidental purposes as conveyed to Orange County in deed recorded March 3, 1909 in Book 173, page 142 of Deeds.
5. An Easement over the Southerly 40 feet of Parcels 1 and 2 for widening Chapman Avenue, as conveyed to the County of Orange by deed recorded February 17, 1954 in Book 2670, page 528 of Official Records and subsequent deeds.

Note: Said deed provides that the intersection of the Northerly line of said easement with the West line of Brookhurst Street, shall be rounded with a curve having a radius of 17 feet.

6. An Easement over a portion of the North 5 feet of Parcel 1, for pole lines and incidental purposes as conveyed to Southern California Edison Company by deed, recorded November 2, 1953 in Book 2605, page 645 of Official Records.

7. A Right of Way to widen Brookhurst Street and Chapman Avenue over those portions of Parcel 2, described as follows:

Parcel 1. The West 25.00 feet of the East 55.00 feet of Lots 16 and 17 of the Berryfield Tract, as shown on a map recorded in Book 4, page 97 of Miscellaneous Maps, records of Orange County, California.

Excepting therefrom the South 30.00 feet.

Parcel 2. The North 20.00 feet of the South 50.00 feet of Lot 16 of the Berryfield Tract as shown on a map recorded in Book 4, page 97 of Miscellaneous Maps, records of Orange County, California.

Excepting therefrom the East 55.00 feet as conveyed to the County of Orange by deed recorded August 19, 1955 in Book 3181, page 84 of Official Records.

8. An Easement over the Northerly 6 feet of Lot 17 of Parcel 2 for pole lines and incidental purposes as conveyed to Southern California Edison Company by deed recorded August 24, 1955 in Book 3186, page 144 of Official Records.

9. A Right of Way over the Northerly 30 feet of said Lot 17 of Parcel 2, (except that portion included in Brookhurst Street) for the conduits, pipe lines and incidental purposes as conveyed to Southern Counties Gas Company by deed recorded September 28, 1955 in Book 3226, page 564 of Official Records.

10. A Right of Way over the North 10 feet of the South 60 feet of Lot 17 of Parcel 2, for pipe lines and incidental purposes as conveyed to Dyke Water Company by deed recorded November 7, 1955 in Book 3273, page 593 of Official Records.

11. An Easement over a portion of Parcel 2, for an underground electric system and incidental purposes as conveyed to Southern California Edison Company by deed recorded January 26, 1956 in Book 3372, page 116 of Official Records.

Said deed provides that said conduits shall be installed and maintained within a strip of land 4 feet wide, being 2 feet on each side of the following described center line:

Beginning at a point in the Northerly line of Lot 17, distant 5 feet Westerly thereon from the Westerly line of Brookhurst Street; thence South 25° West 115 feet.

12. An Easement over portions of Parcel 2 for underground electric system and incidental purposes as conveyed to Southern California Edison Company by deed recorded March 28, 1956 in Book 3452, page 473 of Official Records.

Said deed contained the following provisions:

Said underground conduits shall be installed and maintained within three strips of land, each 4 feet in width, lying within Lot 17 of the Berryfield Tract, as shown on Map recorded in Book 4, page 97 of Miscellaneous Maps, records of Orange County, California, the centerline of said strips shall be coincidental with the centerlines of such conduits as may be installed; the approximate locations are described as follows:

(1) Beginning at a point on the Southerly line of Tract No. 1798, as shown on Map recorded in Book 56, pages 3, 4 and 5 of Miscellaneous Maps, records of Orange County, California, distant 137 feet Westerly thereon from the Westerly line of Brookhurst Avenue, as now established; thence Southwesterly to a point which is distant 40 feet Southerly measured at right angles, from said Southerly line, and distant 157 feet Westerly, measured at right angles, from said Westerly line, said point shall hereafter be referred to as point "A".

(2) Beginning at a point on said Southerly line of Tract No. 1798, distant 133 feet Westerly thereon from said Westerly line; thence Southwesterly to said Point "A".

(3) Beginning at a point on said Southerly line, distant 157 feet Westerly thereon from said Westerly line; thence Southerly to said Point "A".

13. A Right of Way over the South 50 feet of Parcel 1 for the widening of Chapman Avenue as conveyed to the County of Orange by deed recorded April 11, 1956 in Book 3470, page 247 of Official Records, and as conveyed to the City of Garden Grove by deed recorded April 5, 1957 in Book 3863, page 156 of Official Records.

14. An Easement over the Easterly 10 feet of the Westerly 20 feet of Parcel 1, for pole lines, conduits and incidental purposes as conveyed to The Pacific Telephone and Telegraph Company by deed recorded July 5, 1956 in Book 3567, page 351 of Official Records.

15. The Right of Way over the West 40 feet of said land for the widening of Gilbert Street, as conveyed to the County of Orange by deed recorded April 5, 1957 in book 3863, page 160 of Official Records.

16. An Agreement dated January 7, 1958, executed by Orange Plaza, Inc., as owner of said land and by Melody Shopping Center, Inc., as owner of the land adjoining to the East, relating to the joint use of the parking areas and for ingress and egress over the service roads as described therein, recorded January 14, 1958 in book 4163, page 488 of Official Records, reference being made to the record thereof for full particulars.

17. A Lease, covering a portion of said land, dated October 30, 1957, executed by Orange Plaza, Inc., as Lessor and by Safeway Stores Incorporated, a corporation, as Lessee, for the term of 25 years from March 1, 1959 upon the terms, conditions and covenants, therein contained, recorded January 21, 1958 in book 4171, page 215 of Official Records, reference being made to the record thereof for further particulars.

18. A Lease covering a portion of said land, dated December 19, 1957, executed by Orange Plaza, Inc., as lessor, and by Thrifty Drug Stores Co., Inc., a corporation, as Lessee, upon the terms, conditions and covenants therein contained, recorded January 23, 1958 in book 4174, page 95 of Official Records, reference hereby made to the record thereof for further particulars.

19. A Non-exclusive easement affecting said land for ingress and egress over the South 40.00 feet of the North 338.91 feet on the West 275.00 feet of the Southwest quarter of the Southeast quarter of Section 30, Township 4 South, Range 10 West, S. B. B. & M., except the North one-quarter, as conveyed to Melody Shopping Center Inc., and others, by deeds recorded February 13, 1958 in book 4196, page 235 and 236 of Official Records.

*Joint parking
& ingress
& egress*

*Property on
East
has easement
to Gilbert St.*

20. A Lease, covering a portion of said land, dated December 27, 1957, executed by Orange Plaza, Inc., as Lessor, and by J. C. Penney Company, a corporation, as lessee, for the term of 20 years from first day of the month after opening for business, upon the terms, conditions and covenants, therein contained, recorded March 7, 1958 in book 4221, page 425 of Official Records, as amended by an agreement recorded June 22, 1959 in book 4768, page 88 of Official Records, reference being hereby made to the record thereof for further particulars.

Note 1: Recorded July 16, 1959 in book 4801, page 209 of Official Records, is a Supplemental Agreement, dated June 12, 1959, executed by Orange Plaza, Inc., a corporation, J. C. Penney Company, a Delaware corporation, and Teachers Insurance and Annuity Association of America, a New York corporation modifying the terms of the above mentioned lease.

Note 2: Recorded July 30, 1962 in book 6195, page 476 of Official Records is an agreement executed by J. C. Penney Company, a Delaware corporation and Orange Plaza Inc., a California corporation, modifying the terms of the above mentioned lease.

21. A Lease, covering a portion of said land dated February 11, 1958, executed by Orange Plaza, Inc., as Lessor, and W. F. W. Woolworth Co., a corporation, as lessee, for the term beginning at date of delivery to tenant and ending April 30, 1979 upon the terms, conditions and covenants, therein contained, recorded June 11, 1958 in book 4312, page 187 of Official Records, as modified by instruments recorded August 8, 1958 in book 4376, page 337 of Official Records and recorded October 5, 1959 in book 4912, page 296 of Official Records, reference being hereby made to the record thereof for further particulars.

22. An Easement over portions of said land for pole lines, conduits and underground electric system and incidental purposes as conveyed to Southern California Edison Company by deed recorded June 11, 1958 in book 4312, page 223 of Official Records.

23. A Lease covering a portion of said land, dated February 5, 1958, executed by Orange Plaza, Inc., as Lessor, and by W. T. Grant Company, a corporation, as lessee, for a term beginning March 1, 1959, and ending February 28, 1979, and containing an option to extend said terms upon the terms conditions and covenants therein contained, recorded July 16, 1958 in book 4351, page 63 of Official Records, reference being hereby made to the record thereof for further particulars.

Note: Recorded March 24, 1969 in book 8907, page 879 of Official Records is a supplemental agreement dated January 14, 1969 executed by The Howard Corporation and W. T. Grant Company modifying the terms of the above mentioned lease.

24. An Easement in, on and over a portion of said land, for storm drain purposes as set forth in an instrument recorded in book 7150, page 618 of Official Records.

Said Easement being within a strip of land 5 feet wide, the Southerly line of which is described as follows:

Beginning at the intersection of the Northeasterly line of the Pacific Electric Railway Company Right of Way, 100 feet wide, with the Northerly line of the Southerly 50 feet of the Southeast quarter of said section; thence Easterly along said Northerly line 170 feet.

The Northerly line of above mentioned described 5 foot strip of land, is to be prolonged at the beginning thereof so as to terminate in said Northeasterly line.

25. An Easement for the right to construct, maintain, operate and use waterlines and appurtenant structures in, over and across the Northerly 10 feet of the Southerly 50 feet of said land, as conveyed to the City of Garden Grove by deed recorded May 17, 1965 in book 7522, page 183 of Official Records.

26. A Deed of Trust to secure an indebtedness of \$4,000,000.00, recorded April 1, 1966, in book 7887, page 712 of Official Records.

Dated: March 28, 1966.

Trustor: The Howard Corporation, a Texas corporation.

Trustee: Title Insurance and Trust Company, a California corporation.

Beneficiary: T. J. Bettis Company of California, a Nevada corporation.

Note: The Beneficial interest under said Deed of Trust was assigned by assignment recorded April 1, 1966 to The National Life and Accident Insurance Company of Nashville, Tennessee.

27. An Assignment dated March 28, 1966, executed by The Howard Corporation, a Texas corporation to T. J. Bettis Company of California, a Nevada corporation and further assigned to The National Life and Accident Insurance Company of Nashville, Tennessee by an assignment attached thereto and recorded therewith, of all rents, royalties, issues and profits accruing from said land, as additional security for the payment of the indebtedness secured by the deed of trust shown above which assignment was recorded April 1, 1966 in book 7887, page 722 of Official Records.

28. Any easement or lesser right which the owner of a sewer line which exists over the Northerly 20 feet of lots 18 and 19 of Berryfield as shown by an inspection of said land may have or claim.

29. An Easement for water lines and incidental purposes in and across the North 10 feet of the South 60 feet of that portion of Lot 16 of Parcel 2 herein described as described in the deed to the City of Garden Grove recorded May 6, 1965 in book 7511, page 133 of Official Records.

30. Forty-five unrecorded leases covering various portions of said land, as disclosed to this company in writing.

CR-1180957

Page 8

31. An Unrecorded Easement for overhang of electrical power lines and cross arms over the Northerly 3.00 feet of the Easterly 660.00 feet of said land as disclosed by an ALTA Survey by Herbert W. Phillips.

SCHEDULE C

The land referred to in this policy is situated in the State of California, County of Orange, City of Garden Grove, and is described as follows:

PARCEL 1:

Lots 18 and 19 of Berryfield, as shown on a Map recorded in Book 4, page 97 of Miscellaneous Maps, records of Orange County, California, and that portion of the Southeast quarter of Section 30, Township 4 South, Range 10 West, S. B. B. & M., described as follows:

Beginning at the South one-quarter corner of said Section 30, also being the center line intersection of Gilbert Street and Chapman Avenue; thence North $0^{\circ} 52' 53''$ West along the West line of the Southeast quarter of said Section 30, a distance of 584.37 feet to the true point of beginning, said point being in the Northeasterly line of the Pacific Electric Railway Company Right of Way; thence continuing North $0^{\circ} 52' 53''$ West 408.91 feet to the South line of the North one-quarter of the West half of the Southwest one-quarter of the Southeast one-quarter of said Section 30; thence North $89^{\circ} 25' 45''$ East along the last mentioned line, 660.82 feet to the East line of the West half of the Southwest one-quarter of the Southeast one-quarter of said Section 30; thence North $0^{\circ} 53' 12''$ West along the last mentioned line 0.88 feet to the South line of the North 330.00 feet of the Southwest one-quarter of the Southeast one-quarter of said Section 30; thence North $89^{\circ} 26' 54''$ East along the last mentioned line 660.81 feet to the East line of the Southwest one-quarter of the Southeast one-quarter of said Section 30; thence South $0^{\circ} 53' 31''$ East 331.31 feet to the Northwest corner of Lot 19 of Berryfield; thence North $89^{\circ} 24' 37''$ East along the North line of Lots 19 and 18 of said Berryfield, 660.88 feet to the Northeast corner of said Lot 18; thence South $0^{\circ} 54' 10''$ East along the East line of said Lot 18, 660.88 feet to the South line of said Section 30; thence South $89^{\circ} 22' 20''$ West along the South line of said Section 30, 1204.42 feet to the Northeasterly line of the Pacific Electric Railway Company Right of Way; thence North $53^{\circ} 49' 09''$ West 975.33 feet along the last mentioned line to the true point of beginning.

Excepting therefrom the following: Beginning at the intersection of the Westerly line of the said Southwest one-quarter and the Northwesterly prolongation of the Northeasterly line of the Pacific Electric Railway Right of Way, said point lying on the centerline of Gilbert Street bearing North $00^{\circ} 52' 53''$ West 584.37 feet from the centerline intersection of Gilbert Street and Chapman Avenue and being the true point of beginning; thence along the said Northeasterly line of the Pacific Electric Railway Right of Way South $53^{\circ} 49' 09''$ East 344.62 feet to a line parallel and lying 275.00 feet Easterly of said centerline of Gilbert Street; thence along said line North $00^{\circ} 52' 53''$ West 277.70 feet; thence South $89^{\circ} 07'$

07" West 275.00 feet to the centerline of Gilbert Street; thence along said centerline South $00^{\circ} 52' 53''$ East 70.00 feet to the true point of beginning.

Also excepting therefrom the following: Beginning at the Southwest corner of said Southeast one-quarter of Section 30, also being the centerline intersection of Gilbert Street and Chapman Avenue; thence along the centerline of Gilbert Street North $0^{\circ} 52' 53''$ West 694.37 feet to the true point of beginning; thence continuing along said centerline of Gilbert Street North $0^{\circ} 52' 53''$ West 298.91 feet, to the South line of the North one-quarter of the West one-half of the Southwest one-quarter of the Southeast one-quarter of said Section 30; thence along said South line North $89^{\circ} 25' 45''$ East 275.00 feet; thence parallel with said centerline of Gilbert Street South $0^{\circ} 52' 53''$ East 297.42 feet; thence perpendicular to said centerline of Gilbert Street South $89^{\circ} 07' 07''$ West 275.00 feet to the true point of beginning.

Also excepting from the West 120 feet of the South 135 feet of Lot 19 of said Berryfield all minerals and oil, gas and other hydrocarbon substances below a depth of 500 vertical feet below the surface of said land, but without any right of entry upon the surface of said land or within said top 500 feet for any purposes as conveyed to the Southern California Mineral Development Co., by deed recorded February 20, 1956 in Book 3403, page 325 of Official Records.

PARCEL 2:

The reciprocal parking rights and easements in common created as an appurtenance to Parcel 1 above, under the terms of that certain Reciprocal Easements Agreement dated January 7, 1958 and by and between Orange Plaza, Inc. and Melody Shopping Center, recorded January 14, 1958 in Book 4163, page 488 of Official Records of Orange County, California, over and upon the adjoining real property hereinafter described, together with all of the rights, powers, privileges and benefits under said Agreement accruing to Orange Plaza, Inc., an owner of said Parcel 1, its successors and assigns.

Lots 16 and 17 of Berryfield, as shown on a map recorded in Book 4, page 97 of Miscellaneous Maps, records of Orange County, California.

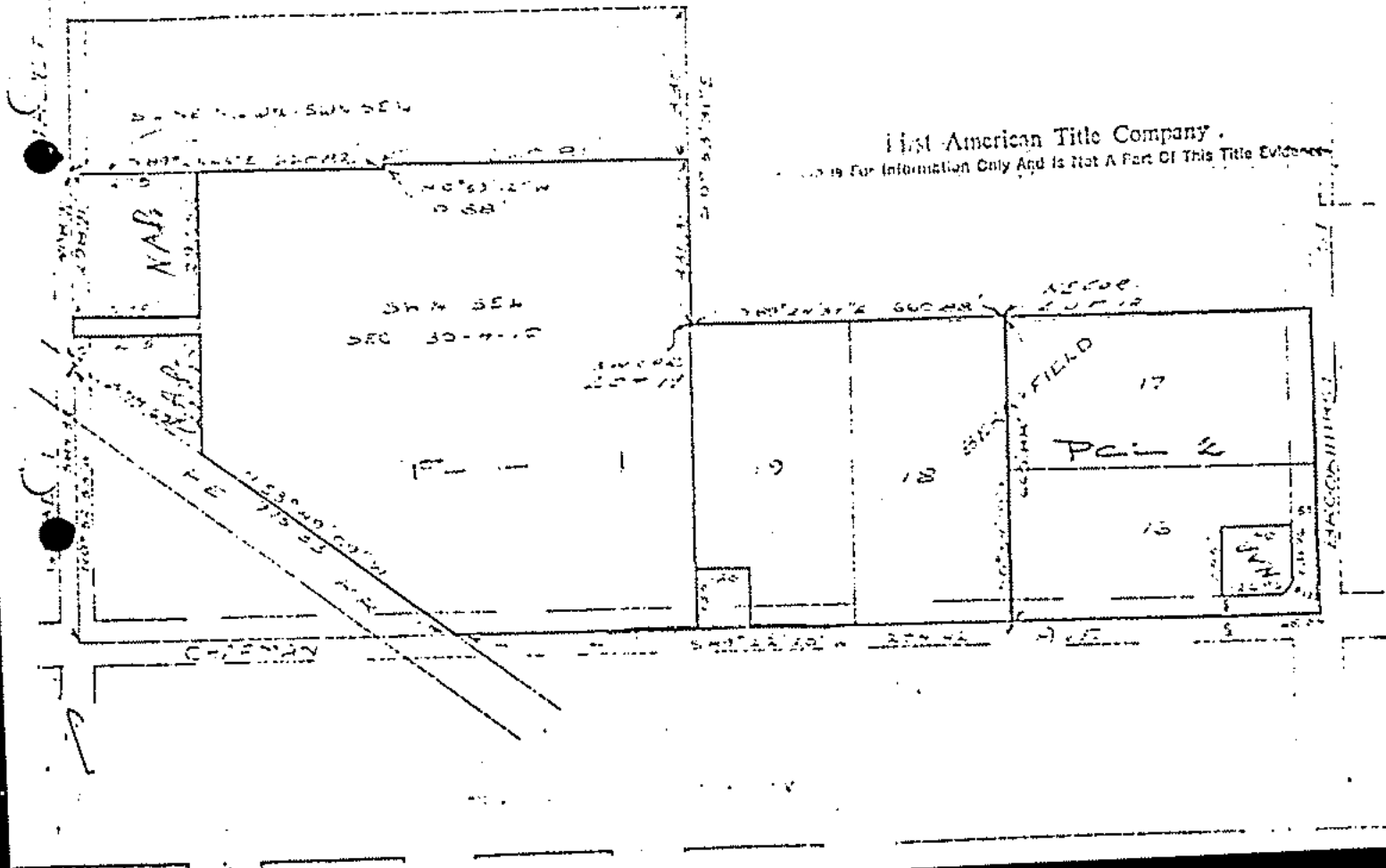
Excepting therefrom that portion described as follows:

Beginning at a point which is North $0^{\circ} 53' 40''$ West 50.00 feet along the Easterly line of said Lot 16 and South $89^{\circ} 22' 20''$ West 68.04 feet parallel with the Southerly line of said Lot 16 from the Southeast corner thereof; thence South $89^{\circ} 22' 20''$ West 126.96 feet; thence North $0^{\circ} 53' 40''$ West 145.00 feet; thence North $89^{\circ} 22' 20''$ East 140.00 feet to a line parallel with and Westerly 55.00 feet from said Easterly line of Lot 16; thence South $0^{\circ} 53' 40''$ East 131.96 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 13.00 feet; thence Southwesterly 20.48 feet along said curve through a central angle of $90^{\circ} 16' 00''$ to a point of beginning.

PTN. BERRYFIELD TRACT
AND SEC. 30-4-10

First American Title Company.

This is for information only and is not a part of this title evidence.



McCLELLAN
CRUZ
GAYLORD
& associates

SIGN CRITERIA FOR: SHOW: GARDEN GROVE MALL AT GILBERT/CHAMMAN
GARDEN GROVE, CALIFORNIA

JOB NO.: 76-69

DATE: MARCH 3, 1977

SHEET 1 OF 9:

THE FOLLOWING REQUIREMENTS ARE TO BE OBSERVED BY ALL LESSEES:

1. ONE "SIGN SPACE" SHALL BE ALLOWED FOR EACH LEASE (EXCEPT AS OTHERWISE APPROVED IN WRITING). TENANT SHALL VERIFY HIS SIGN SIZE, SPACE, AND LOCATION WITH ARCHITECT BEFORE FABRICATION.
2. FIVE COPIES OF SIGN LAYOUT AND SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR WRITTEN APPROVAL PRIOR TO FABRICATION.
3. SIGNS BUILT WITHOUT APPROVAL OR CONTRARY TO CORRECTIONS WILL BE ALTERED TO CONFORM WITH THESE STANDARDS AT THE LESSEE EXPENSE.
4. NO FLASHING OR ANIMATION OF SIGNS WILL BE PERMITTED.
5. NO EXPOSED ELECTRICAL TUBING OR "CROSS-OVER" WILL BE PERMITTED.
6. NO PROJECTIONS ABOVE OR BELOW THE SIGN PANEL WILL BE PERMITTED.
7. ALL LETTERING SHALL BE RESTRICTED TO THE SIGN AREA. SEE THE ATTACHED FOR MAXIMUM LETTER HEIGHTS AND LOCATIONS ALLOWED.
8. NO WINDOW SIGNS WILL BE PERMITTED EXCEPT GOLD LEAF OR SIMILAR LETTERING FOR PURPOSES OF STORE IDENTIFICATION.
9. ADDRESS NUMBERS SHALL BE APPLIED TO EACH STORE BY THE TENANT'S SIGN COMPANY DURING REGULAR COURSE OF CONSTRUCTION.
10. SYMBOLS, SPACING, AND COLORS ARE SUBJECT TO THE ARCHITECT'S WRITTEN APPROVAL ON THE SIGN PLAN.
11. COLOR FOR EXPOSED PORTIONS OF SIGN CAN AND FRAME SHALL BE AS NOTED HEREIN.
12. SIGN SHALL BE LOCATED AS SHOWN ON ATTACHED DRAWINGS.

McCLELLAN
CRUZ
GAYLORD
& associates

SIGN CRITERIA FOR: SHOPS: GARDEN GROVE MALL AT CHERRY/CHATEAU
GARDEN GROVE, CALIFORNIA

JOB NO.: 76-69

DATE: MARCH 3, 1977

SHEET 2 OF 9:

13. INSTALLATION: TENANT'S SHALL PAY FOR THE INSTALLATION AND MAINTENANCE OF ALL SIGNS. THE OWNER WILL PROVIDE PRIMARY ELECTRICAL SERVICE TERMINATING AT THE CENTER OF ALLOWED SIGNAGE AREA AS FOLLOWS:
 - A. SIGN CANS - EXTERIOR OF WALL OR CANOPY.
 - B. INDIVIDUAL LETTER CANS: INTERIOR OF WALL OR CANOPY.
14. IT IS THE RESPONSIBILITY OF THE TENANT'S SIGN COMPANY TO VERIFY ALL CONDUIT AND TRANSFORMER LOCATIONS AND SERVICE PRIOR TO FABRICATION.
15. TENANT WILL BE PERMITTED TO PLACE UPON EACH ENTRANCE TO ITS LEASED PREMISES NOT MORE THAN 1/4 SQ. IN. OF GOLD LEAF OR DECAL APPLICATION LETTERING NOT TO EXCEED 2" IN HEIGHT, INDICATING HOURS OF BUSINESS, EMERGENCY TELEPHONE, ETC.
16. GOLD LEAF ON POLISHED PLATE GLASS: LETTERS AND NUMERALS TYPE FACE STYLE SHALL BE SUBJECT TO ARCHITECT'S APPROVAL.
17. TYPICAL ILLUMINATED SIGN NOTES:
 - A. INDIVIDUAL SHOP LOGOS MAY BE PERMITTED WITHIN THE "MAX. DIMENSION OF LETTERS" PROVIDING THEY DO NOT EXCEED THE MAX. LETTER HEIGHT IN EITHER DIMENSION.
 - B. SIGN SHALL BE ATTACHED IN DESIGNATED AREAS ONLY.
 - C. NO MORE THAN 2 ROWS OF LETTERS ARE PERMITTED AS LONG AS MAX. TOTAL HEIGHT DOES NOT EXCEED THAT OF MAX. SIGN AREA HEIGHT.
18. EXCEPTIONS: EXCEPTIONS TO THESE STANDARDS SHALL BE REVIEWED BY THE ARCHITECT. THESE STANDARDS, HOWEVER, HAVE BEEN SET AS CRITERIA BASED UPON OUR FIELD EXPERIENCE AND DEVIATIONS WILL GENERALLY RESULT IN SERIOUS DISCREPANCIES BETWEEN TENANTS. ACCORDINGLY, THE DEVELOPERS, THROUGH THE PROJECT ARCHITECTS, MUST RETAIN FULL RIGHTS OF APPROVAL ON ANY SIGNS USED IN THE CENTER.

McCLELLAN CRUZ GAYLORD & associates

SIGN CRITERIA FOR:

SHOPS: GARDEN GROVE MALL AT GILBERT/CHAPMAN

JOB NO:

76-69

DATE:

MARCH 3, 1977

SHEET 3 OF 9:

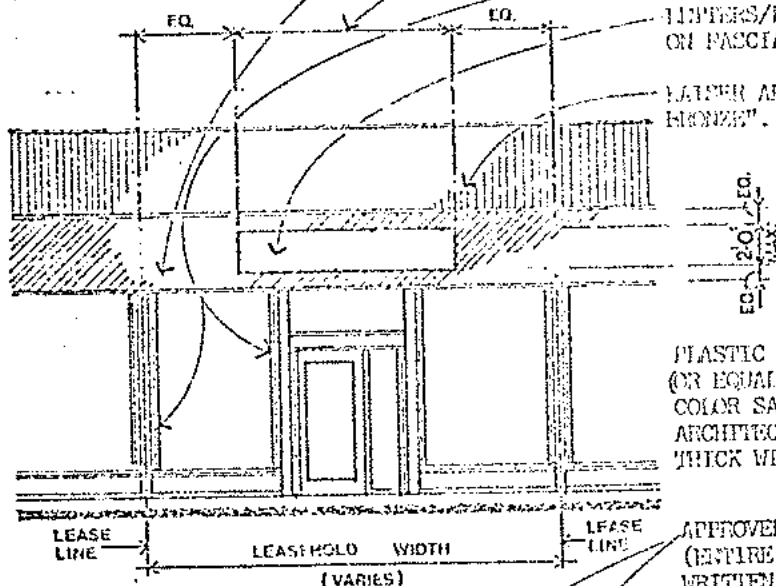
1 x 4" F&G RESAWN D.P. PASCIA
(OLYMPIC STAIN #707).

SIGN LENGTH NOT TO EXCEED 70%
OF SHOP FRONTAGE WIDTH.

STOREFRONT (KAWNEER ANODIZED
DARK BRONZE #40).

HINTERS/LOGOS SHALL BE CENTERED
ON PASCIA VERTICALLY AND HORIZONTALLY.

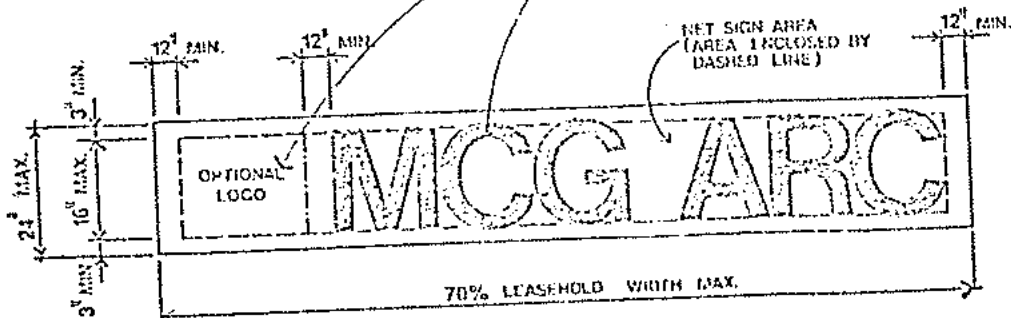
FLATNER ALUMINUM ZIP-RIB, "SPARTAN
BRONZE".



PLASTIC FACES SHALL BE "ROPE & HAAS"
(OR EQUAL) SERIES F-10 OR MATTE FINISH.
COLOR SAMPLE TO BE SUBMITTED TO
ARCHITECT FOR APPROVAL. (MIN. 3/16"
THICK WITH COLD ACRYCAP EDGE).

APPROVED TENANT TYPE FACE AND LOGO.
(ENTIRE SIGN SUBJECT TO ARCHITECT'S
WRITTEN APPROVAL). LOGO SHALL NOT
EXCEED LETTER HEIGHT IN EITHER DIRECTION.

TYPICAL STOREFRONT ELEVATION AND SIGNING



McCLELLAN
CRUZ
GAYLORD
& associates

SIGN CRITERIA FOR:

SHOPS: GARDEN GROVE MALL AT GILBERT/CHAPMAN

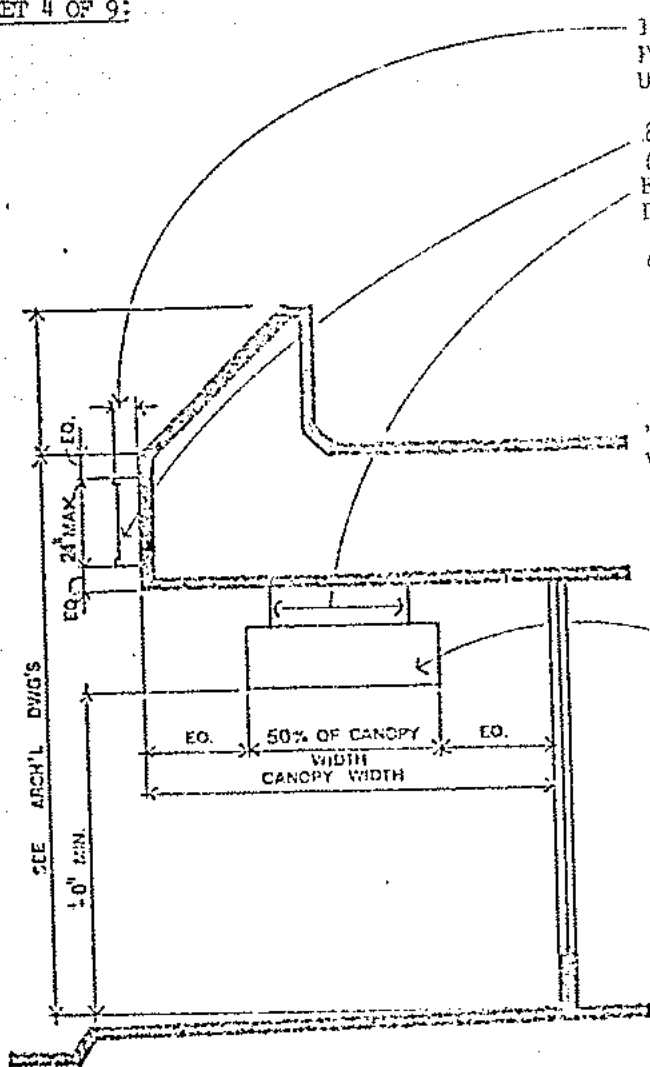
JOB NO:

76-69

DATE:

MARCH 3, 1977

SHEET 4 OF 9:



10" MAX. DEEP METAL SIGN CAN
PAINT TO MATCH PLOCHERE #185,
UNLESS OTHERWISE SPECIFIED.

800 MILLS-AMP COOL WHITE TUBES
@ 10" O.C. *
EXISTING HANGERS, PAINT MATCH -
BLACK.

(USE SUBJECT TO TENANT'S OPTION).

NOTE: SEE SHEETS #8 AND #9 FOR
VARIATIONS, OTHER SECTIONS.

UNDERCANOPY SHOP SIGN
CENTERED ON SHOP ENTRANCE
DOOR TYPICAL. (SEE SHEET
#5 FOR DETAILS).

* TO BE PROVIDED FOR NEW SHOPS, IF
REQUIRED BY SIGN COMPANY.

TYPICAL CANOPY SECTION

McCLELLAN CRUZ GAYLORD & associates

SIGN CRITERIA FOR:

SHOPS: GARDEN GROVE HALL AT CHESTER/CHAPMAN

JOB NO.:

76-69

DATE:

MARCH 3, 1977

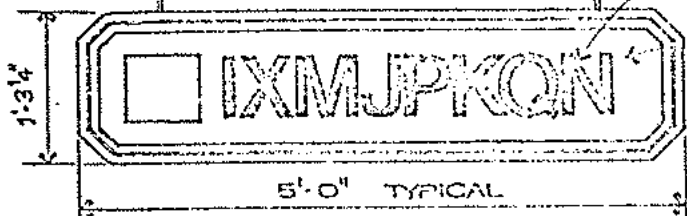
SHEET 5 OF 9:

EXISTING HANGER. **PAINT WHITE.
BLACK TYPICAL.

APPROVED TENANT TYPE FACE
AND LOGO.*

TYPICAL SHOP SIGN FROM 3 X 16 CLEAR
FIBERGLASS.**

EASE ALL EDGES TYPICAL (AS MAY BE
REQUIRED).



ELEVATION

1/4" X 1/4" BEVELLED BORDER AS SHOWN
TO BE PAINTED WHITE BLACK.*

RAISED LOGO & LETTERS OFF SANDBLASTED
BACKGROUND TO BE PAINTED PLOCHERE #336
(TYPICAL BOTH SIDES).*

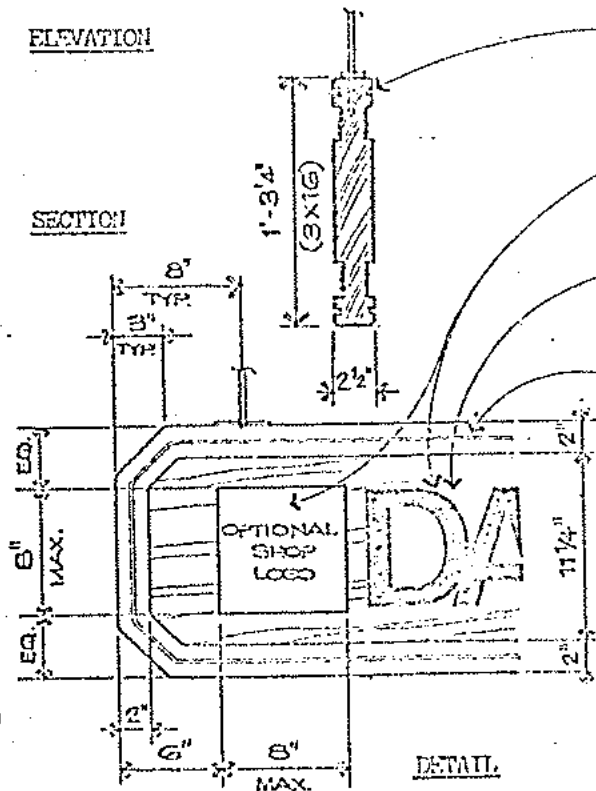
SANDBLASTED BACKGROUND DEPTH VARIABLE
FROM 1/4" TO 1/2" DEPENDING ON GRAIN
CHARACTERISTICS. STAIN BACKGROUND
"OLYMPIC" #913.*

2" WIDE BORDER TO BE STAINED "OLYMPIC"
#913. (NOTE BEVELLED BORDER AT CENTER
LINE AS PER ABOVE).*

* OR OTHER MATERIALS, FINISH, DESIGN,
ETC. SUBJECT TO ARCHITECT'S APPROVAL.

**USE SUBJECT TO TENANT'S OPTION. TO
BE PROVIDED IF REQUIRED FOR NEW SHOPS

SECTION



DETAIL

UNDERCANOPY SIGN DETAILS

ARCHITECTURE / ENGINEERING / PLANNING
1199 E. WALNUT STREET, PASADENA, CA. 91105
(213) (51-2451) (213) 703-9119

McQUELLAN CRUZ GAYLORD & associates

SIGN CRITERIA FOR:

SHOPS: GARDEN GROVE MALL AT GILBERT/CHATELAIN
GARDEN GROVE, CALIFORNIA

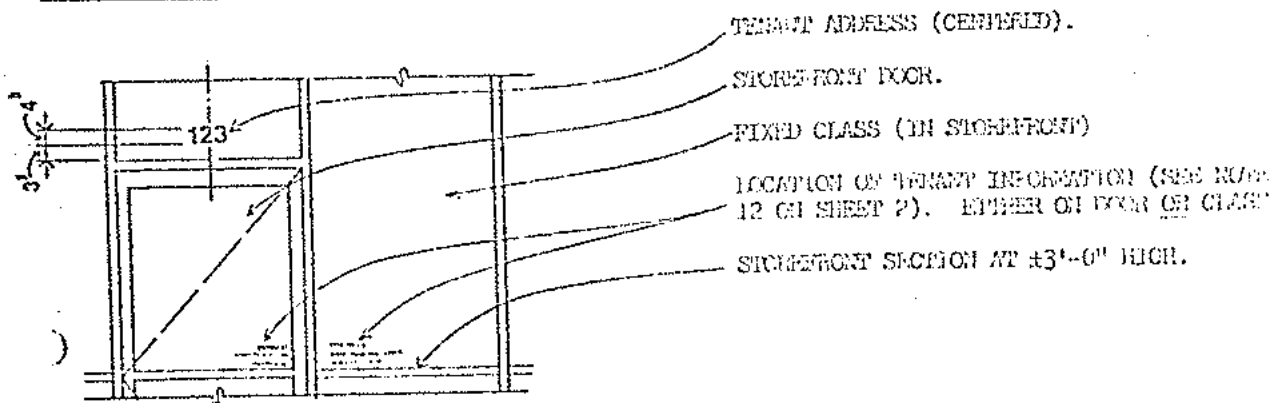
JOB NO:

76-69

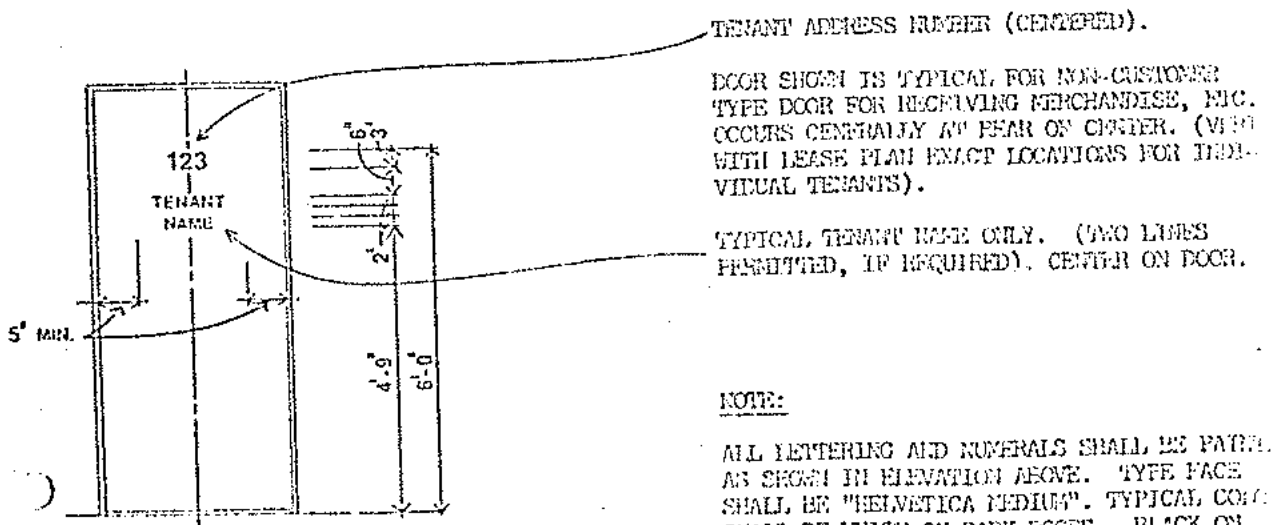
DATE:

MARCH 3, 1977

SHEET 6 OF 9:



TYPICAL STOREFRONT ELEVATION AND SIGNING



TYPICAL REAR DOOR ELEVATION AND SIGNING

NOTE:

ALL LETTERING AND NUMERALS SHALL BE PAPER AS SHOWN IN ELEVATION ABOVE. TYPE FACE SHALL BE "HELVETICA MEDIUM". TYPICAL COLOR SHALL BE WHITE ON DARK DOORS - BLACK ON LIGHT DOORS.

ARCHITECTURE / ENGINEERING / PLANNING
 1193 E. WALNUT STREET, PASADENA, CA. 91105
 (213) 651-8461 (213) 793-9119

INITIAL STUDY OF ENVIRONMENTAL EFFECTS

General Instructions

The attached form is to assist the City of Garden Grove in determining whether a proposed project could have a significant environmental effect that would require a special study of possible mitigation measures and/or an environmental impact report. You will be asked to respond to a series of yes, no, or uncertain questions.

In answering these questions, you must consider the effects of the project in both its construction and final stages. A yes answer will mean that the project could have significant environmental effects, and that a special study and/or an environmental impact statement may be required.

If you do not have sufficient information to answer a question, mark uncertain. Upon your submittal of this form, City's staff will attempt to answer those questions that you cannot answer with any certainty. Be sure that you can provide information to support any yes-no answers to these questions.

CC PLAZA

INITIAL STUDY:

QUESTIONNAIRE FOR POSSIBLE ENVIRONMENTAL EFFECTS

CITY OF GARDEN GROVE, CALIFORNIA

Case/Project No. _____

Applicant

ORANGE COUNTY PLAZA ASSOCIATES

Project Location

NO SIDE OF CHAPMAN - WEST OF BROADHURST

Impacts of the Environment on the Project

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
1. Is the project to be located in an area with a high probability of soil liquefaction?	_____	<u>X</u>	_____
2. Is the project site located on or adjacent to a known or suspected earthquake fault?	_____	<u>X</u>	_____
3. Is the project within a 100-year flood plain?	_____	_____	<u>X</u>
4. Is the project to be located under the flight path for an airport?	_____	<u>X</u>	_____
✓ 5. Is the project to be located in an area frequently impacted by high noise levels? <i>ADJACENT TO MAJOR ARTERIALS</i>	<u>X</u>	_____	_____
✓ 6. Is the project to be located in an area with a high ambient level of air pollution?	<u>X</u>	_____	_____
✓ 7. Is the project to be located in an area with an adequate level of public services (police, fire, health, solid waste disposal, library, educational and recreational services)?	<u>X</u>	_____	_____
✓ 8. Do public facilities in the project area have the capacity to adequately serve the proposed project (sewer and water lines, drainage facilities, parks, schools)?	<u>X</u>	_____	_____
✓ 9. Do quasi-public facilities in the project area have the capacity to adequately serve the proposed project (electricity, gas, and telephone lines and public transportation)?	<u>X</u>	_____	_____

Impacts of the Project on the Environment

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
✓ 1. Will any mature trees be removed or relocated as a result of the project?	X	—	—
2. Will the project involve grading or construction that may alter absorption rates, drainage patterns or the rate and amount of water runoff?	—	X	—
3. Will the project involve the burning of any material, including brush, trees, and construction material?	—	X	—
✓ 4. Will the project create dust, fumes, smoke or odors? <i>DURING CONSTRUCTION -</i>	DUST X	FUMES SMOKE ODORS	—
5. Is the project expected to result in the generation of noise levels in excess of that currently existing in the area?	—	X	—
6. Could the proposed project have any detrimental effect on existing water quality or quantities of either surface or subsurface supplies?	—	X	—
7. Would the project affect wind conditions or other weather conditions in the project area?	—	X	—
8. Will heat or glare be emitted from the project that would annoy neighboring residents?	—	X	—
9. Would the project affect the amount of sunlight falling on adjacent properties?	—	X	—
10. Will the project involve the application, use, or disposal of potentially hazardous materials, including explosives, pesticides, herbicides, other toxic substances or radioactive material?	—	X	—
11. Is the proposed project expected to result in other changes in land use, either on or off the project site? <i>NOT OTHER THAN SHOWN ON PLOT PLAN</i>	—	X	—
✓ 12. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities, or recreation activities)?	X	—	—

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
13. Will the project result in the introduction of activities not presently found within the community?	_____	<u>X</u>	_____
14. Is the project apt to result in the congregating of more than fifty people on a regular basis? <i>IT DOES SO NOW</i>	<u>X</u>	_____	_____
15. Could the project cause increased congestion or result in higher neighborhood densities than desired by the community?	_____	<u>X</u>	_____
16. Will the proposed project require public services from an agency, district, or public utility that is operating at or near capacity?	_____	<u>X</u>	_____
17. Will the project require the extension or enlargement of existing public utility lines?	_____	<u>X</u>	_____
18. Will the project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	_____	<u>X</u>	_____
19. Could the project disrupt or divide an established community or disrupt orderly, planned development or is it inconsistent with plans and goals that have been adopted by the City?	_____	<u>X</u>	_____
20. Would the appearance of the proposed project differ significantly from the appearance of surrounding uses? <i>RENOVATION</i>	<u>X</u>	_____	_____
21. Would the project require the relocation of people or business in order to clear the construction site?	_____	<u>X</u>	_____
22. Would the project site involve the disturbance of a known historical or archeological site?	_____	<u>X</u>	_____
23. Could the project cause increased congestion or result in higher neighborhood densities than desired by the community?	_____	<u>X</u>	_____

24. Could the project significantly affect economic conditions within the City of Garden Grove (employment, cost/revenue to the City and/or School District, etc.)?

<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
X	---	---
---	---	X

25. Could the project generate a controversy?

Alternatives and Mitigating Measures

1. What adverse impacts are evident that cannot be avoided?
DUST - MAX 2MOE.

2. What adverse impacts are evident that can be avoided?

3. Are there mitigation measures included in the project design to avoid these impacts? If yes, what are they? If no, why aren't they included?
DUST - USE OF WATER TRUCK TO KEEP DUST DOWN

4. What, if any, feasible and less environmentally offensive alternatives to the project, including major design, use, and locational alternatives, meet the project objectives? (Include those that have been considered by the applicant and/or by staff, and make a brief statement as to why they were not selected.)

Summary

1. Summarize adverse affects: _____

DUST DURING CONSTRUCTION

2. Summarize positive affects: _____

Revitalization of old out-
moded shopping complex incl. new structures, landscaping,
lighting, signing, improving aesthetics of existing bldgs, new jobs,
tax revenue to the city.

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

Re-establishment of a commercial center
for Garden Grove, providing an aesthetic development where none
now exists, providing jobs for the community & Revenue
to the city

Prepared by _____

JOHN ZEZEAS

Date _____

3-7-77

Mailing
Address _____

5456 MCCONNELL #150

Los Angeles
City

CAL
State

90066
Zip Code

Telephone
Number _____

213
Area Code

391-6240

PLANNING COORDINATING COMMITTEE PROJECT FACT SHEET

1. Applicant OC PLAZA Assoc.
2. Project Number _____
3. Project Description Env. Determination for revision of OC PLAZA
4. Project Location OC PLAZA
5. Existing Zoning and Land Use C-2 Comm.
6. Initial Study Status (EIR) For consideration
7. Staff Analysis Needs EIR
8. Reason for PCC Review EI determination
9. PCC Findings EIR request
10. PCC Recommendations _____
11. CDC Recommendations _____

**OWEN MENARD
& ASSOCIATES**

Urban Planning & Development Consultants
454 West Bascom Road, Claremont, Calif. 91711
714 621-4921

May 9, 1977

Mr. Kurt Anderson
Community Development Department
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

Subject: Preparation of Environmental Impact Report on
Garden Grove Mall

Dear Mr. Anderson:

At your request, we are pleased to submit our proposal for
the above project.

Based on the discussions at the consultants' briefing and
the information received from you last week, we see the environ-
mental impact report concentrating on three areas:

- analysis and comments on the traffic study currently
being prepared by a traffic consultant;
- analysis of the socio-economic aspects of the project;
and
- analysis of potential impacts on air quality.

Our scope of services would consist of the following:

1. Preparation and submittal of fifty (50) copies of
the draft EIR.
2. Responses to comments on the draft EIR.
3. Attendance and presentations at a maximum of
three (3) public hearings.
4. Preparation and submittal of fifteen (15) copies
of the final EIR.

We consider three (3) to four (4) weeks, i.e., a maximum of
30 days, the normal preparation time for a draft EIR of this
scope. The fee for the above scope of services, allowing
three (3) weeks or 30 days from receipt of authorization for
the preparation of the draft EIR would be \$3,045. An estimated
breakdown of costs is listed as follows:

EXHIBIT "A"

Mr. Kurt Anderson
City of Garden Grove
May 9, 1977
Page two

Planning staff (total of 118 hours for items 1 through 4)	\$2,565.
Graphics (total of 20 hours - items 1 and 4; item 2 if necessary)	300.
Printing	<u>180.</u>
Total	\$3,045.

You had also requested a bid for completing the draft EIR within two (2) weeks. We could do it; as a matter of fact, we completed a draft EIR on a redevelopment project for the City of Pomona in a two-week period just last year. Based on this first-hand experience, we feel it is very important for you to know that, aside from the obvious concentration of effort and overtime work by the consultant's staff, there was an extraordinary burden on city staff and affected local agencies because of the need for almost instant provision of necessary data.

Should we be selected, we would be willing and able to complete the draft EIR in two (2) weeks for a fee of \$3,700 for the total scope of services.

Thank you for the opportunity to submit this proposal. If you should have any questions on the above, please do not hesitate to contact us.

Sincerely,

OWEN MENARD AND ASSOCIATES

By 

Ileana Liel
Senior Environmental Analyst

IL:ks

CALENDAR & PROCEDURAL STEPS FOR GARDEN GROVE MALL
SITE PLAN & EIR

6-25 ?
7-25 ?

May 23, 1977	Contract on EIR awarded.
June 13, 1977	Draft EIR completed by consultant
June 15, 1977	Draft EIR sent out for public review
June 30, 1977	Filing deadline for site plan by developer
July 15, 1977	End of 30 day public review period
July 22, 1977	Public comments incorporated into EIR Site Plan and EIR sent to Planning Commission
July 28, 1977	Planning Commission public hearing on site plan and EIR
August 1, 1977	Agency reviews site plan and development agreement

ORANGE COUNTY PLAZA ASSOCIATES
5456 MCCONNELL AVENUE, SUITE 220
LOS ANGELES, CALIFORNIA 90066
(213) 391-0528

June 14, 1977

RECEIVED
JUN 15 1977
Community Development Dept.

Mr. John Graichen
Director, Community Development
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

Re: Garden Grove Mall - Application for Site Plan

Dear John:

Enclosed please find one copy of Application for Site Plan
for Garden Grove Mall. If you have any questions or comments,
please give me a call at (213) 822-2313.

Best regards,

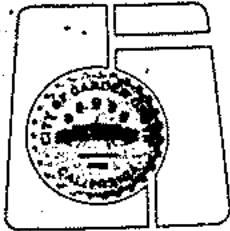


John Leazeas

JZ/bh

Enclosure: Application for Site Plan
Check No. 268 (\$380.00)

cc: Joe Jaconi (w/encl.)



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
Development Services Division

(714) 638-6831

LETTER OF AUTHORIZATION

TO BE NOTARIZED

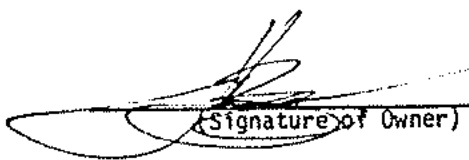
TO: CITY OF GARDEN GROVE

APPLICATION FOR Site Plan Approval CASE NO. _____

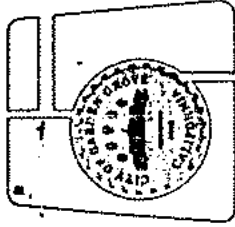
I, John Zezeas, owner of the below described property,
do hereby appoint _____ my agent for the purpose of
consummating the above application, and agree to accept and fulfill any and
all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION:

SEE ATTACHED


(Signature of Owner)

6/15/77



CITY OF GARDEN GROVE, CALIFORNIA
11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640
PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
Development Services Division

(714) 638-6831

11 015 11 015 11 015
11 015 11 015 11 015

APPLICATION FOR:

APPLICATION FOR:

SITE PLAN 200-11

ENVIRONMENTAL IMPACT REPORT
REVIEW

VARIANCE

ENVIRONMENTAL IMPACT REPORT
NEGATIVE DECLARATION

CONDITIONAL USE PERMIT

UNCLASSIFIED USE PERMIT

NAME OF APPLICANT: Orange County Plaza Associates TELEPHONE: 213-391-0528

MAILING ADDRESS: 5456 McConnell Avenue, Suite 220, Los Angeles, CA 90066

NAME OF RECORDED OWNER: Same as above TELEPHONE: same as above

MAILING ADDRESS: Same as above

STATUS OF THE APPLICANT (CHECK ONE)

RECORDED OWNER OF THE PROPERTY

PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL

LESSEE

AUTHORIZED AGENT OF ONE OF THE ABOVE

IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, EXPLAIN BRIEFLY WHY YOU FEEL THAT YOUR REQUEST IS JUSTIFIED AND SHOULD BE APPROVED: This application is submitted for the purpose of redeveloping an older outmoded and visually blighted economically unsound commercial complex which in addition to aesthetic improvements, will help to retain retail sales within the city and bring added revenue to the city in the form of property taxes, sales tax, revenue and jobs.

SIGNATURE OF APPLICANT: [Signature]

DATE: 6/15/77

ACCEPTANCE BY LAND USE: [Signature]

DATE: 6/16/77

ACKNOWLEDGEMENT OF FEE PAYMENT: [Signature]

DATE: 6/16/77

PARCEL 1:

Lots 18 and 19 of Berryfield, as shown on a Map recorded in Book 4, page 97 of Miscellaneous Maps, records of Orange County, California, and that portion of the Southeast quarter of Section 30, Township 4 South, Range 10 West, S. B. B. & N., described as follows:

Beginning at the South one-quarter corner of said Section 30, also being the center line intersection of Gilbert Street and Chapman Avenue; thence North 0° 52' 53" West along the West line of the Southeast quarter of said Section 30, a distance of 584.37 feet to the true point of beginning, said point being in the Northeasterly line of the Pacific Electric Railway Company Right of Way; thence continuing North 0° 52' 53" West 408.91 feet to the South line of the North one-quarter of the West half of the Southwest one-quarter of the Southeast one-quarter of said Section 30; thence North 89° 25' 45" East along the last mentioned line, 660.82 feet to the East line of the West half of the Southwest one-quarter of the Southeast one-quarter of said Section 30; thence North 0° 53' 12" West along the last mentioned line 0.88 feet to the South line of the North 330.00 feet of the Southwest one-quarter of the Southeast one-quarter of said Section 30; thence North 89° 26' 54" East along the last mentioned line 660.81 feet to the East line of the Southwest one-quarter of the Southeast one-quarter of said Section 30; thence South 0° 53' 31" East 331.31 feet to the Northwest corner of Lot 19 of Berryfield; thence North 89° 24' 37" East along the North line of Lots 19 and 18 of said Berryfield, 660.88 feet to the Northeast corner of said Lot 18; thence South 0° 54' 10" East along the East line of said Lot 18, 660.88 feet to the South line of said Section 30; thence South 89° 22' 20" West along the South line of said Section 30, 1204.42 feet to the Northeasterly line of the Pacific Electric Railway Company Right of Way; thence North 53° 49' 09" West 975.33 feet along the last mentioned line to the true point of beginning.

Excepting therefrom the following: Beginning at the intersection of the Westerly line of the said Southwest one-quarter and the Northwesterly prolongation of the Northeasterly line of the Pacific Electric Railway Right of Way, said point lying on the centerline of Gilbert Street bearing North 00° 52' 53" West 584.37 feet from the centerline intersection of Gilbert Street and Chapman Avenue and being the true point of beginning; thence along the said Northeasterly line of the Pacific Electric Railway Right of Way South 53° 49' 09" East 344.62 feet to a line parallel and lying 275.00 feet Easterly of said centerline of Gilbert Street; thence along said line North 00° 52' 53" West 277.70 feet; thence South 89° 07'

07" West 275.00 feet to the centerline of Gilbert Street; thence along said centerline South 00° 52' 53" East 70.00 feet to the true point of beginning.

Also excepting therefrom the following: Beginning at the Southwest corner of said Southeast one-quarter of Section 30, also being the centerline intersection of Gilbert Street and Chapman Avenue; thence along the centerline of Gilbert Street North 0° 52' 53" West 694.37 feet to the true point of beginning; thence continuing along said centerline of Gilbert Street North 0° 52' 53" West 298.91 feet, to the South line of the North one-quarter of the West one-half of the Southwest one-quarter of the Southeast one-quarter of said Section 30; thence along said South line North 89° 25' 45" East 275.00 feet; thence parallel with said centerline of Gilbert Street South 0° 52' 53" East 297.42 feet; thence perpendicular to said centerline of Gilbert Street South 89° 07' 07" West 275.00 feet to the true point of beginning.

Also excepting from the West 120 feet of the South 135 feet of Lot 19 of said Berryfield all minerals and oil, gas and other hydrocarbon substances below a depth of 500 vertical feet below the surface of said land, but without any right of entry upon the surface of said land or within said top 500 feet for any purposes as conveyed to the Southern California Mineral Development Co., by deed recorded February 20, 1956 in Book 3403, page 325 of Official Records.

EXCERPT FROM ARTICLE IX OF THE MUNICIPAL CODE

OF THE CITY OF GARDEN GROVE, CALIFORNIA

Section 9219.12. EFFECTIVE DATE OF ORDER GRANTING OR DENYING VARIANCE, CONDITIONAL USE PERMIT, UNCLASSIFIED USE PERMIT OR SITE PLAN. TIME FOR APPEAL. The order granting or denying a variance, conditional use permit, unclassified use permit, or site plan shall become final and effective seven (7) days after the order, unless within such seven (7) day period an appeal in writing is filed with the City Clerk by either an applicant or opponent. The filing of such appeal within such time limit shall stay the effective date of the order until such time as the City Council has acted on the appeal as hereafter set forth in this Chapter.

Section 9221.3. FEE FOR APPEAL. A fee of \$25.00 shall be charged for the appeal of a variance, conditional use permit, unclassified use permit.

NOTE: Evidence not presented to the Planning Commission or Zoning Administrator in connection with this case will not be considered by the City Council. All maps, petitions, plans, testimony, and other facts or opinions must have been heard by the Planning Commission or Zoning Administrator in order to be heard by the City Council.

Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission or Zoning Administrator in the manner set forth in the Garden Grove Municipal Code.

Section 9223.1. SITE PLANS, VARIANCES OR PERMITS MAY BE REVOKED. The Planning Commission or Zoning Administrator, as the case may be, may, after a public hearing held in the manner prescribed in Part 19 governing variances, conditional use permits and unclassified use permits or as prescribed in Part 20 governing site plans, revoke or modify on any one or more of the following grounds any site plan, variance, conditional use permit or unclassified use permit previously issued:

- a. That the approval was obtained by fraud.
- b. That the use approved by a variance, conditional use permit or unclassified use permit has ceased to exist or has been suspended for one year or more.
- c. That the site plan, variance, conditional use permit or unclassified use permit is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation.
- d. That the approved site plan, variance, conditional use permit or unclassified use permit was so exercised as to be detrimental to the public safety or so as to constitute a public nuisance.

Section 9223.2. EXPIRATION. Any site plan, variance, conditional use permit or unclassified use permit granted becomes null and void if not exercised within the time specified in the approval of said site plan, variance, conditional use permit, or unclassified use permit, or if no date is specified, within one (1) year from the date of approval of said site plan, variance, conditional use permit or unclassified use permit. In no case shall the Planning Commission or Zoning Administrator specify a time period exceeding three (3) years.

I HEREBY CERTIFY that I have read and understand the information contained in this application.


(Signature of Applicant)

Date

6/16/77

REQUEST FOR REQUISITION

REQUISITION NO. 534-77
June 17, 1977

Account # 117-222-269-3-3030

Purchase Order for above requisition for Owen Menard and Associates, Urban Planning and Development Consultants, to prepare Draft and Final Environmental Impact Reports on Site Plan No. SP-147-77 for the Phase I rehabilitation of and additions to the Garden Grove Hall in the manner described in their proposal dated May 3, 1977 attached for an amount not to exceed three thousand forty-five dollars (\$3,045).

Invoices for partial payments shall be issued by the consultant and authorization for payment shall be secured from the Public Works and Development Department of the City of Garden Grove (Dave Robson).

RICHARD D. BAFALUOIC, Director
Department of Public Works & Development



CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

June 17, 1977

Ms. Ileana Liel
Owen Menard and Associates
Urban Planning and Development Consultants
454 West Baseline Road
Claremont, CA 91711

Dear Ms. Liel:

Attached is a copy of a purchase order authorizing payment to your firm for services rendered in preparation of the Draft and Final EIR's on the Phase I rehabilitation of and improvements to the Garden Grove Mall. It is understood that these services shall be performed in a manner described in your proposal dated May 9, 1977 (attached).

It is suggested that invoices for services to date be issued by your firm subsequent to submittal of copies of the Draft and the Final EIR's, in the amounts specified, to the Public Works and Development Department. Payment will be made within 30 days of receipt of these invoices by the Public Works and Development Department, except where the Draft or Final EIR's are found to be incomplete or unsubstantiated, or the services to be rendered by your firm are not completed. In such an event, payment will not be made until the mistake is rectified or the services are rendered.

Should you have any questions in regard to this matter, please feel free to contact Mr. Hal Bergsma at (714) 638-6866, or Mr. Dave Robson at (714) 638-6749.

Sincerely,

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

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

HB:fd

Attachment

ORANGE COUNTY PLAZA ASSOCIATES
5456 MCCONNELL AVENUE, SUITE 220
LOS ANGELES, CALIFORNIA 90066
(213) 391-0528

RECEIVED
JUN 21 1977
Community Development Dept.

June 20, 1977

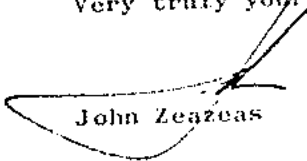
Mr. John Graichen
Director, Community Development
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

Re: Garden Grove Mall - Policy of Title Insurance

Dear John:

Enclosed please find 10 copies of Policy of Title Insurance
as requested by Mr. Gunderman.

Very truly yours,


John Zeazeas

JZ/bh

Enclosures

cc: Joe Jaconi

PURCHASE ORDER

CITY OF GARDEN GROVE

11391 ACACIA PARKWAY
GARDEN GROVE, CALIF. 92640
PHONE: (714) 638-6821



No. 67257

THIS ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES AND SHIPPING PAPERS

DATE: June 21, 1977

V
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OWEN MENARD & ASSOC.
454 W. Baseline Rd.
Claremont, CA 91711

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VENDOR NO.	BID REFERENCE Proposal dated 5-9-77	VENDOR PHONE 621-4921	DELIVERY DATE
REQ. NO. 534	ACCOUNT NO. 117-222-269-8-3030 PW	BUYER Pam Rodgers	PAGE <u>1</u> OF <u> </u> PAGES

ALL PURCHASES ARE F.O.B. DESTINATION AND ALL TRANSPORTATION CHARGES MUST BE PREPAID UNLESS OTHERWISE AUTHORIZED.


QTY. REC.	ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
		Prepare Draft & Final EIR on SP-147-77 for Phase I Rehabilitation and additions to Garden Grove Wall as per proposal dated May 9, 1977	NOT TO EXCEED			\$3,045.00
					TERMS	SALES TAX
						Not to Exceed TOTAL \$3,045.00

BILLING INSTRUCTIONS

Submit invoices in duplicate to:

CITY OF GARDEN GROVE
11391 Acacia Parkway
Garden Grove, California 92640
ATTENTION: Accounts Payable

CITY OF GARDEN GROVE

BY  PURCHASING AGENT

PURCHASE ORDER NO.

MCCLELLAN CRUZ GAYLORD

ARCHITECTURE/ENGINEERING/PLANNING
1199 E WALNUT ST/PASADENA/CA 91106
PHONE (213) 681-8461/(213) 793-9119

CITY OF GARDEN GROVE
DEPT OF PUBLIC WORKS

Date: 6-27-77

Project # 76-69A (P25 #)

Project: GARDEN GROVE MALL

Bill to: JOHN ZENZAS

Attention: DAVE GUNDERMAN

Requested by:
(P.O. #) JOHN ZENZAS

We are transmitting or have transmitted to you the following material(s):

<input checked="" type="checkbox"/> Enclosed	<input checked="" type="checkbox"/> Print(s)	<input type="checkbox"/> Schematic	<input type="checkbox"/> For Review
<input type="checkbox"/> Separate Cover	<input type="checkbox"/> Sepia(s)	<input type="checkbox"/> Preliminary	<input type="checkbox"/> For Comment
<input type="checkbox"/> By Letter	<input type="checkbox"/> Letter(s)	<input type="checkbox"/> Contract Documents	<input type="checkbox"/> For Approval
<input type="checkbox"/> _____	<input type="checkbox"/> Change Order	<input type="checkbox"/> _____	<input type="checkbox"/> For Your Use
<input type="checkbox"/> _____	<input type="checkbox"/> Specifications	<input type="checkbox"/> _____	

Remarks: FOR APPLICATION FOR SITE PLAN APPROVAL

Copy to:
 & print

By FANLY WERNER

Description of Original(s)	Size	# of Dwgs	<input type="checkbox"/> Blu <input checked="" type="checkbox"/> Blk	<input type="checkbox"/> Sep <input type="checkbox"/> Rev	Total	Cost
PLANS	R	12	15	---	216	
					Tax	
					Del/Post	
					Cost	

<input type="checkbox"/> Arch	<input type="checkbox"/> Consultant	<input checked="" type="checkbox"/> Staple	<input type="checkbox"/> Mail	<input type="checkbox"/> Air
<input type="checkbox"/> Client	<input type="checkbox"/> Contractor	<input type="checkbox"/> Bind	<input type="checkbox"/> UPS	<input type="checkbox"/> Spl D
<input type="checkbox"/> Tenant	<input type="checkbox"/> PC/Addendum		<input type="checkbox"/> Pickup	
<input type="checkbox"/> Bid	<input type="checkbox"/> Correction		<input checked="" type="checkbox"/> Messenger	

R. WERNER

letter of transmittal
Record of Reproduction

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: From: Richard O. Rafanovic
Dept: Dept: Public Works & Development
Subject: REVIEW OF GARDEN GROVE MALL E.I.R. Date: June 28, 1977

Attached is a Draft Environmental Impact Report prepared for the City of Garden Grove by the environmental consulting firm of Owen Menard and Associates on Case No. SP-147-77, which involves Phase I of the rehabilitation of and additions to the Garden Grove Mall (previously named the Orange County Plaza). Pursuant to the State's and the City's Environmental Impact Report Guidelines, the Draft E.I.R. must be released for public review by those departments, agencies and individuals affected by the project.

The review process should focus on the sufficiency of the E.I.R. in discussing possible impacts upon the environment, ways in which adverse effects might be minimized, and the alternatives to the project in light of the intent of the California Environmental Quality Act to provide decision-makers with useful information about such matters.

Those departments, agencies and individuals that wish to comment on the Draft E.I.R. should forward their comments to the Public Works and Development Department by July 28.

The City will evaluate and attempt to respond to all comments received from the public and all departments, agencies and individuals to whom the Draft E.I.R. was distributed. Copies of the Draft E.I.R. will be available in the Public Works and Development Department for review by the general public. Should a citizen wish to retain a copy of the Draft E.I.R. for his own use, he may purchase it, at cost, from the Public Works and Development Department.

All comments and questions on the Draft E.I.R. should be directed to Hal Bergsma Public Works and Development Department, City of Garden Grove, 11391 Acacia Parkway, Garden Grove, California 92640, (714) 638-6866, or the Land Use Section of the Public Works and Development Department, (714) 638-6831.

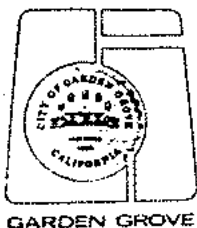
RICHARD O. RAFANOVIC, Director
Department of Public Works & Development

By: 
Dave Robson, Manager
Development Services

HB:dk

Attachment

This memo was sent to the people listed on the back side.



CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

Copies Sent to the Following:

June 28, 1977

G.G. Sanitary District
Attention: Walt Bressel

G.G. Unified School District
10331 Stanford Ave
Garden Grove, CA 92640

Southern California Edison Co.
P.O. Box 2307
Santa Ana, CA 92707
Attention: Wayne Carlson

Orange County Transit Dist.
P.O. Box 688
Santa Ana, CA 92702

Southern California Gas Co.
P.O. Box 3334
Anaheim, CA 92805
Attention: Mr. R.O. Dyer

Pacific Telephone Co.
1695 West Crescent ve, Suite 300
Anaheim, CA
Attention: Art Arthington

CO. Sanitation District of Orange Co
10844 Ellis Avenue
Fountain Valley, CA 92708
Attention: Fred A. Harper

SUBJECT: REVIEW OF GARDEN GROVE MALL
E.I.R.

Attached is a Draft Environmental Impact Report prepared for the City of Garden Grove by the environmental consulting firm of Owen Menard and Associates on Case No. SP-147-77, which involves Phase I of the rehabilitation of and additions to the Garden Grove Mall (previously named the Orange County Plaza). Pursuant to the State's and the City's Environmental Impact Report Guidelines, the Draft E.I.R. must be released for public review by those departments, agencies and individuals affected by the project.

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COPIES ALSO TO:

Orange County Plaza Associates (3)
5456 McConnell Ave., Suite 220
Los Angeles, CA 90066
Attention: John Zezeas

Co. of Orange Environmental Management
Agency
811 N. Broadway
Santa Ana, CA 92701

INTER-OFFICE CASE RESUME' SHEET

TO: Police - D. Conby

DATE: 7-1-77

CASE: 5P-147-77

ANALYST: J. Moran

APPLICANT: Orange County Plaza Associates

HEARING DATE: 7-18-77

REQUEST: Construct six new bldgs consisting of a hotel improvement center, a bank, a savings & loan and three restaurants, also additional to existing bldgs and redesign and landscape parking lot. Environmental Impact Report on file in Field Use

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 7-8-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: NO IMMEDIATE PROBLEMS FORESEEN AT THIS TIME. RECOMMEND TO GET HAZARDOUS PROCEDURES BE FOLLOWED

CONDITIONS OF APPROVAL:

SUGGESTIONS:

BY: _____

DATE: _____

INTER-OFFICE CASE RESUME SHEET

TO: Water Permits DATE: 7-1-77

CASE: SP-147-77 ANALYST: J. Moore

APPLICANT: Orange County Playas Associates

HEARING DATE: 7-28-77

REQUEST: Construct six new bldgs, consisting of a home improvement center, a bank, a restaurant, a bar and other restaurants, plus additional to existing bldgs and redimens and: San Diego parking lot. Environmental Impact Report on file in SDP. Has

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 7-8-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: Water Comments: Assessment

fees not applicable

Water Requirements:

1) Main

1) Building A, E, & F should be set back at least 10' & preferably 15' from the existing 8" main @ 58' north of C & Chapman

2) Building B should be set back in line to the northwest to maintain at least 15' and preferably 15' clearance from existing 6" main.

3) Building H should be set back enough north to maintain at least 10' & preferably 15' clearance from existing 8" main.

6" AC - GIBERT
8" C.I. 58' N of CHAPMAN
18" Steel 70' W of BROOKHURST

(Over)

BY: M. Turner

DATE: 5-18-77

M-8

INTER-OFFICE CASE RESUME SHEET

TO: Plan Check

DATE: 7-1-77

CASE: SP-147-77

ANALYST: J. Moon

APPLICANT: Orange County Plaza Associates

HEARING DATE: 7-28-77

REQUEST: Construct six new bldgs, consisting of a home improvement center, a bank, a savings & loan and three restaurants plus additional to existing bldgs and redesign and landscape parking lot. Environmental Impact Report on file in Prod. Div.

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 7-8-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

- ① Do You Have The Signs Under Control
- ② Can This Project Be Re-Constructed Public Use & Redevelopment Section
- ③ 20' Deduction Proposed On Chestnut Ave

CONDITIONS OF APPROVAL:

- ④ Drainage Fee (3043.00 in Area "D") = \$ 21,301.00
- ⑤ Paving Fee (1240.00) = \$ 1028.00
- ⑥ Grading & Drainage Plans Required

SUGGESTIONS:

BY: [Signature]

DATE: 7-8-77

Correction

INTER-OFFICE CASE RESUME SHEET

TO: Water Permits

DATE: 7-1-77

CASE: SP-147-77

ANALYST: J. Moore

APPLICANT: Orange County Plaza Associates

HEARING DATE: 7-28-77

REQUEST: Construct six new bldgs consisting of a home improvement center, a bank, a savings & loan and three restaurants, also additional to existing bldgs and redesign and landscape parking lot. Environmental Impact Report on file in Floodplain

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 7-8-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: Water Comments: Upstream

fees not applicable

Water Requirements:

1) 7' min

1) Building A, E, & F should be set back at least 10' & preferably 15' from the existing 8" main to 58' north of C. Chapman

2) Building B should be set back in order to the westmost to maintain at least 10' and preferably 15' clearance from existing 6" main

3) Building H should be set back enough to maintain at least 10' & preferably 15' clearance from existing 8" main

6" NO - GILBERT
8" C.T. 58' W of CHAPMAN
18" Steel 40' W of BROOKHURST
M-8

BY: [Signature]

DATE: 5-18-77

- 1) The existing 6" main and fire service under proposed building #1 will need to be relocated. Approximately 550' of 6" main is involved. The replacement should be with 8" main.

B. Services

- 1) New domestic services will be required at each new building and as necessary to supply landscaped areas.
- 2) New fire services will be needed at the Fire Department established a need for sprinklers in any new building.
- 3) Existing domestic services with poor locations & unbalanced laterals will be replaced at City expense. Replacement will include reworking of customer laterals.

C. Fire Hydrants

- 1) Five new public fire hydrants on Chapman frontage to be provided at City expense.
- 2) 5 on-site public fire hydrants to be installed by developer at various locations.
- 3) One on-site private fire hydrant with detector check assembly and 8" laterals to be installed by developer at Building #1 as shown.
- 4) One existing deficient fire hydrant to be replaced or relocated at City expense.

INTER-OFFICE CASE RESUME SHEET

TO: Plan Check

DATE: 7-1-77

CASE: SP-147-77

ANALYST: J. Moon

APPLICANT: Orange County Plaza Associates

HEARING DATE: 7-8-77

REQUEST: Construct six new bldgs, consisting of a home improvement center, a bank, a savings & loan and three restaurants, plus additions to existing bldgs and redesign and landscape parking lot. Environmental Impact Report on file in Prod. Div.

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 7-8-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ:

- ① Do You Have The Signs Under Control
- ② Condition Permit To Be Condition Public Use & Modernize Lighting System
- ③ 20' Dedication Request On Chapman Ave.

CONDITIONS OF APPROVAL:

- ④ Drains Fee (30480 in Area "D") = \$ 21,301.00
- ⑤ Parking Fee Fee (12600) = \$ 1078.00
- ⑥ Grading & Drainage Plan Required

SUGGESTIONS:

BY: [Signature]

DATE: 7-8-77

INTER-OFFICE CASE RESUME' SHEET

TO: Finn - Stan Beidler

DATE: 7-1-77

CASE: SP-147-77

ANALYST: J. Mason

APPLICANT: Orange County Plaza Associates

HEARING DATE: 7-28-77

REQUEST: Construct six new bldgs, consisting of a hotel improvement center, a bank, a savings & loan and three restaurants, plus additional to existing bldgs and redesign and landscape parking lot. Environmental Impact Report on file in Ord 182

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 7-8-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: ① SEPARATE AND/OR SPRINKLE BUILDINGS AS REQUIRED BY BUILDING CODES. ② PROVIDE FIRE EXTINGUISHERS AND PROTECTION AS REQUIRED BY OCCUPANCY REGULATIONS. ③ BLDG. 14 TO BE FULLY SPRINKLERED.

CONDITIONS OF APPROVAL: ① PROVIDE FIRE HYDRANTS AS REQUIRED (9) BY G.G. WATER DEPT. ② PARKING IN THE FIRE LANE ADJACENT TO THE SOUTH ENTRANCE TO THE BUILDINGS SHALL BE PROHIBITED BY POSTING APPROPRIATE SIGNS AND ENFORCEMENT. (EXISTING CONDITIONS CAUSE MANY PROBLEMS AND ARE NOT ACCEPTABLE.)

SUGGESTIONS:

BY: PAUL PERTE

DATE: 7-6-77

INTER-OFFICE CASE RESUME SHEET

TO: Sanitary District

DATE: 7-1-77

CASE: SP-147-77

ANALYST: J. Moore

APPLICANT: Orange County Plaza Associates

HEARING DATE: 7-8-77

REQUEST: Construct six new bldgs consisting of a hotel improvement center, a bank, a parking lot, and other structures plus additions to existing bldgs and redistricting and landscaping parking lot. Environmental Impact Report on file in Land Use

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 7-8-77

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODE REQ: FEES:

<u>Sewer Service Use Fee -</u>	<u>Per Attached Schedule</u>
<u>Inspection Fee -</u>	<u>" " "</u>
<u>County Sanitation District Fee (#3) -</u>	<u>(90,000\$) - \$4550⁰⁰</u>
<u>Plan Check Fee -</u>	<u>50⁰⁰</u>
<u>CONDITIONS OF APPROVAL: Sewer Maintenance Fee -</u>	<u>2400⁰⁰</u>

RECEIVED

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JUL 12 1977

SUGGESTIONS:

Dist. Serv. Div. 100-100

BY: Ronald D. Cates

DATE: 7/8/77

INFORMATION SHEET

GARDEN GROVE SANITARY DISTRICT
 CITY HALL P.O. BOX 1437
 GARDEN GROVE, CALIFORNIA 92643 (714) 534-3943
 (714) 534-3943

INVOICE/STATEMENT

SEWER SERVICE USE FEES

Residence 75.00

Apartment Units:

<u>NO.</u>	<u>SIZE</u>	<u>PER UNIT</u>
_____	3 Bedroom 2 Bath	@ 75.00
_____	3 " 1 "	@ 60.00
_____	2 " 2 "	@ 60.00
_____	2 " 1 "	@ 45.00
_____	1 " 1 "	@ 35.00
_____	Any Smaller	@ 35.00

COMMERCIAL ESTABLISHMENTS:

<u>TYPE OF USE</u>	<u>MINIMUM CHARGE</u>
Auditoriums, Halls (2¢ per sq. ft. of floor space)	\$ 100.00
Bakeries, Delicatessens	200.00
Banks, Savings & Loan Associations, (3¢ per sq. ft. of floor space)	75.00
Barber Shops	200.00
Beauty Shops	200.00
Car Wash	500.00
Car Wash with Gas Station (Car Wash with 1 stall)	300.00
Churches (2¢ per sq. ft. of floor space)	100.00
Cleaning Plants	200.00
Cocktail lounges, beer bars, bars and clubs	400.00
Convalescent hospitals, rest homes, nursing homes and hospitals	25.00 per bed
Creameries, food processors.	200.00
Department stores (2 ¢ per sq.ft. of floor space)	100.00
Dog Kennels	100.00
Drive-inn eating establishments	200.00
Drug stores (2¢ per sq. ft. of floor space)	100.00
Funeral Parlors	150.00
Garages	200.00
Gas Stations	200.00
Grocery Stores (2¢ per sq. ft. of floor space)	100.00
Hotels and Motels	25.00 per unit
Industrial Buildings (2¢ per sq. ft. of floor space plus additional use other than warehouse)	100.00
Laundermats and/or laundries	500.00
Meat Markets	100.00
Medical and Dental Buildings (2¢ per sq. ft. of floor space)	100.00
Mobile Homes	75.00
Nursery Schools	45.00 per space
Office Buildings (3¢ per sq. ft. of floor space)	100.00
Restaurants with seating capacity in excess of 100 or restaurants with bar and/or cocktail lounge.	100.00
Restaurants, fountains (100 or less seating capacity)	200.00
Schools (2¢ per sq. ft. of floor space)	100.00
Travel Trailers	35.00 per space
Other commercial units not specified (2¢ per sq. ft. of floor space)	100.00

City of Garden Grove
INTER-DEPARTMENT MEMORANDUM

Hal

RECEIVED

JUL 6 - 1977

Pub. Works & Devel. Dept.

To: Dave Robson

From: Bob Schmahl

Dept: Development Services

Dept: Fire

Subject: Review of Garden Grove Mall
E.I.R.

Date: July 6, 1977

Thank you for providing us the opportunity to review the
Garden Grove Mall Environmental Impact Report.

We have no suggestions for correction nor do we have any
other comments.

Bob

BOB SCHMAHL
DIVISION CHIEF, ADMINISTRATION

sje

COUNTY SANITATION DISTRICTS
OF ORANGE COUNTY, CALIFORNIA



TELEPHONES:
AREA CODE 714
540-2910
952-2411

P. O. BOX 8127, FOUNTAIN VALLEY, CALIFORNIA 92708
10844 ELLIS AVENUE (EUCLID OFF-RAMP, SAN DIEGO FREEWAY)

July 7, 1977

RECEIVED

JUL 12 1977

Community Development Dept.

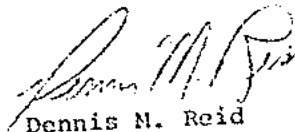
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Attention: Mr. Hal Bergsma
Department of Public Works and Development

Subject: Environmental Impact Report - Garden Grove Mall

There is presently planned capacity in County Sanitation District No. 3 sewerage facilities for the proposed development under the current land use planning. The development does meet the land use plan for commercial development. The sewerage from the proposed project will be treated at the County Sanitation Districts' Joint Treatment Works in Fountain Valley and Huntington Beach.

If the District can be of further assistance, please do not hesitate to call.


Dennis N. Reid
Senior Engineer

DMR:CMG:hje



RECEIVED

JUL 11 - 1977

Pub. Works & Devel. Dept.

ORANGE COUNTY TRANSIT DISTRICT

July 8, 1977

RECEIVED

JUL 12 1977

Devel. Serv. Div. & Office

Mr. Hal Bergsma
Public Works and Development Department
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Dear Mr. Bergsma:

We have received and reviewed the Draft Environmental Impact Report for the proposed Garden Grove Mall in the City of Garden Grove. Following are comments which should be incorporated in your report.

On page 25 under "Public Transit," the services of the Orange County Transit District should be amplified to include some of the important characteristics of the two regular fixed-routes that would provide accessibility to the site. For example, Routes 35 and 54 are both operated Mondays through Saturdays with half-hourly service provided on weekdays and hourly service scheduled on Saturdays. Each line carries an average of 1,200 riders during a typical weekday.

On page 28 under "Mitigation Measures," the presence of public transportation should be included as one possible measure of alleviating potential traffic problems.

Thank you for the opportunity to provide our comments to your Draft Environmental Impact Report. We look forward to working with the City of Garden Grove in the future.

Very truly yours,

Robert C. Hartwig
Manager of Planning

RCH:Y

147-77

P.C. 7/28/77
PAGE 1

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18076	13238101	C	BROWN, GARY E 2JTD	9721 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13238102	C	SPIELGS, LAWRENCE R JR	9731 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13238103	C	HAMMON, CHARLES W 2JTD	9852 HUMMINGBIRD LN	GARDEN GROVE, CAL	92641
18076	13238104	C	GREEK, ROBERT E	9751 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13238105	C	PARK, WALLACE R 2JTD	9771 SKYLARK ST	GARDEN GROVE, CAL	92641
18076	13238201	C	EVANS, EUGENE C	9722 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13238202	C	DE HAAN, FRANKLIN D 2JTD	9732 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13238203	C	SCHUEERMANN, BRUCE W 2JT	9742 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13238204	C	BROWN, ALLYNE N 2SEP	11811 PEACOCK CT	GARDEN GROVE, CAL	92641
18076	13238205	C	ALSPAUGH, SYLVAN G	11831 PEACOCK CT	GARDEN GROVE, CAL	92641
18076	13238206	C	STONER, EDWIN W JR	11841 PEACOCK COURT	GARDEN GROVE, CAL	92641
18076	13238207	C	BETTS, ROBERT H	11851 PEACOCK CT	GARDEN GROVE, CAL	92641
18076	13238601	C	KUMP, MARY F	9822 HUMMINGBIRD LN	GARDEN GROVE, CAL	92641
18076	13238602	C	ASHLEY, ROBERT D	9842 HUMMINGBIRD	GARDEN GROVE, CAL	92641
18076	13238603	C	HAMMON, CHARLES W	9852 HUMMINGBIRD	GARDEN GROVE, CAL	92641
18076	13238604	C	LAVINE, ROBERT E	9862 HUMMINGBIRD LN	GARDEN GROVE, CAL	92641
18076	13238605	C	PRICE, THOMAS J 2JTD	9872 HUMMINGBIRD LN	GARDEN GROVE, CAL	92641
18076	13238606	C	MARLOW, DONALD E 2JTD	9882 HUMMINGBIRD LN	GARDEN GROVE, CAL	92641
18076	13238607	C	WOLF, KENNETH H 2JTD	9902 HUMMINGBIRD LN	GARDEN GROVE, CAL	92641
18076	13238608	C	BLANKENSHIP, STUART C	2JTD	11801 FLAMINGO DR	GARDEN GROVE, CAL 92641
18076	13238609	C	FRINGOLO, SHEL 2JTD	11821 FLAMINGO DR	GARDEN GROVE, CAL	92641
18076	13238610	C	VAPA, JOSEPH A	11831 FLAMINGO DR	GARDEN GROVE, CAL	92641
18076	13238611	C	HURLEY, RALPH L 2JTD	9901 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238612	C	FRILE, JOSEPH 2JTD	9821 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238613	C	UCHIMAYA, GEORGE Y ET AL	9871 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238614	C	HERMANN, ROBERT J	9861 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238615	C	MULLINS, JOHNNY M 2JTD	9851 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238616	C	GREEN, ERMA ET AL 2JTD	SANCHEZ, BETTE L	9841 COCKATOO LN	GARDEN GROVE, CAL 92641
18076	13238617	C	SCIPLE, EULA B	9821 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238701	C	POWELL, WILLIAM E 2JTD	2216 E CENTRAL AVE	FULLERTON, CAL	92631
18076	13238702	C	BALCOM, JAMES F 2JTD	11842 PEACOCK CT	GARDEN GROVE, CAL	92641
18076	13238703	C	HYDOCK, JOSEPH J 2LEN	11832 PEACOCK COURT	GARDEN GROVE, CAL	92641
18076	13238704	C	FIEDLER, LAWRENCE E 2JTD	11822 PEACOCK CT	GARDEN GROVE, CAL	92641
18076	13238705	C	PAPARAZO, CARL N 2ND	9761 HIPISCUS DR	GARDEN GROVE, CAL	92641
18076	13238706	C	ROBINSON, THEODORE W	11792 PEACOCK COURT	GARDEN GROVE, CAL	92641
18076	13238707	C	HUTCHINSON, ROSE C ET AL	2JTD	11771 BLUEJAY LN	GARDEN GROVE, CAL 92641
18076	13238708	C	ROBINSON, VICTOR A	11791 BLUEJAY LN	GARDEN GROVE, CAL	92641
18076	13238709	C	GILSEN, EDWIN E	11811 BLUEJAY LN	GARDEN GROVE, CAL	92641
18076	13238710	C	ADAMS, MORTENSE C	11821 BLUEJAY LN	GARDEN GROVE, CAL	92641
18076	13238711	C	TRACY, JACK W 2JTD	11831 BLUEJAY LN	GARDEN GROVE, CAL	92641
18076	13238712	C	WALLACE, CALVIN C 2JTD	11841 BLUEJAY LN	GARDEN GROVE, CAL	92641
18076	13238713	C	MILLER, CARL P 2JTD	9812 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238714	C	SCHNEIDER, LEWIS S 2JTD	2116 W PALAIS RD	ANAHEIM, CAL	92804
18076	13238715	C	KAY, FRANCIS J	9842 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238716	C	MARKLEY, HAROLD F	9852 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238717	C	KINGHORN, MARGARET H 2WD	9862 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238718	C	RECTOR, GARY L 2JTD	9872 COCKATOO LN	GARDEN GROVE, CAL	92641

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY-STATE	
18076	13238719	0	GILTZOW, MERLE V	9882 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238720	0	SARNHART, RICHARD W	9902 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238721	0	FAIR, KENNETH D 2JTH	9912 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13238722	0	FLANNERY, ARTHUR L	9932 COCKATOO LN	GARDEN GROVE, CAL	92641
18076	13239101	0	GARCIA, JOHN M 2HND	11742 GILBERT ST	GARDEN GROVE, CAL	92641
18076	13239102	0	DUNCAN, HARRY 2JTH	9501 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239103	0	WILLIS, JOHN A L	9521 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239104	0	FERRIS, WOODBRIDGE N	9541 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239105	0	HOUPT, GEORGE C 2JTH	9545 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239106	0	BROWN, GEORGE L	THOMPSON, THOMAS N 2JTH	9551 SKYLARK BLVD	GARDEN GROVE, CAL 92641
18076	13239107	0	HOSLER, LEG A	9561 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239108	0	SCHULZE, WOLFGANG 2NDH	9581 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239109	0	ALCARAZ, ANTONIO O 2JTH	9591 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239110	0	MC CORMACK, FERRY B ET A	9611 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239111	0	ERICKSON, ARTHUR W	9615 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239112	0	HURCANK, LUCILLE H	9621 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239113	0	SAMAS, ALEXANDER F	9631 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239114	0	ARMSTRONG, ROGER W	9641 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239115	0	DORMAN, LEONARD F	1500 BOARD SHANTY CREEK RD	GRANTS PASS, OREG 97526	
18076	13239116	0	FALCOWSKI, ANTHONY P	9681 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239117	0	KIRK, RAYMOND G 2JTH	9685 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239118	0	ROBINETT, WILLIAM C 2JTH	9691 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239119	0	MOFFETT, ELWOOD B	2114 DE LA VINA ST	SANTA BARBARA, CAL	93106
18076	13239120	0	UTLES, KENDALL V	9711 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239202	0	NEWPORT, FRANK C 2CPH	1840 SCUNDIA	HURLINGAME, CAL	94010
18076	13239203	0	LESTER, VAL M 2JTH	9532 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239204	0	CRISPIN, HERBERT W	9552 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239205	0	REYNOLDS, DOROTHY	9562 SKYLARK	GARDEN GROVE, CAL	92641
18076	13239206	0	MARK, EDGAR I 2JTH	9582 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239207	0	EADS, JAMES J 2JTH	9592 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239208	0	BENJAMIN, ROSE M 2SWH	9612 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239209	0	GLENN, CHARLES R JR	9622 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239210	0	MEYER, JOHN A 2JTH	9642 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239211	0	CANNON, FRANK A 2JTH	9652 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239212	0	WATSON, MORRIS F 2JTH	9672 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239213	0	DOMINGUEZ, WILLIAM R 2JT	9682 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239214	0	FORD, KEITH E 2JTH	9702 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239215	0	PRIOLETTI, AMERICO J	9712 SKYLARK BLVD	GARDEN GROVE, CAL	92641
18076	13239216	0	FARNS, CLEMENT C	11792 GILBERT ST	GARDEN GROVE, CAL	92641
18076	13240101	0	WOMANS CIVIC CLUB OF	GARDEN GROVE	GARDEN GROVE, CAL	92641
18076	13240201	0	GROMAN, MIRIAM ET AL 2MV	P O BOX 126	CULVER CITY, CAL	90230
18076	13240202	0	KAISER FOUNDATION HEALTH	PLAN INC	1515 N VERMONT AVE	LOS ANGELES, CAL 90027
18076	13240203	0	HOWARD CORP	P O BOX 5961	DALLAS, TEXAS	75222
18076	13240204	0	CHIKASAWA, FRANK Y 2CPH	P O BOX 957	CAMARILLO, CAL	93010
18076	13240205	0	CHIKASAWA, FRANK Y 2CPH	P O BOX 957	CAMARILLO, CAL	93010
18076	13240206	0	CHIKASAWA, FRANK Y 2CPH	P O BOX 957	CAMARILLO, CAL	93010
18076	13240207	0	CHIKASAWA, FRANK Y 2CPH	P O BOX 957	CAMARILLO, CAL	93010

TAX CODE	PARCEL NUMBER	SUB NO.	NAME	ADDRESS	CITY/STATE	
18076	13240209	0	HARRY JUNG ENTERPRISES	INC	1860 COLLEGE VIEW DR	MONTEREY PARK, CAL 91754
18076	13240210	0	CHIKASAWA, FRANK Y ZCPD	P O BOX 957	CAMARILLO, CAL 91010	
18076	13240211	0	CHIKASAWA, FRANK Y ZCPD	P O BOX 957	CAMARILLO, CAL 91010	
18103	13241212	0	HART, FRANK R ZMSD	STORM, BERNARDINE	13062 ALLAND AVE APT 1	GARDEN GROVE, CAL 92640
18103	13241213	0	HART, FRANK R ZMSD	STORM, BERNARDINE	13062 ALLAND AVE APT 1	GARDEN GROVE, CAL 92640
18103	13241214	0	HART, FRANK R ZMSD	STORM, BERNARDINE	13062 ALLAND AVE APT 1	GARDEN GROVE, CAL 92640
18103	13241215	0	STERLING, FRANCIS J	11901 GILBERT ST	GARDEN GROVE, CAL 92641	
18103	13241216	0	STERLING, FRANCIS J	11901 GILBERT ST	GARDEN GROVE, CAL 92641	
18096	13241330	0	POE, ELVIN O ZJTB	11921 GILBERT APT 1	GARDEN GROVE, CAL 92641	
18103	13242317	0	RYALL, EDWARD W	9462 SKYLARK BLVD	GARDEN GROVE, CAL 92641	
18103	13242318	0	MC DERMOTT, KENNETH R ET	AL ZJTB	9462 SKYLARK BLVD	GARDEN GROVE, CAL 92641
18103	13242319	0	CITY OF GARDEN GROVE	11391 ACACIA ST	GARDEN GROVE, CAL 92640	
18103	13242329	0	SUMMIT SHEET METAL CO IN	ZCRD	21811 BELSHIRE AVE	HAWAIIAN GARDENS, CAL
18103	13242330	0	B & B ENTERPRISES XPTP	11051 GILBERT	GARDEN GROVE, CAL 92641	
18022	13309101	0	DURANTE, GUIDO ET AL	DURANTE, ARMAND	502 MEADOWBROOK ST	ORANGE, CAL 92667
18032	13309102	0	DURANTE, ARMAND ET AL	502 MEADOWBROOK ST	ORANGE, CAL 92667	
18032	13309103	0	HUNSAKER, S V JR	P O BOX 128	SN JUN CPSTRN, CAL 92675	
18032	13309112	0	TEEMS, JAMES A ZJTB	4076 PADEN ST	RIVERSIDE, CAL 92504	
18044	13309117	0	RICE, CARL E	1910 W TRASK AVE	SANTA ANA, CAL 92706	
18044	13309118	0	STEWART, WOODROE W	34092 CHULA VISTA	DANA POINT, CAL 92629	
18044	13309119	0	RODDEN, JAMES E	16322 EAGLE LN	HUNTINGTON BCH, CAL 92647	
18032	13309143	0	GARRITY, CHARLES W	1417 W JAMES WAY	ANAHEIM, CAL 92801	
18044	13309144	0	GARRITY, CHARLES W	1417 W JAMES WAY	ANAHEIM, CAL 92801	
18044	13309201	0	LOOMAN, JEANNE C IR FNDH	5401 LAS LUMAS ST	LONG BEACH, CAL 90815	
18044	13309202	0	HANN, MILES O	1177 W PEWEY DR	ANAHEIM, CAL 92802	
18044	13309204	0	MISEYICH, ANTHONY J ET A	ZMVB	2CHAPMAN CAR WASH	9732 CHAPMAN AVE
18044	13311102	0	GARDEN GROVE, CAL 92641	CO	ATTN F J KLEIN #105	333 S HOPE ST #H-12-2
18044	13311103	0	PACIFIC SOUTHWEST REALTY	INC	BENEDIX, RICHARD H	9872 CHAPMAN AVE
18044	13311104	0	LOS ANGELES, CAL 90017	ASSN. OF AMERICA	SAV-ON DRUG STORES	4818 LINCOLN BLVD
18044	13311105	0	PLAZA PROFESSIONAL GRDUP	AMERICA	HARTFIELD STORES INC	441 NINTH AVE
18044	13311106	0	GARDEN GROVE, CAL 92641	INTERNATIONAL HOUSE OF	PANGAKES #903	3644 LENAWEE AVE
18044	13311107	0	TEACHERS INS & ANNUITY	9772 CHAPMAN AVE	GARDEN GROVE, CAL 92641	
18044	13311108	0	MARINA DEL REY, CAL 90291	ZMVB	443 S BARRINGTON AVE	LOS ANGELES, CAL 90049
18044	13311109	0	PRUDENTIAL INS CO OF			
18044	13311110	0	NEW YORK, N Y 10001			
18044	13311111	0	CIRCLE, ESTHER P ZWDB			
18044	13311112	0	LOS ANGELES, CAL 90016			
18044	13311113	0	SHALOM INVESTMENT CO			
18044	13311114	0	STRUPWASSER, OSCAR ET AL			

ADDITIONS TO MAILING
LIST SE-147-77
P.C. NO. 7-28-77

CARY DETWEILER
11841 FLAMINGO
GARDEN GROVE CA 92641

248
103
MARIANNE HELWIG
11932 FLAMINGO
GARDEN GROVE CA 92641

WAYNE RIDDERS
11822 FLAMINGO
GARDEN GROVE CA 92641

WAYNE HUBLESTON
11902 FLAMINGO
GARDEN GROVE CA 92641

ELMER COMPAS
11791 BROOKHURST
GARDEN GROVE CA 92640

ROBERT LEAHY
11801 BROOKHURST
GARDEN GROVE CA 92640

KENNETH LE POY
11831 BROOKHURST
GARDEN GROVE CA 92640

THOMAS KERN
11841 BROOKHURST
GARDEN GROVE CA 92640

JACK ROSSMAN, JR.
11951 BROOKHURST
GARDEN GROVE CA 92640

July 15, 1977

Mr. John Zezas
Orange County Plaza Associates
13400 Maxella Avenue
Marina Del Rey, California 90291

SITE PLAN NO. SP-147-77

July 23, 1977.

Applicant Notified

IN THE
Superior Court

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

CITY OF GARDEN GROVE

DEVELOPMENT SERVICES

State of California } ss.
County of Orange

Rita J. Richter

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

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

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

July 16, 1977

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

Dated at Garden Grove

California, this 16th day of July 1977

s/ Rita J. Richter

Signature

PROOF OF PUBLICATION

Public Hearing

NOTICE OF PUBLIC HEARING
RELATIVE TO SITE PLAN
AMENDMENTS AND SITE
PLANS

NOTICE IS HEREBY GIVEN THAT THE CITY PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS IN THE COMMUNITY CHAMBER OF THE COMMUNITY MEETING CENTER, 1188 SWANFORD AVENUE, GARDEN GROVE, CALIFORNIA on Thursday, July 20, 1977 at the hour of 7:00 P.M. to receive and consider all evidence and reports at this hearing or obtained previously by the Commission relative to the verified PETITIONS submitted by the owners of the following described properties and the City of Garden Grove.

AN APPLICATION HAS BEEN FILED BY DAVID SOLDIMON FOR A SITE PLAN AMENDMENT NO. SPA-16-77 REQUESTING REZONING OF AN APPROXIMATELY 1.3 ACRE PARCEL TO THE C-1 (LIMITED COMMERCIAL) ZONE AND SITE PLAN APPROVAL FOR THE CONSTRUCTION OF THIRTY-ONE (31) APARTMENT UNITS TO BE LOCATED WITHIN THREE (3) TWO-STORY BUILDINGS. SUBJECT PROPERTY IS PRESENTLY LOCATED WITHIN UNINCORPORATED COUNTY TERRITORY. THE CITY OF GARDEN GROVE HAS GRANTED A NEGATIVE DECLARATION ESTIMATING THE REQUIREMENT FOR AN ENVIRONMENTAL IMPACT REPORT BECAUSE THE PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. LOCATION: Northwest corner of Westminister Avenue and Clinton Street.

AN APPLICATION HAS BEEN FILED BY ORANGE COUNTY PLAZA ASSOCIATES FOR A SITE PLAN NO. SP-16-77 REQUESTING THE CONSTRUCTION OF EIGHT (8) ADDITIONAL COMMERCIAL BUILDINGS CONSISTING OF APPROXIMATELY 84,200 SQUARE FEET TO AN EXISTING COMMERCIAL REZONED C-1 (LIMITED COMMERCIAL) ZONE ENCOMPASSING A TOTAL OF 27.13 ACRES. ALSO REQUESTED IS CONSIDERATION OF AN ENVIRONMENTAL IMPACT REPORT AS REQUIRED BY ARTICLE 4, SECTION 15062 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970. THIS DOCUMENT IS ON FILE FOR PUBLIC REVIEW IN THE PUBLIC WORKS AND DEVELOPMENT DEPARTMENT, CITY OF GARDEN GROVE. LOCATION: Northwest corner of Chapman Avenue and Brookhurst Street.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID HEARINGS AND EXPRESS THEIR OPINIONS FOR OR AGAINST THE PROPOSED SITE PLAN AMENDMENTS AND SITE PLANS. PETITIONS AND LETTERS ARE NOT CONSIDERED DIRECT EVIDENCE. THE DECISION OF THE PLANNING COMMISSION MAY NOT REST SOLELY ON THEM.

FURTHER INFORMATION OF THE ABOVE MAY BE OBTAINED IN THE PUBLIC WORKS AND DEVELOPMENT DEPARTMENT, CITY OF GARDEN GROVE, BY TELEPHONE: 638-0811.

DATE: July 16, 1977
CITY OF GARDEN GROVE
PLANNING COMMISSION
Pub. July 16, 1977
Orange Co. Eve. News #10250

Form No. CAF-61377

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: John Graichen
Dept: Human Services
Subject: Garden Grove Mall - Comments Re Preliminary Environmental Impact Report

From: Michael P. Lord
Dept: Public Works & Development
Date: July 20, 1977

The Engineering Services Division of the Public Works and Development Department has reviewed the subject EIR. The areas specifically reviewed were traffic, lighting, and water supply, and we would like to make the following comments concerning statements included in the preliminary document.

I. Water Supply

On Page 13 of the Report, under the section titled "Water Resources and Drainage" Subsection "Existing Conditions", the Report states "Existing systems in the area consist of 6" mains in Chapman Avenue, Gilbert Street and Brookhurst Street." This statement is incorrect. The water systems in the streets noted are as follows:

- A. Chapman Avenue contains parallel 6" and 8" water mains over a major portion of the project's frontage from Brookhurst to the Railroad tracks, and the remainder of the supply system in this street is 12" in size.
- B. Gilbert Street has parallel 6" and 8" water mains fronting the site.
- C. Brookhurst Street has parallel 18" and 6" water mains fronting the site.

- II. On Page 14 of this Report, under the section titled "Mitigation Measures", the Report states "The maintenance of applicable State quality criteria for domestic water supply is the responsibility of the State Certified Purveyors of water to the City". We would like noted for clarification in the Report that the City of Garden Grove is the State Certified Water Purveyor.

- III. LIGHTING -- No Comments.

July 20, 1977

IV. Traffic Control

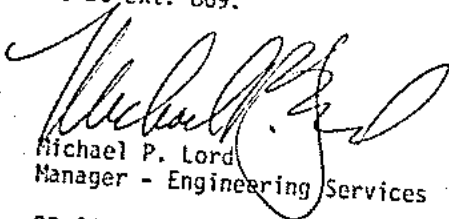
Pages 26, 27, 28, and 29 of the Report discuss proposals and impacts of on-street traffic circulation modifications, which include the relocation and installation of signals, the adjustment of left turn access, and the elimination of driveway access on the south side of Chapman Avenue. We feel that the recommendations made in this section of the Report require a detailed traffic engineering study as justification. Additionally, we question whether modifications of traffic flows and parking on the south side of Chapman Avenue can be affected since:

1. This area is outside the project boundaries.
2. The developments on the south of Chapman are in direct competition with the proposed development.

A preliminary analysis by traffic staff indicates that there are other viable options to achieve the desired traffic circulation, which incorporate the desired entrance points for this project, and we suggest that they be given consideration prior to preparation of the final EIR.

It is recommended that stipulation be made in the Report that final action on street traffic circulation and traffic facility construction, modification, and/or improvement be subject to the preparation of detailed design and approval by the City of Garden Grove.

Should you have any questions regarding the above comments, please contact me at ext. 869.


Michael P. Lord
Manager - Engineering Services

GC:fd

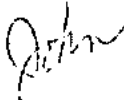
City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

To: Dave Robson
Dept: Public Works & Development
Subject: Review of Garden Grove Mall
Environmental Impact Report

From: E. John Graichen
Dept: Office of Urban Development
Date: July 20, 1977

As requested I have reviewed the above mentioned EIR and wish to comment on the Economic Impact section starting on page 32 of the draft EIR. It appears that the EIR consultant is not being consistent in the discussion of property assessed values. In the next to last paragraph the City's financial consultant "estimates the market value of the expanded project at \$4,000,000..." The "expanded" project refers to Phase 1 which is the scope of the EIR. In the last paragraph on page 32 the consultant states "the Garden Grove Mall, at the termination of the redevelopment plan, will have an assessed value of \$2,000,000." Since the scope of the EIR is Phase 1 and the Redevelopment Plan has a potential life of 40 years, it is unlikely that this latter statement is accurate and therefore should be corrected.


E. John Graichen
Redevelopment Manager

EJG:ftd

July 20, 1977

Garden Grove Planning Commission
Garden Grove, CA 92640

Honorable Members:

SUBJECT: SP-147-77

Attached is a Draft Environmental Impact Report (EIR) which has been prepared for the City of Garden Grove by the consulting firm of Owen Menard and Associates in conjunction with SP-147-77, Phase I of the rehabilitation of and additions to the Garden Grove Mall, which is scheduled for Planning Commission review on July 28, 1977. The final form of this document must be reviewed by the Planning Commission and certified as complete prior to taking action on the case itself.

The documentation necessary to make their report a Final EIR will be available to you at the meeting on July 28. This documentation will include a list of organizations and individuals who were asked to comment on the Draft EIR, copies of their written comments, and the consultant's responses to all written and verbal comments received on the Draft. This documentation was not included in your agenda packet because the 30 day period allowed for review of the Draft EIR does not end until the date of your hearing on the project.

When reviewing the Final EIR at your July 28 meeting, you should assess its completeness and analyze the information it contains. If you feel the document contains all of the information you need to properly assess the environmental effect of the project, you should make a finding that the Final EIR is complete. You must then determine if the project will have a significant effect on the environment.

If you find that the project will have a significant environmental effect and subsequently approve the project, you must then, as a body, make a statement of overriding considerations as to your reasons for approving the project despite its environmental effects.

July 20, 1977

Staff and a representative from the consulting firm will be present at the meeting to answer any questions you may have on the Final EIR and the procedure for reviewing it. There is also a summary of findings on Pages 1 and 2 of the Draft EIR which may aid you in assessing the overall environmental effect of the project. Should you have any questions on this matter prior to the meeting, please feel free to contact me at 638-6749.

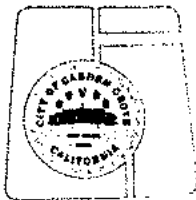
Respectfully,



Dave Robson, Manager
Development Services

HB:dk

Attachment



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
Development Services Division
(714) 638-6831

July 22, 1977

Orange County Plaza Associates
13400 Maxella Avenue
Marina del Rey, California 90291

Gentlemen:

Re: Case No. SP-147-77
Hearing Before the Planning Commission
Date and Time: July 26, 1977, 7 P.M.
Place: Community Meeting Center, 11330 Stanford Avenue, Garden Grove, CA.

We are attaching for your information a copy of the Staff Report in connection with the subject public hearing.

If you have any questions concerning this Report, please contact the Land Use Section at City Hall, 638-6831.

Sincerely,

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

By: Dave Robson
Dave Robson, Manager
Development Services Division

Attachment

RECEIVED

JUL 25 1977

Pub. Works & Devt. Dept.

OWEN MENARD
& ASSOCIATES

Urban Planning & Development Consultants
454 West Baseline Road, Claremont, Calif. 91711
714-621-4921



• July 22, 1977

• City of Garden Grove
11391 Acacia Parkway
Garden Grove, Calif. 92640

Attn: Accounts Payable

STATEMENT
(in duplicate)

Reference: P. O. No. 67257, June 21, 1977

Amount due upon submittal of draft on
SP-147-77 for Phase I Rehabilitation
and addition to Garden Grove Mall

Amount due (80%) \$2,436.00

THANK YOU!

Chg 252-4269-26

Due and payable in 30 days

Dave Robson
Public Works & Development
GARDEN GROVE MALL E.I.R.

Dave Gunderman
Public Works & Development
July 26, 1977

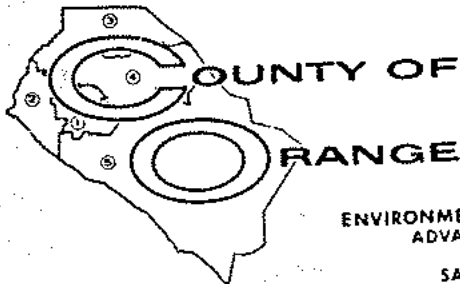
After reviewing the Draft EIR prepared on MP-147-77, improvements to the Garden Grove Mall, the Land Use staff has the following comments:

1. The statement on page 5, paragraph 3 that "The property is zoned C-1, Limited Commercial, with a Planned Unit Development overlay," is incorrect. The property is zoned C-1, but the Planned Unit Development overlay is on the General Plan land use designation, which is Commercial.
2. The statement on page 5, paragraph 4 that "Generally, the project site can be described as situated on a major arterial and surrounded by primarily residential uses," is not completely accurate. Although properties to the north are residential, properties to the south, east and west are generally commercial or office-professional.
3. It should be explained that the Noise Element referred to in paragraph 3, page 17, is the Noise Element of the General Plan.
4. The discussion of interior circulation is difficult to follow because there is no map to refer to which identifies buildings. A map should be provided, or the map on page 9 should have a legend identifying each building type.
5. An appendix with supportive data and a list of sources should be included in the document.

We would appreciate it if the document could be changed so as to reflect these suggested corrections.

Dave Gunderman
Land Use Supervisor

HS:fd



COUNTY OF
ORANGE

ENVIRONMENTAL MANAGEMENT AGENCY
ADVANCE PLANNING DIVISION
811 NORTH BROADWAY
SANTA ANA, CALIFORNIA

July 26, 1977

H. C. OSBORNE
DIRECTOR

RICHARD G. MUNSELL
ASSISTANT DIRECTOR
ADVANCE PLANNING

RECEIVED

JUL 27 1977

Pub. Works & Devel. Dept.

TELEPHONE: 834-4543
AREA CODE 714

MAILING ADDRESS:
P.O. BOX 4508
SANTA ANA, CALIFORNIA 92702

FILE 280-797

Mr. Hal Bergsma
Public Works and Development Department
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

Dear Mr. Bergsma:

This is in response to a letter dated June 28, 1977 that transmitted the document entitled "Environmental Impact Report, Garden Grove Mall" and requested that comments be forwarded by July 28.

The document has been reviewed and we have no comments to offer at this time.


Thank you for the opportunity of reviewing the project documentation.

Very truly yours,

RECEIVED

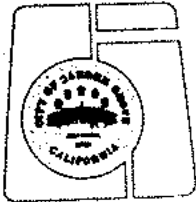
JUL 29 1977

Rec'd. Date: 7/29/77


Richard G. Munsell, Assistant Director
Advance Planning

JEB:ps

cc: EMA-Development (Schwarze, Gilbert)



GARDEN GROVE

CITY OF
GARDEN GROVE
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY ORANGE COUNTY PLAZA ASSOCIATES

FOR A SITE PLAN

NO. SP-147-77

REQUESTING the construction of eight (8) additional commercial buildings consisting of approximately 84,200 square feet to an existing commercial center zoned C-1 (Limited Commercial) and encompassing a total of 27.19 acres. Also requested is consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works and Development Department, City of Garden Grove.

LOCATION: Northeast corner of Chapman Avenue and Brookhurst Street.

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE PLANNING COMMISSION IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, AT 7:00 P.M. ON JULY 28, 1977.

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

DS-0041-3/76

STAFF REPORT TO THE PLANNING COMMISSION

CASE NO: SP-147-77
APPLICANT: O.C. PLAZA ASSOC.
HEARING DATE: JULY 28, 1977
LOCATION: NORTHWEST CORNER OF CHAPMAN AVENUE AND BROOKHURST STREET
ANALYST: D. GUNDERMAN

I. APPLICANT'S REQUEST:

To permit the construction of eight (8) additional commercial buildings consisting of approximately 84,200 square feet to an existing commercial center zoned C-1 (Limited Commercial) and encompassing a total of 27.19 acres. Also requested is consideration of an Environmental Impact Report as required by Article 6, Section 15062 of the California Environmental Quality Act of 1970. This document is on file for public review in the Public Works and Development Department, City of Garden Grove.

II. APPLICANT'S STATEMENT:

This application is submitted for the purpose of redeveloping an older outmoded and visually blighted economically unsound commercial complex which in addition to aesthetic improvements, will help to retain retail sales within the city and bring added revenue to the City in the form of property taxes, sales tax, revenue and jobs.

III. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned C-1 and is improved with a commercial center.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
1. North: Zoned R-1 and improved with Single Family Dwellings.
 2. South: Across Chapman zoned C-1 and improved with commercial uses.
 3. West: Across Gilbert zoned OP, R-1 & R-3 and improved with commercial and residential uses.
 4. East: Across Brookhurst zoned C-1 and improved with commercial uses.
 5. General Plan Designation - Commercial, subject use is consistent with the General Plan.

IV. BACKGROUND INFORMATION:

- A. A number of land use cases have been processed on the property over the years. Most have been variances and conditional use permits for specific uses.

V. INTERDEPARTMENTAL COMMENTS:

- A. Public Works and Development Department

1. Traffic Section:

- a. Signalization and traffic design alterations will be necessary. Staff and the applicant are presently discussing the required alterations.

2. Water Engineering Section:

a. Mains

1. Buildings D,E,&F should be set back at least 10' and preferably 15' from the existing 8" main @ 58' north of centerline Chapman.
2. Building G should be set far enough to the northwest to maintain at least 10' and preferably 15' clearance from existing 6" main.
3. Building H should be set far enough north to maintain at least 10' and preferably 15' clearance from existing 8" main.
4. The existing 6" main and fire service under proposed building A-1 will need to be relocated. Approximately 350' of 6" main is involved. This replacement should be with 8" main.

b. Services

1. New domestic services will be required at each new building and as necessary to supply landscaped areas.
2. New fire services will be needed if the Fire Department established a need for sprinklers in any new building.
3. Existing domestic services (with poor locations and galvanized laterals) will be replaced at City expense. Replacement entails significant re-plumbing of customer laterals.

c. Fire Hydrants

1. 4 new public fire hydrants on Chapman frontage to be provided at City expense.
2. 5 on-site public fire hydrants to be installed by developer at various locations.
3. One on-site private fire hydrant with D.C. assembly and 8" lateral to be installed by developer at building H as shown.
4. One existing deficient fire hydrant to be replaced or relocated at City expense.

5. If the parking lot layout is changed to warrant it, the other existing 5 standard fire hydrants may have to be relocated at developer expense.

d. Easements

Dedication of waterline easements over all remaining and new facilities not currently in easements will be required. In general, easements should provide:

1. 15' clearance on building-pad side of mains.
2. 10' clearance on other side of mains.
3. 10' clearance around all fire hydrants.
4. 5' clearance around all meters.

Where existing improvements interfere with the clearance requirements noted above, easements should provide the maximum clearance consistent with the existing improvements.

3. Plan Check Section:

- a. The parking lot must be re-conditioned and additional and up-to-date lighting constructed in the parking lot area.
- b. A 20 ft. dedication of Chapman Avenue is required.

8. Fire Department:

1. The buildings will either be separated and/or sprinkled as per the Uniform Building Code.
2. Fire extinguishers shall be provided as required by occupancy regulations.
3. Building H must be fully sprinklered.
4. Nine fire hydrants are required.
5. Parking in the fire lanes adjacent to the south entrance to the buildings shall be prohibited by posting appropriate signs and enforcement.

VI. STAFF COMMENTS:

- A. The applicant requests approval for the rehabilitation of existing buildings in Orange County Plaza and for the construction of 8 additional buildings in the center. Also requested is consideration of an Environmental Impact Report. A brief report on the Environmental Impact Report is enclosed.
- B. The proposed project will consist of a joint private and public effort with the private interests constructing and rehabilitating the buildings while the Garden Grove Agency for Community Development will fund parking area and off-site public improvements to include

July 28, 1977

parking lot lighting and surface re-conditioning. Completion of the proposed expansion is expected by 1980.

- C. The project is a part of the Brookhurst-Chapman Project Area and thus is required to be considered by the Planning Commission. Following Planning Commission determination, the Agency must consider the project as well. City Council may consider the case if the Planning Commission determination is appealed.
- D. The project proposes the construction of 8 additional commercial buildings to the site in combination with the existing building. The new uses will include a home improvement center and associated nursery, a bank, a savings and loan, two restaurants, a fast food restaurant, and several new shops. The existing building will be improved with a new fascia and canopy.
- E. Statistics for the project are as follows:

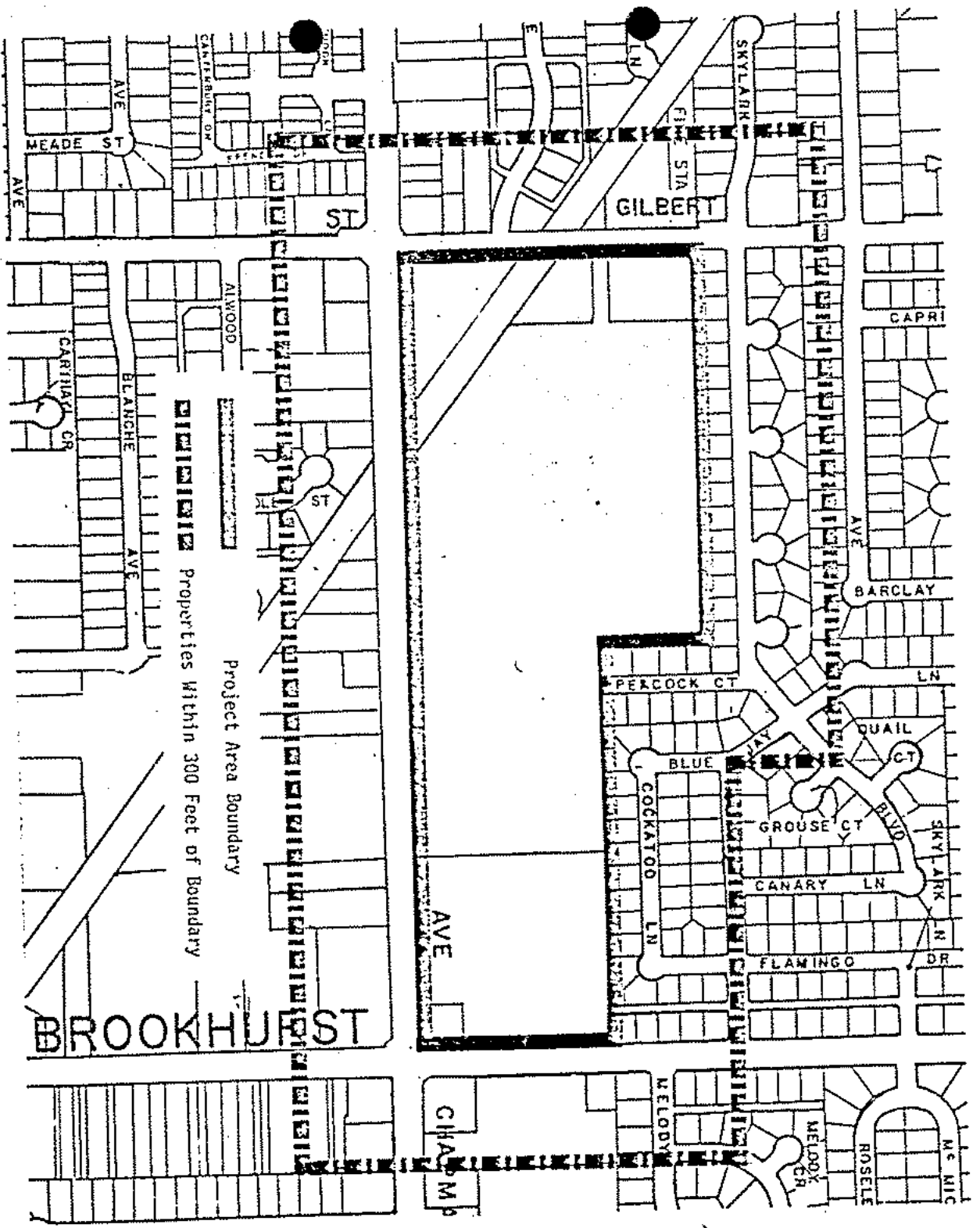
	<u>Code Req.</u>	<u>Provided</u>
PARCEL SIZE:	--	27.19+ac
BLDG. SIZES:		
BLDG. A (Existing)	--	217,590 sq.ft.
Bldg. B (Shops)	--	15,310 sq.ft.
Bldg. C (Shops)	--	17,360 sq.ft.
Bldg. D (Restaurant)	--	2,700 sq.ft.
Bldg. E (Restaurant)	--	6,000 sq.ft.
Bldg. F (Savings & Loan)	--	5,300 sq.ft.
Bldg. G (Bank)	--	16,400 sq.ft.
Bldg. H (Home Improvement Center)	--	43,000 sq.ft.
Bldg. I (Shops)	--	2,400 sq.ft.
<u>SETBACKS:</u>		
Frontyard	10 ft.	30-100 ft.
Sidyard	10 ft.	300-600ft.
Rearyard	10 ft.	30-385 ft.
<u>PARKING:</u>		
	1512	1535

- F. Architectural treatment for the project will consist of an aluminum canopy, roughsawn wood siding, a glazed glass front, and textured stucco.
- G. Since the project is to be architecturally and practically integrated, it appears logical that the signing should also be uniform. Although the Municipal Code (Section 9502.4) designates the amount of signing allowed in the C-1 zone, little mention is made of architectural compatibility for the signs. To assure such compatibility, staff recommends the applicant submit complete sign plans for the entire project, for Agency approval, prior to the issuance of building permits.

H. Staff has reviewed the request according to the criteria established in Municipal Code Section 9219.7 for review of site plans. Said criteria includes considerations of parking, circulation, pedestrian and vehicular access, compatibility, architectural treatment, aesthetic quality and adherence to the Municipal Code. The subject request appears to meet said criteria in spirit and intent. Recommend approval.

I. If SP-147-77 is approved, the following conditions are suggested:

- A. No roof mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof mounted mechanical equipment from view of public streets and surrounding properties.
- B. Final plans submitted by the applicant shall reflect appropriate methods to prohibit parking in the fire lane adjacent to the south entrance.
- C. The applicant shall submit sign plans for the entire complex, for Agency approval, prior to the issuance of building permits.
- D. Any future expansion for the center or otherwise substantial change to the center may be subject to approval of a new site plan.



(Attachment C)

**OWEN MENARD
& ASSOCIATES**

Urban Planning & Development Consultants
454 West Bascom Road, Claremont, Calif. 91711
714 621-4921



• July 29, 1977

• City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Attn: Mr. Dave Robson, Manager
Development Services

STATEMENT
(in duplicate)

Reference: P. O. No. 67257, June 21, 1977

Balance due upon submittal of Final EIR on
SP-147-77 for Phase I Rehabilitation and
addition to Garden Grove Mall. \$609.00

THANK YOU!

Due and payable in 30 days

NOTICE OF DETERMINATION

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

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

Clerk of the Board
County of Orange, P.O. Box 687
Santa Ana, CA 92702

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

Project Title SP-147-77 - GARDEN GROVE MALL SITE PLAN	
State Clearinghouse Number (If submitted to State Clearinghouse)	
Contact Person Dave Gunderman	Telephone Number (714) 638-6831
Project Location North Side of Chapman Avenue between Brookhurst and Gilbert Streets	
Project Description The Project involves the rehabilitation of an existing shopping mall as well as changes in interior traffic circulation and parking arrangements and the addition of several commercial structures.	

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

1. The project has been approved disapproved by the Lead Agency.
2. The project will will not have a significant effect on the environment.
3. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and was certified as required by section 15085 (g) of the Guidelines for Implementation of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.

Dave Robson
Dave Robson, Chairman
Planning Coordinating Committee
Date 8/1/77

MCCUTCHEN, BLACK, VERLEGER & SHEA
COUNSELORS AT LAW
THIRTIETH FLOOR
3435 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA 90010
TELEPHONE (213) 381-3411
TELEX 698261

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AUG 11 1977
Pub. Works & Dev. Dept.

August 10, 1977

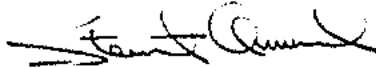
Public Works and Development
Department
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92640

Gentlemen:

We would like to request a copy of the recently prepared environmental impact report entitled Site Plan No. SP-147-77.

Thank you.

Sincerely,



Stewart Annand
Librarian

pm

Change 1-147-77

RECEIVED
AUG 12 1977
Dev. Serv. Mgr's Office

*Dave G.
See me on this
D.R.*

SP-147-77

City of Garden Grove

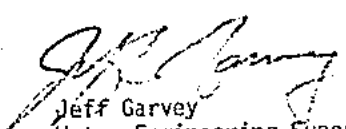
INTER- DEPARTMENT MEMORANDUM

To:	Dave Robson	From:	Jeff Garvey
Dept:	Public Works & Development	Dept:	Public Works & Development
Subject:	WATER FACILITY REQUIREMENTS FOR ORANGE COUNTY PLAZA REMODELING	Date:	August 17, 1977

We have reached agreement with the engineers (Rigdon & Associates) regarding water facilities for the subject project.

The required water work falls into three categories as shown on the attachments. Two of these categories involve funding by the developer and are provided to facilitate your collection of the appropriate fees, bonds, and deposits. The final category indicates City-funded work and is included for your general information.

Plans for all of the work are available for your inspection in the Water Engineering Section. If you require any other information or assistance along these lines, please feel free to contact me at ext. 681.


 Jeff Garvey
 Water Engineering Supervisor

JG:dk

Attachments

CONSTRUCTION BY DEVELOPER'S CONTRACTOR AT

DEVELOPER'S EXPENSE

- * 1. Replacement/relocation of existing water main at west end of building "A".
(400' ± of 8" main: est. cost \$6,000)
- 2. Construct new private (no easement) line from fire service @ building H. North 250' ± and two fire hydrants (at NE & SE corners of building H).

* Developer should bond for this item prior to permit issuance.

CONSTRUCTION BY CITY AT DEVELOPER'S EXPENSE

1. Fire Service Installation (8") at SE corner future building H.
2. Domestic service installations (various sizes) to buildings. A-1, H,G,I,F,E,D-1,B-1, C-1, and common area landscaping as appropriate.
3. Re-installation of existing fire service (s) at NW corner of existing building "A".
4. Install 4 fire hydrants on-site from existing mains (deposit \$4,800).

CONSTRUCTION BY CITY AT CITY EXPENSE

1. Install 4 new fire hydrants along Chapman Street frontage.
2. Replace one existing fire hydrant N/O building A.
3. Replace all existing services to all buildings. (Except item 3 on other City sheet) at City expense.
4. Sever at two places and abandon main running under "Big 5" store.

August 19, 1977

McCutchen, Black, Verleger & Shea
Counselors at Law
Thirtieth Floor
3435 Wilshire Boulevard
Los Angeles, CA 90010

Attention: Stewart Arnold, Librarian

Dear Mr. Arnold:

Pursuant to your request of August 10, 1977, we would be pleased to send you a copy of the Environmental Impact Report prepared for Site Plan No. SP-147-77, the Garden Grove Mall. We must, however, charge you \$5.00 to cover the cost of preparing a copy and mailing this report. Upon receipt of this payment, we will forward the document to you.

Sincerely,

Dave Sunderman
Land Use Supervisor

HW:fd

P. 147-77

Owen Witthauer
E. John Graichen
Office of Urban Development
GARDEN GROVE MALL MEETING
January 4, 1978

Richard R. Povers
City Manager
January 4, 1978

I have requested of Mr. Joseph Jaconi and Mr. Shari Curci, present at our meeting, with Bob Oliver representing the development at Garden Grove Mall, the following:

1. A fully developed and totally accurate Master Development Plan embodying the legal requirements of the agreement between the Agency and the Associates.
2. I have requested that the Associates provide to the Agency a map showing the areas the Agency is improving in the parking lot at this time or obligations for parking lot improvements in the future, and also to indicate what areas of the parking improvements would be "throw away" improvements in the future.
3. A firm agreement on off-site design work which the City is responsible for to coordinate with the improvements being made by the developer on-site.

Upon satisfactory completion of the above items, I advised the Associates that the Agency would be in a position to make a determination on the minor modification of the site plan and proceed with Agency construction of parking facilities.

I would like John Graichen and Dave Robson to fully coordinate the building permits and plan check process and to critically review and make written comments to me on each of the building elements submitted by the Associates as to:

- A. The estimated permit valuation of the improvements.
- B. The architectural and aesthetic quality.

To: Owen Wittnauer
E. John Graichen
From: Richard R. Powers
Subj: GARDEN GROVE MALL

January 4, 1978
Page 2

- C. The parking ratios of each new improvement.
- D. The interrelationship of all uses and the compatibility of the proposed new development to the total Master Plan.

Richard R. Powers
City Manager

cc: Del Powers ✓
Dave Robinson

CITY COUNCIL MINUTES

February 13, 1978

SP-147-77

CONSIDERATION OF MINOR MODIFICATIONS TO SP-147-77 - GARDEN GROVE MALL (F 48.8)(x-A)

The City Manager/Director indicated that Staff has been meeting with the Associates in preparing a revised site plan for the future improvement of Garden Grove Mall, commenting that the original site plan was approved as SP-147-77 and needs administrative action to accomplish the following modifications:

1. Move National Lumber forward as shown on revised site plan;
2. Delete Building "I";
3. Building E to be 4800 Square feet (restaurant);
4. Associates to lease from Agency right-of-way for new drive from Gilbert Street;
5. Associates to design and improve new drive from Gilbert Street;
6. Delete 10,000 square foot shop building located at the west side of Safeway; and
7. Remove the "Not a Part" designation shown for the parcel located at the rear of J. C. Penney.

Staff presented and reviewed graphic display of the proposed changes.

Councilmembers/Members inquired into the overall impact of the changes, with particular reference to parking. Staff indicated that there is a portion which had been marked "not a part" which needed to be included in order to provide the adequate number of parking spaces.

Councilmembers/Members expressed some concern with the shift of the National Lumber building, changing the design, and traffic circulation.

After discussion, Councilwoman/Chairman Barr moved, seconded by Councilman/Member Donovan, that the minor modifications to SP-147-77 be and hereby are approved. Said motion carried by the following vote:

AYES: COUNCILMEMBERS/MEMBERS: (5) BARR, DONOVAN,
ERICKSON, KRIEGER, WILLIAMS
NOES: COUNCILMEMBERS/MEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS/MEMBERS: (0) NONE

AT 9:40 P.M., THE AGENCY FOR COMMUNITY DEVELOPMENT MEETING
ADJOURNED.

February 24, 1978

Mr. Joseph A. Jaconi, Jr.
Jaconi and Young
13400 Maxella Avenue - Suite 209
Marina Del Rey, California 90291

Dear Mr. Jaconi:

Subject: Minor Modification to Site Plan 147-77

On Monday, February 13, the City Council and Agency did, by administrative action, approve a minor modification to the subject site plan. The specific modifications approved are as follows:

1. National Lumber to be moved forward on the site so that it is approximately in line with the existing Safeway store.
2. Building I is deleted.
3. Building E is to be shown as 4,800 square feet instead of the 6,000 square feet shown on the previous site plan.
4. The Orange County Plaza Associates shall lease from the Agency adequate right-of-way for the new drive from Gilbert Street.
5. The Associates will engineer and design the drive listed in Item 4.
6. The 10,000 square foot shop building located on the west side of Safeway shall be deleted.
7. The "not a part" designation shown on the parcel located at the rear of the J.C.Penney building shall be deleted from the site plan map.

Mr. Joseph A. Jaconi, Jr.

- 2 -

February 24, 1978

Would you please have your architect revise the site plan in accordance with these changes so that we can have a permanent copy in our file.

Sincerely,

Owen T. Witthauer
Assistant City Manager

cc: Mr. John Zeazeas

bcc: D. Robson ✓
E. J. Graichen
File

Contd

SP-147-77

March 17, 1976

Alex Robertson Company
21123 South Norfolk Boulevard
Hawthorn Gardens, CA 90716

Attention: Mr. Alex Robertson, Jr.

Gentlemen:

SUBJECT: Water Main Relocation for National Lumber Building
at Garden Grove Mall

This will confirm our telephone conversation of March 17, 1976, regarding the subject project.

Following a preliminary inspection of the project by our inspector, it is apparent that certain items mentioned above will be required in order for the construction to proceed satisfactorily. Specifically:

1. The curb-in line at the northeast corner of the building should be changed from 12" to 18" diameter.
2. This will require the shifting of the fire hydrant location at the northeast line of the building.
3. On the east leg of the tee, we would appreciate your cooperation in installing a city-supplied valve.
4. At the northeast corner of the building, the city calls for a tee; this should be a 60° bend.
5. Instead of a chlorination as called out on the plans, gas chlorinating will be required. This will necessitate the installation of a 1" tap on the line near Gilbert Street for chlorination purposes, and the abandonment of this to the city.
6. In general, in your comments that the fire hydrant fire hydrant installations will be done by the site developer, Mr. John Zezema, (213-441-1011). Regardless of who does the work, you should be aware that these hydrants must be in service before the beginning of construction on the site. Also, the fire hydrant at the northeast corner of the building will be needed to carry out the chlorination of the relocated main. While we will be contacting Mr. Zezema to expedite these items, you, as the affected party, may also want to maintain close communications with him.

March 17, 1978

Please inform your water subcontractor of these changes as soon as possible. If you or he have any questions regarding the items, please feel free to contact either myself at 638-6691 or Mr. Ken Anderson, who will be our field inspector for the project.

Our mutual cooperation on these items will certainly help expedite the completion of the water related work for your project.

Sincerely,

Leo Blidenbrand
Water Services Manager

By: Jeff Garvey
Water Engineering Supervisor

JG:aj

cc: Inspection - Ken Anderson
Plan Check - Jeff Garvey
Field Insp. - Ken Birton

bcc: Jeff Garvey
Central Files
Reading File

The Straw Hat Restaurant Corporation

6400 Village Parkway, Dublin, California 94566, (415) 829-1500

RECEIVED

MAR 29 1978



Pub. Works & Devel. Dep.

SP-197-77

March 27, 1978

Mr. Chuck Stechman
AD FACT
2441 Front Street
W. Sacramento, Ca. 95691

Reference: Garden Grove Sign, New Site

Dear Chuck:

The position of the pylon sign should be moved to the left or to the right, so that it is not directly in front of the courtyard. How much latitude do we have for repositioning this?

Regarding the sand blasted panels, the beacons will point left.

Regarding the wall mounted sign on the east side of the building, it is not necessary, because we have the pylon sign; however, it should be placed on the north elevation of the building because of the position of our building in relationship to the rest of the shopping center.

Please revise according to these changes at once, in view of the submittals that have already been sent to the city offices and the Association. Kindly forward revisions to this office as well.

Very truly yours,

Chuck

Chuck Douglass

cfh/h
att.

cc: Dick Shoaff, Bill Dunn, Shirley Cook
Orange County Plaza Associates
City of Garden Grove



garden grove mall

SP-107-17
RECEIVED

MAY 17 1978

Devel. Serv. Mgr.'s Office

May 15, 1978

Ms. Sandy Verheijen
McDonald's Restaurants
Franchise Realty Interstate Corporation
10960 Wilshire Boulevard
Los Angeles, California 90024

Re: Your Letter of May 9, 1978

Dear Sandy:

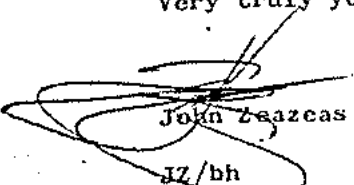
I have approved the elevation of the McDonald's sign attached to your above referenced letter.

We do need to know where you plan to put the sign on the site and I'd appreciate your marking up a site plan and sending it back to me with the proposed location.

Additionally, you should apply immediately to the City of Garden Grove Building Department for a permit as all signs must be reviewed by the Building Department and the Redevelopment Agency.

Thank you very much for your assistance.

Very truly yours,


John Zaazcas

JZ/bh

Enclosure: Site Plan

cc: Mr. Joe Jaconi

Mr. Shurl Curci

Mr. Dave Robson (City of Garden Grove)

Dave -
This was OK'd
by C.C. 6/19/78.
DR.

Dave Robson
A.A. Small

DRAFT COPY

Ron R
Don B
Joe J

SIGN CRITERIA FOR THE
BROOKHURST/CHAPMAN PROJECT AREA



GARDEN GROVE

June 15, 1978

I. General

- A. All signs conforming to these criteria and applicable City sign ordinances shall be permitted as a matter of right upon the issuance of a City sign permit.
- B. Any signs proposed for the Project Area which do not meet these criteria shall be subject to and permitted only upon approval by the Garden Grove Agency for Community Development.
- C. No roof or pole signs shall be permitted in the Project Area except as provided for herein.
- D. Signs visible from the exterior of any building may be lighted provided said illumination is internal to the sign, but no signs or any other contrivance shall have external illumination or shall be devised or constructed so as to rotate, gyrate, blink or move in any fashion.
- E. The size, shape, color, and placement of each sign shall be compatible with the building the sign identifies and with all adjacent buildings and signs. In addition, the visual elements of each sign, including lettering, colors, decorative motifs, spacing and proportion, shall be aesthetically pleasing.

II. Parking Lot Signs

A. Center Identification Signs (Theme Towers)

One pole or monument sign per street frontage of Gilbert Street, Chapman Avenue, and Brookhurst Street shall be permitted subject to the following conditions:

1. Said signs shall be restricted to identifying the name of the shopping center and any related logo.
2. Center identification signs shall be subject to all requirements of the Municipal Code relating to signs.
3. All center identification signs in the Project Area shall be uniform in design.
4. Center identification signs may be externally illuminated.

B. Center Directional Signs

One directional sign per vehicular entrance from an adjacent street (Gilbert Street, Chapman Avenue, and Brookhurst Street) may be permitted subject to the following conditions:

1. Said signs shall be restricted to identifying the name of the shopping center, any related logo, and/or the words entrance/exit, and shall be uniform in design.
2. Center Directional Signs shall not exceed a total of twenty (20) square feet in area per sign face and no directional sign shall exceed fifty (50) square feet in total sign face area.
3. No center directional sign shall have a sign face with a vertical dimension greater than six (6) feet or a horizontal dimension greater than three (3) feet.
4. Center Directional Signs shall not extend more than six (6) feet in height above the finished grade nor more than eight (8) feet above the natural grade.

III. Mall and Free-Standing Building Signs (See attached site plan)

- A. Buildings A, B, and C - Sign criteria for these buildings are contained in Appendix D of the Property Owners' Participation Agreement executed on September 19, 1977, between the Agency and Orange County Plaza Associates. A copy of said Appendix D is also attached hereto.
- B. Buildings D through H and any other free-standing buildings in the Project Area.
1. The provisions of the Municipal Code relating to signs shall apply with the exception that no roof or pole signs shall be permitted.
 2. Monument Signs
One Monument sign shall be permitted for each building provided that said sign meets the following standards:
 - a. Area. Monument signs shall not exceed a total of 50 square feet in area per sign face and no monument sign shall exceed 100 square feet in total sign face area.
 - b. Dimensions. No monument sign shall have a sign face with a vertical dimension greater than five (5) feet or a horizontal dimension greater than fifteen (15) feet.
 - c. Height. Monument signs shall not extend more than six (6) feet in height above the finished grade nor more than eight (8) feet above the natural grade.

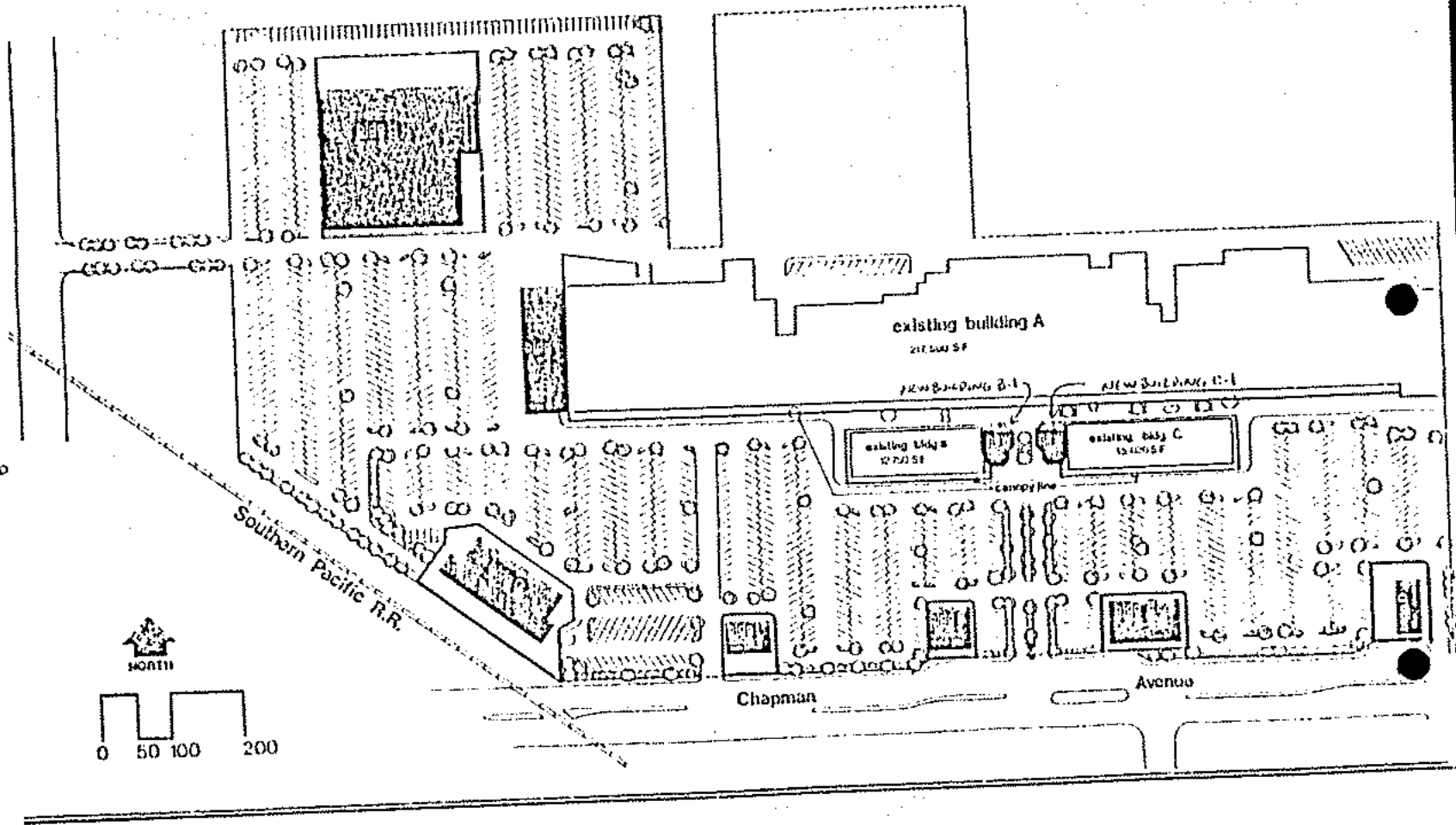


EXHIBIT D
Site Plan Map

McCLELLAN
CRUZ
GAYLORD
& associates

SIGN CRITERIA FOR: SHOPS: GARDEN GROVE MALL AT GILBERT/CHAPMAN
GARDEN GROVE, CALIFORNIA

JOB NO: 76-69

DATE: MARCH 3, 1977

SHEET 1 OF 9:

THE FOLLOWING REQUIREMENTS ARE TO BE OBSERVED BY ALL LESSEES:

1. ONE "SIGN SPACE" SHALL BE ALLOWED FOR EACH LEASE (EXCEPT AS OTHERWISE APPROVED IN WRITING). TENANT SHALL VERIFY HIS SIGN SIZE, SPACE, AND LOCATION WITH ARCHITECT BEFORE FABRICATION.
2. FIVE COPIES OF SIGN LAYOUT AND SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR WRITTEN APPROVAL PRIOR TO FABRICATION.
3. SIGNS BUILT WITHOUT APPROVAL OR CONTRARY TO CORRECTIONS WILL BE ALTERED TO CONFORM WITH THESE STANDARDS AT THE LESSEE EXPENSE.
4. NO FLASHING OR ANIMATION OF SIGNS WILL BE PERMITTED.
5. NO EXPOSED ELECTRICAL TUBING OR "CROSS-OVER" WILL BE PERMITTED.
6. NO PROJECTIONS ABOVE OR BELOW THE SIGN PANEL WILL BE PERMITTED.
7. ALL LETTERING SHALL BE RESTRICTED TO THE SIGN AREA. SEE THE ATTACHED FOR MAXIMUM LETTER HEIGHTS AND LOCATIONS ALLOWED.
8. NO WINDOW SIGNS WILL BE PERMITTED EXCEPT GOLD LEAF OR SIMILAR LETTERING FOR PURPOSES OF STORE IDENTIFICATION.
9. ADDRESS NUMBERS SHALL BE APPLIED TO EACH STORE BY THE TENANT'S SIGN COMPANY DURING REGULAR COURSE OF CONSTRUCTION.
10. SYMBOLS, SPACING, AND COLORS ARE SUBJECT TO THE ARCHITECT'S WRITTEN APPROVAL ON THE SIGN PLAN.
11. COLOR FOR EXPOSED PORTIONS OF SIGN CAN AND FRAME SHALL BE AS NOTED HEREIN.
12. SIGN SHALL BE LOCATED AS SHOWN ON ATTACHED DRAWINGS.

MCCLELLAN
CRUZ
GAYLORD
& associates

SIGN CRITERIA FOR: SHOPS: GARDEN GROVE MALL AT GILBERT/CHANNAN
GARDEN GROVE, CALIFORNIA

JCB NO: 76-69

DATE: MARCH 3, 1977

SHEET 2 OF 9:

13. INSTALLATION: TENANTS SHALL PAY FOR THE INSTALLATION AND MAINTENANCE OF ALL SIGNS. THE OWNER WILL PROVIDE PRIMARY ELECTRICAL SERVICE TERMINATING AT THE CENTER OF ALLOWED SIGNAGE AREA AS FOLLOWS:
- A. SIGN CANS - EXTERIOR OF WALL OR CANOPY.
 - B. INDIVIDUAL LETTER CANS: INTERIOR OF WALL OR CANOPY.
14. IT IS THE RESPONSIBILITY OF THE TENANT'S SIGN COMPANY TO VERIFY ALL CONDUIT AND TRANSFORMER LOCATIONS AND SERVICE PRIOR TO FABRICATION.
15. TENANT WILL BE PERMITTED TO PLACE UPON EACH ENTRANCE TO ITS DEMISED PREMISES NOT MORE THAN 144 SQ. IN. OF GOLD LEAF OR DECAL APPLICATION LETTERING NOT TO EXCEED 2" IN HEIGHT, INDICATING HOURS OF BUSINESS, EMERGENCY TELEPHONE, ETC.
16. GOLD LEAF ON POLISHED PLATE GLASS: LETTERS AND NUMERALS TYPE FACE STYLE SHALL BE SUBJECT TO ARCHITECT'S APPROVAL.
17. TYPICAL ILLUMINATED SIGN NOTES:
- A. INDIVIDUAL SHOP LOGOS MAY BE PERMITTED WITHIN THE "MAX. DIMENSION OF LETTERS" PROVIDING THEY DO NOT EXCEED THE MAX. LETTER HEIGHT IN EITHER DIMENSION.
 - B. SIGN SHALL BE ATTACHED IN DESIGNATED AREAS ONLY.
 - C. NO MORE THAN 2 ROWS OF LETTERS ARE PERMITTED AS LONG AS MAX. TOTAL HEIGHT DOES NOT EXCEED THAT OF MAX. SIGN AREA HEIGHT.
18. EXCEPTIONS: EXCEPTIONS TO THESE STANDARDS SHALL BE REVIEWED BY THE ARCHITECT. THESE STANDARDS, HOWEVER, HAVE BEEN SET AS CRITERIA BASED UPON OUR FIELD EXPERIENCE AND DEVIATIONS WILL GENERALLY RESULT IN SERIOUS DISCREPANCIES BETWEEN TENANTS. ACCORDINGLY, THE DEVELOPERS, THROUGH THE PROJECT ARCHITECTS, MUST RETAIN FULL RIGHTS OF APPROVAL ON ANY SIGNS USED BY THE OWNER.

McCLELLAN CRUZ GAYLORD & associates

SIGN CRITERIA FOR:

SHOPS: GARDEN GROVE MALL AT GILBERT/CHAPMAN

JOB NO.:

76-69

DATE:

MARCH 3, 1977

SHEET 3 OF 9:

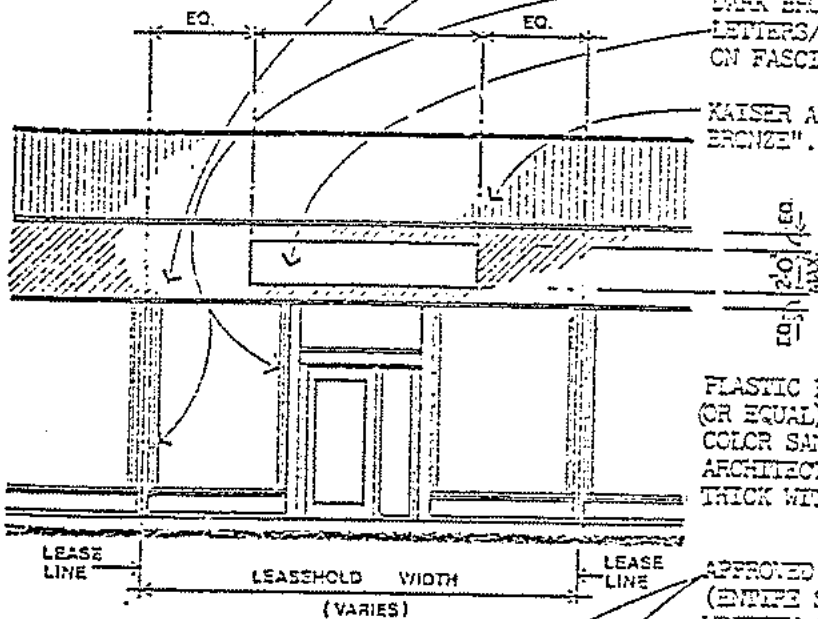
1 X 4" T&G RESAMM D.F. FASCIA
(OLYMPIC STAIN #707).

SIGN LENGTH NOT TO EXCEED 70%
OF SHOP FRONTAGE WIDTH.

STOREFRONT (KAISER ANODIZED
DARK BRONZE #40).

LETTERS/LOGOS SHALL BE CENTERED
ON FASCIA VERTICALLY AND HORIZONTALLY.

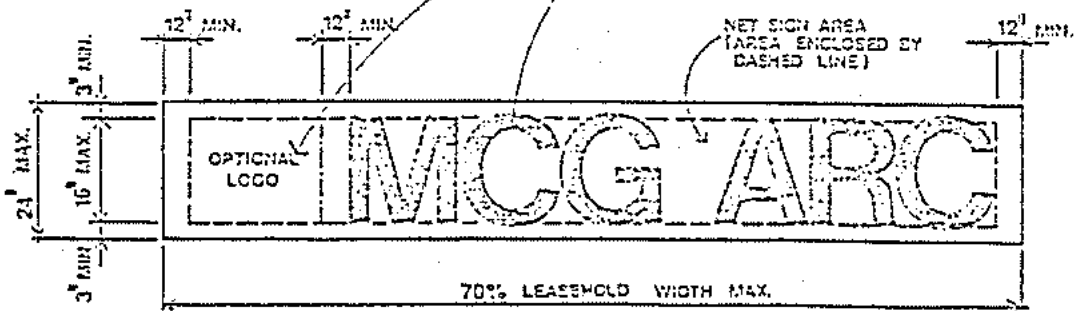
KAISER ALUMINUM ZIP-RIB, "SPARTAN
BRONZE".



PLASTIC FACES SHALL BE "FORM & HAAS"
(OR EQUAL) SERIES F-10 OR MATTE FINISH.
COLOR SAMPLE TO BE SUBMITTED TO
ARCHITECT FOR APPROVAL. (MIN. 3/16"
THICK WITH GOLD ACRYCAP EDGE).

APPROVED TENANT TYPE FACE AND LOGO.
(ENTIRE SIGN SUBJECT TO ARCHITECT'S
WRITTEN APPROVAL). LOGO SHALL NOT
EXCEED LETTER HEIGHT IN EITHER DIRECTION.

TYPICAL STOREFRONT ELEVATION AND SIGNING



McQUELLAN CRUZ GAYLORD & associates

SIGN CRITERIA FOR:

SHOPS: GARDEN GROVE MALL AT GILBERT/CHARMAN

JOB NO:

76-69

DATE:

MARCH 3, 1977

SHEET 4 OF 9:

10" MAX. DEEP METAL SIGN CAN
PAINT TO MATCH FLOCHERE #185,
UNLESS OTHERWISE SPECIFIED.

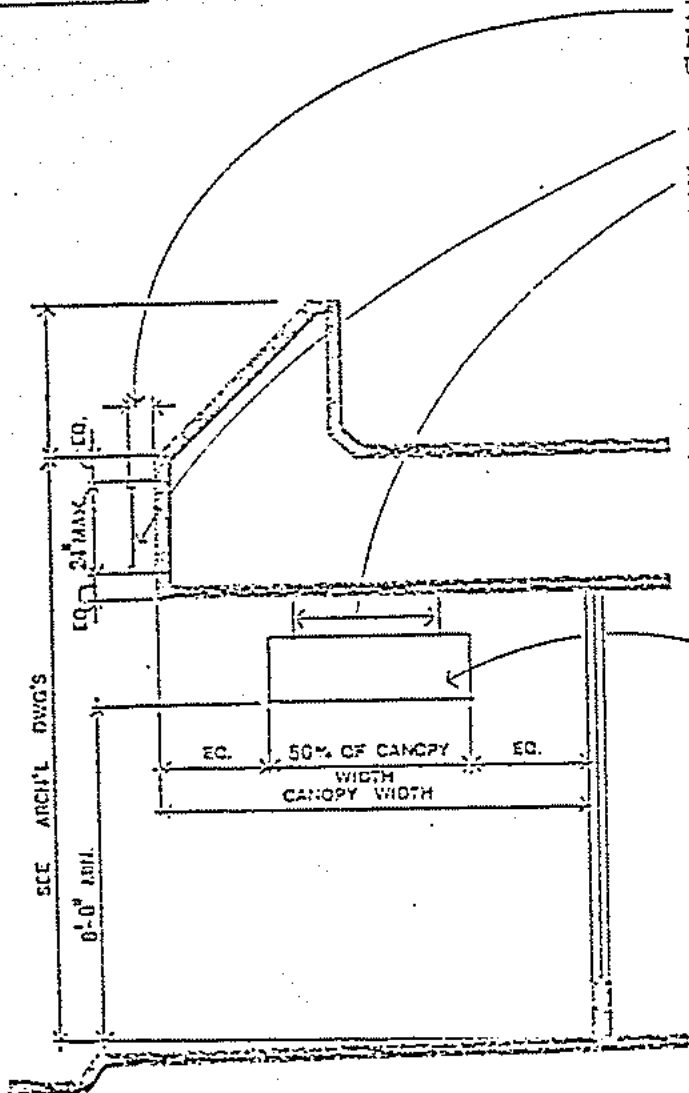
300 MILLI-AMP COOL WHITE TUBES
@ 10" O.C. *
EXISTING HANGERS, PAINT WHITE -
BLACK.

(USE SUBJECT TO TENANT'S OPTION).

NOTE: SEE SHEETS #8 AND #9 FOR
VARIATIONS, OTHER SECTIONS.

UNDERCANOPY SHOP SIGN
CENTERED ON SHOP ENTRANCE
DOOR TYPICAL. (SEE SHEET
#5 FOR DETAILS).

* TO BE PROVIDED FOR NEW SHOPS, IF
REQUIRED BY SIGN COMPANY.



TYPICAL CANOPY SECTION

McLELLAN CRUZ GAYLORD & associates

SIGN CRITERIA FOR:

SHOPS: GARDEN GROVE MALL AT GILBERT/WASHINGTON

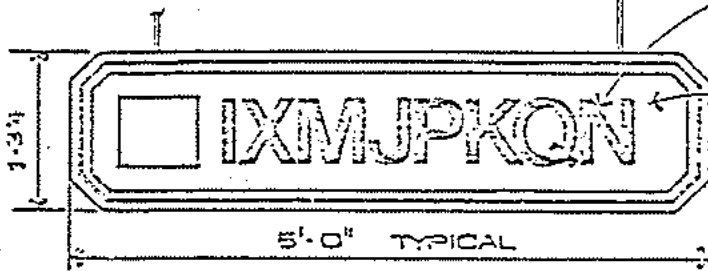
JOB NO.:

76-69

DATE:

MARCH 3, 1977

SHEET 5 OF 9:



EXISTING HANGER, **PAINT WHITE BLACK TYPICAL.

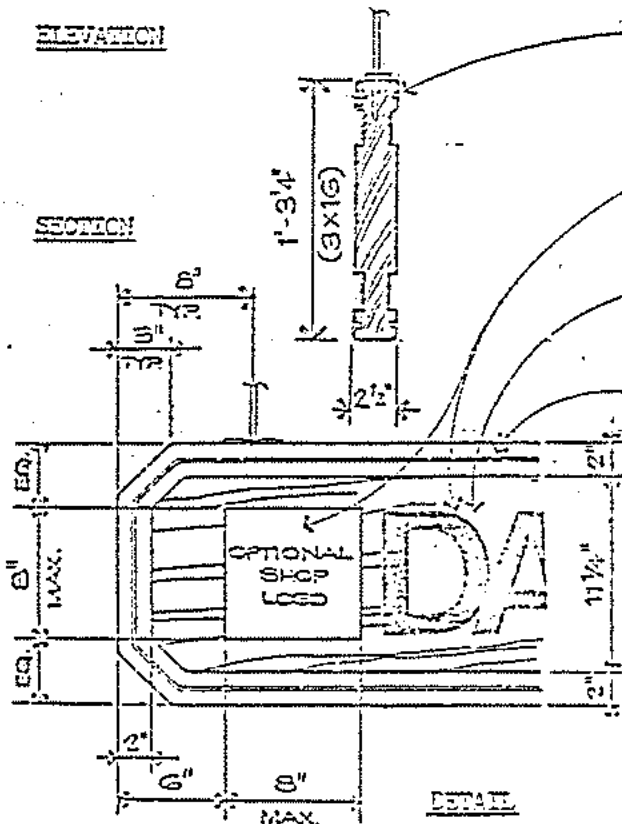
APPROVED TENANT TYPE FACE AND LOGO. #

TYPICAL SHOP SIGN FROM 3 X 16 CLEAR FERMWOOD. #

EASE ALL EDGES TYPICAL (AS MAY BE REQUIRED).

ELEVATION

SECTION



1/4" X 1/4" ROUTED BORDER AS SHOWN TO BE PAINTED WHITE BLACK. #

RAISED LOGO & LETTERS OFF SANDBLASTED BACKGROUND TO BE PAINTED FLOCHERE #336 (TYPICAL BOTH SIDES). #

SANDBLASTED BACKGROUND DEPTH VARIABLE FROM 1/4" TO 1/2" DEPENDING ON GRAIN CHARACTERISTICS. STAIN BACKGROUND "OLYMPIC" #913. #

2" WIDE BORDER TO BE STAINED "OLYMPIC" #1013. (NOTE ROUTED BORDER AT CENTER LINE AS PER ABOVE). #

OR OTHER MATERIALS, FINISH, DESIGN, ETC. SUBJECT TO ARCHITECT'S APPROVAL.

**USE SUBJECT TO TENANT'S OPTION. TO BE PROVIDED IF REQUIRED FOR NEW SHOPS

DETAIL

UNDERCANOPY SIGN DETAILS

McCLELLAN CRUZ GAYLORD & associates

DESIGN CRITERIA FOR:

SHOPS: GARDEN GROVE MALL AT GILBERT/CHAFFIN
GARDEN GROVE, CALIFORNIA

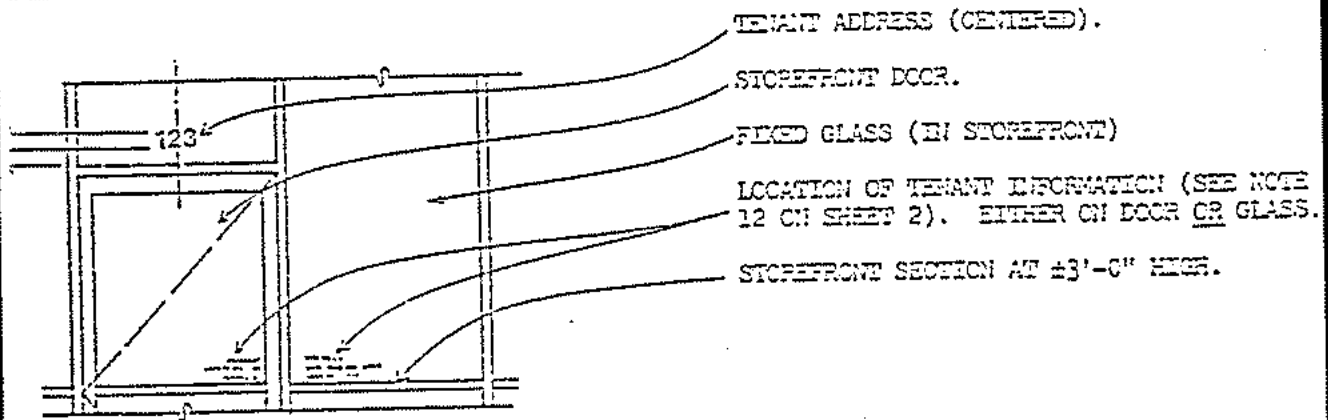
JOB NO:

76-69

DATE:

MARCH 3, 1977

SHEET 6 OF 9:



123
TENANT ADDRESS (CENTERED).

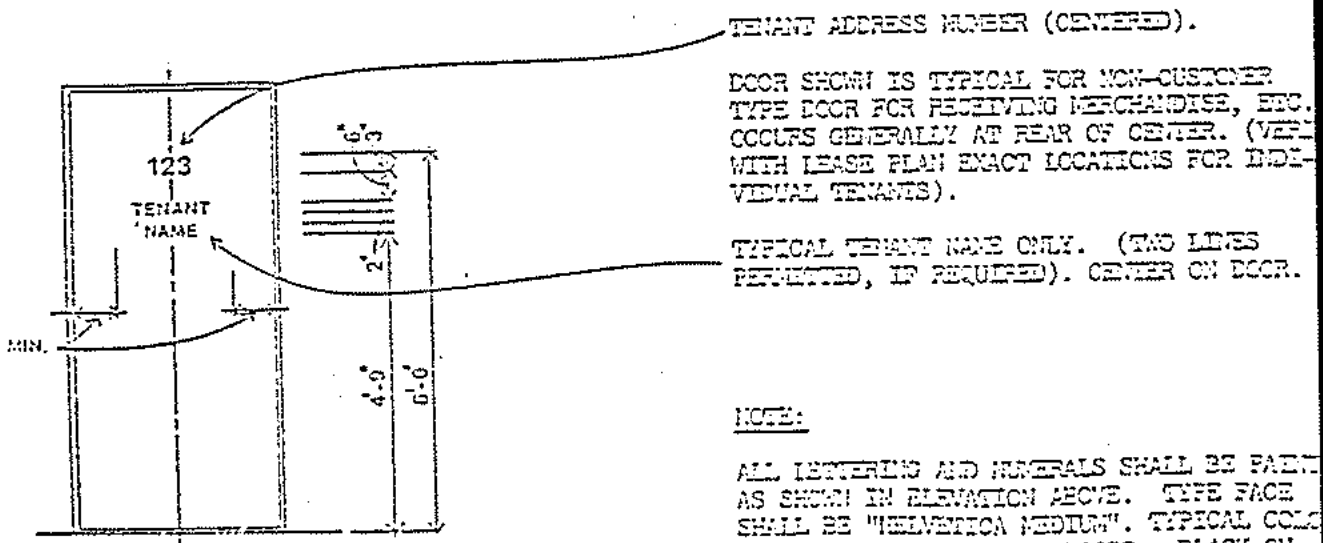
STOREFRONT DOOR.

FIXED GLASS (IN STOREFRONT)

LOCATION OF TENANT INFORMATION (SEE NOTE 12 ON SHEET 2). EITHER ON DOOR OR GLASS.

STOREFRONT SECTION AT 43'-0" HIGH.

TYPICAL STOREFRONT ELEVATION AND SIGNING



TENANT ADDRESS NUMBER (CENTERED).

DOOR SHOWN IS TYPICAL FOR NON-CUSTOMER TYPE DOOR FOR RECEIVING MERCHANDISE, ETC. OCCURS GENERALLY AT REAR OF CENTER. (VERIFY WITH LEASE PLAN EXACT LOCATIONS FOR INDIVIDUAL TENANTS).

TYPICAL TENANT NAME ONLY. (TWO LINES REQUESTED, IF REQUIRED). CENTER ON DOOR.

NOTE:

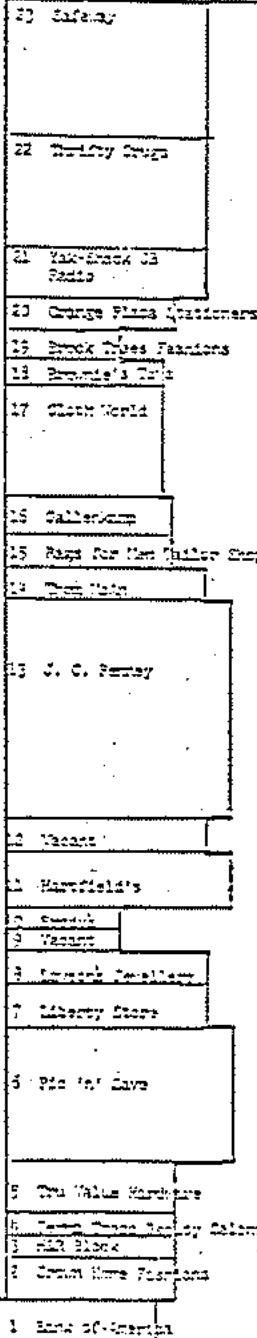
ALL LETTERING AND NUMERALS SHALL BE PAINTED AS SHOWN IN ELEVATION ABOVE. TYPE FACE SHALL BE "HELVETICA MEDIUM". TYPICAL COLOR SHALL BE WHITE ON DARK DOORS - BLACK ON LIGHT DOORS.

ARCHITECTURE / ENGINEERING / PLANNING
1109 E. WALNUT STREET, PASADENA, CA. 91105

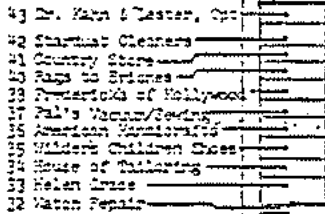
TYPICAL REAR DOOR ELEVATION AND SIGNING



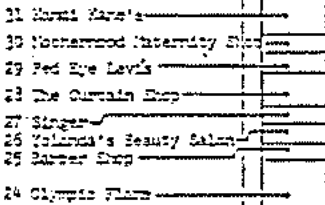
BUSINESS UNIT



BUSINESS UNIT



BUSINESS UNIT



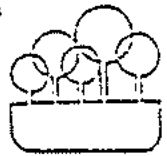
BUSINESS LISTING AS OF
MARCH 1, 1977.

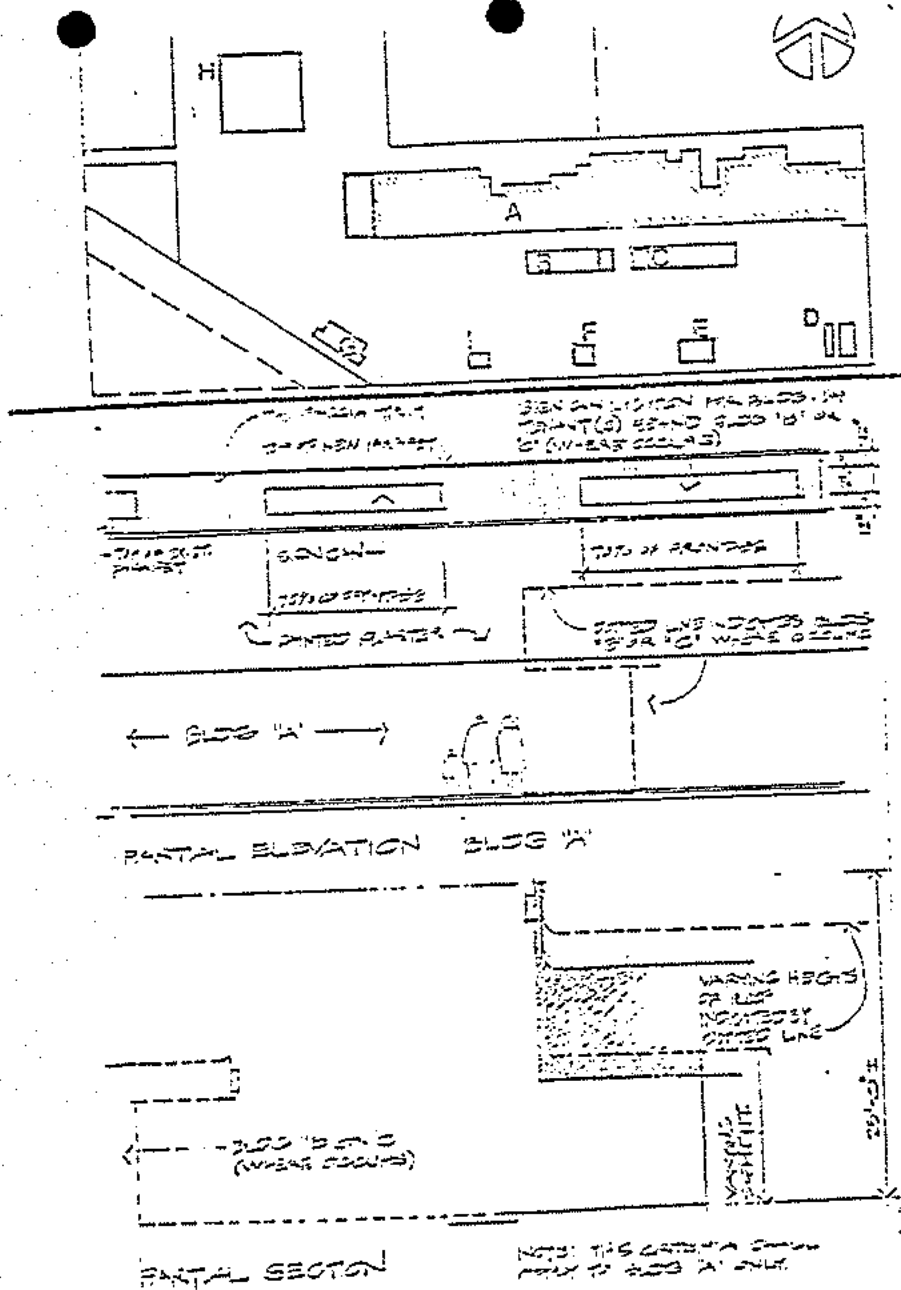
**ORANGE COUNTY
PLAZA
ASSOCIATES**

5165 MCORNEILL AVENUE
SUITE 700
LOS ANGELES, CALIF. 90056
(213) 401-2422

WALTER HENDE GALL
President/Chairman, Orange County
Plaza Associates
Walter H. Hendel
Walter H. Hendel
Walter H. Hendel
Walter H. Hendel

AMERICAN EXPRESS





GARDEN & TOWN

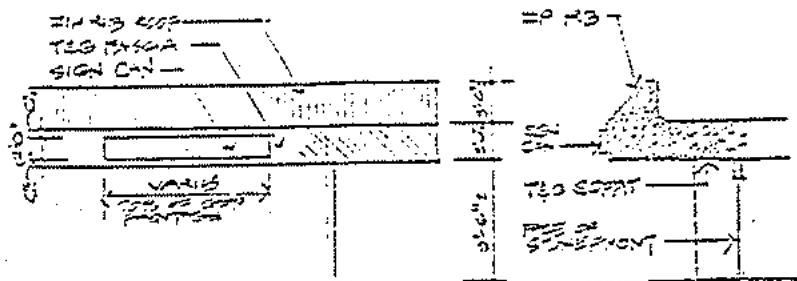
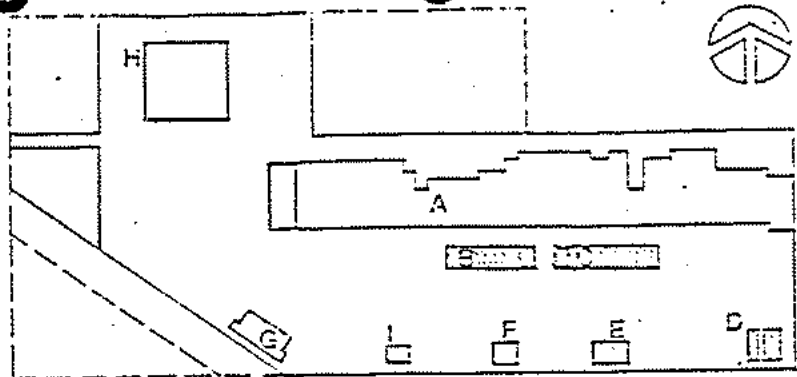
cheaman/gilbert, garden grove, ca

McCLELLAN

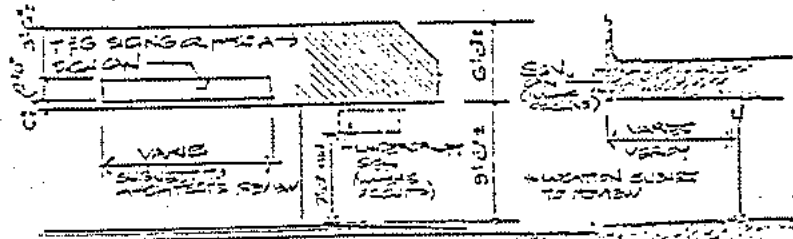
CITY
GARDEN

7029

1109 EAST WALNUT STREET
 PASADENA, CALIFORNIA 91108



PARTIAL ELEVATION/SECTION (FRONT OR REAR)



PARTIAL ELEVATION/SECTION (SIDE)

NOTE: THESE ELEVATIONS/SECTIONS APPLY TO ALL BUILDINGS EXCEPT 'A' & 'H' AND ALSO TO NEW CONSTRUCTION ON SLO 9 (A).

GARDEN ROVERMAN

cheesman/gilbert, garden grove, ca

MCCLELLIN

OF THE
GAYLORD

1132 EAST WALNUT STREET
PASADENA, CALIFORNIA 91103

7869

DATE
APPROVED
DATE
APPROVED



PLAZA 3 1977

EXISTING TENANTS

- 43 Dr. Mann & Lester, Opt
- 42 Stardust Cleaners
- 41 Country Store
- 40 Pags 28 Brushes
- 39 Frederick's of Hollywood
- 38 Pat's Vacuum/Sewing
- 37 American Handicrafts
- 36 Wilder's Children Shoes
- 35 House of Tailoring
- 34 Helen Grace
- 33 Marion Repair

EXISTING TENANTS

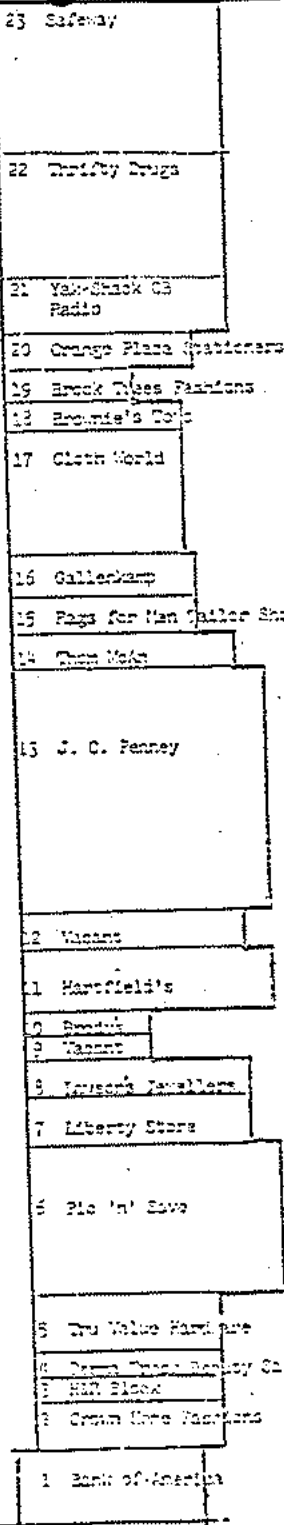
- 31 Heidi Karetz
- 30 Motherhood Maternity Shop
- 29 Pet Eye Lewis
- 28 The Curtain Shop
- 27 Singer
- 26 Yolanda's Beauty Salon
- 25 Barber Shop
- 24 Olympia Place

EXISTING TENANTS AS OF
MARCH 3, 1977.

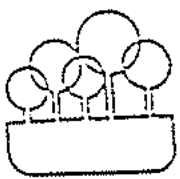
**ORANGE COUNTY
PLAZA
ASSOCIATES**

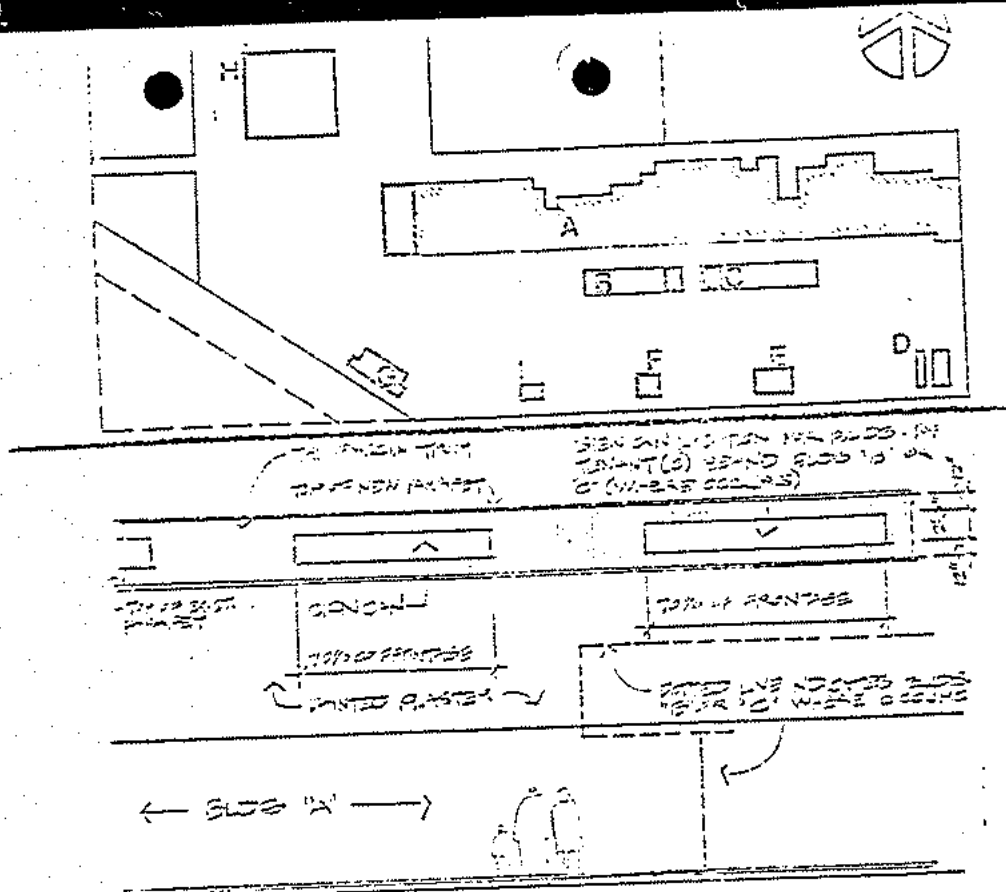
5804 HAZARDOUS AVENUE
SUITE 200
SAN ANTONIO, CALIF. 78266
(512) 381-1578

PLAZA THREE FIVE
11100/11200 S. GARDNER STREET
DALLAS, TEXAS
JANUARY 1, 1977
PLAZA THREE

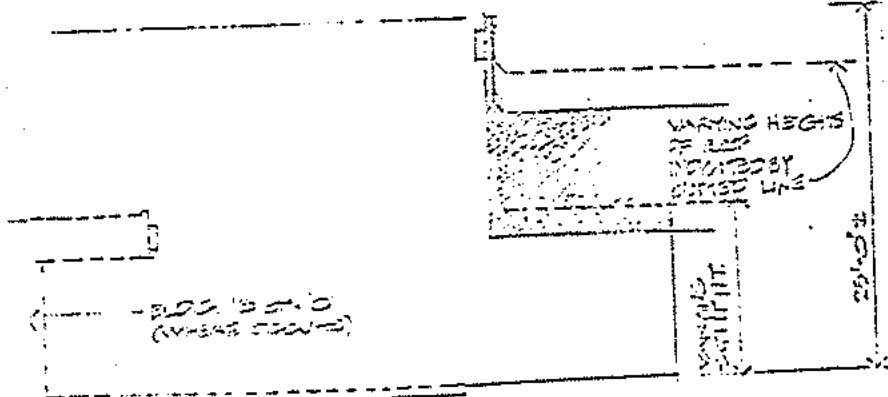


HOUGHTON MIFFLIN





PARTIAL ELEVATION BLOG 'X'



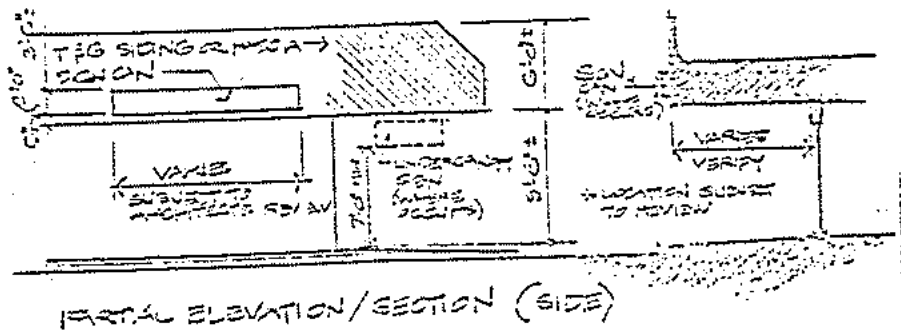
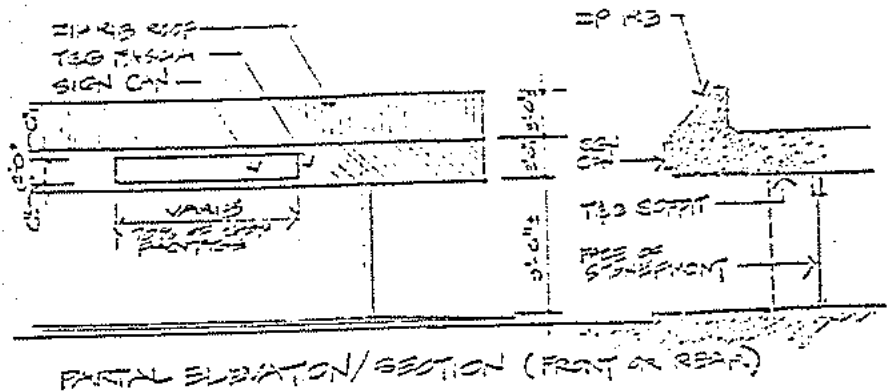
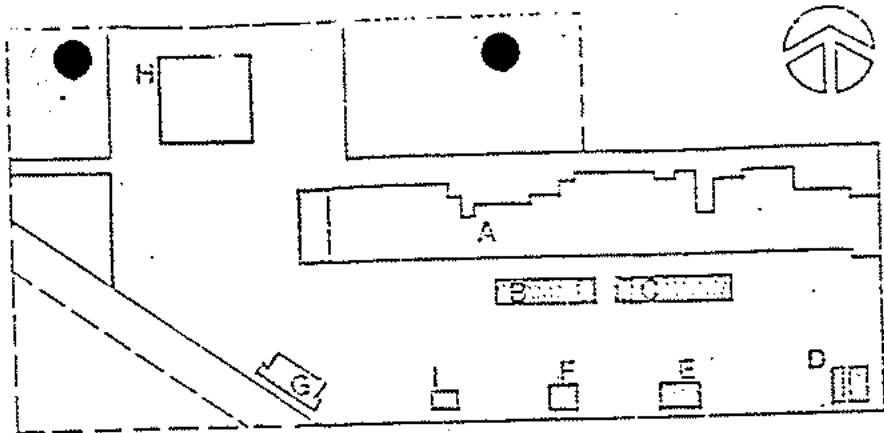
PARTIAL SECTION

NOTE: THIS SECTION SHALL APPLY TO BLDG 'X' ONLY.

GARDEN & FOUNDATION
 chapman/gilbert, garden grove, ca

REGISTERED ARCHITECT

 7869
 3-0-73
 10-1-73
 3-1-73
 1109 EAST PALMIST STREET
 PASADENA, CALIFORNIA 91105



NOTE: THESE ELEVATIONS/SECTIONS APPLY TO THE BUILDINGS EXCEPT 'A' & 'H' AND ALSO TO THE WALL SUPERSTRACTION ON SLID 6 (A)

GARDEN ROUBIN

chapman/gilbert, garden grove, ca

**McGILLIN
CALZ
GAYLORD**

1153 EAST WALNUT STREET
PASADENA, CALIFORNIA 91104

7669

DATE	
NO. OF SHEETS	
SHEET NO.	
DATE	



garden grove mall

#17
7/6

April 10, 1977

RECEIVED

JUN 29 1978

Dept. of Community Development

Mr. Chuck Stechman
Ad-Fact, Inc.
PO Box 791
2343 Front Street
W. Sacramento, CA 95765

Dear Mr. Stechman:

The drawings submitted by your March 31, 1978, letter are approved by Orange County Plaza Association, subject to final approval by the Garden Grove Agency for Redevelopment and the Building Department.

Very truly yours,

John Zezas
John Zezas

JZ/bl

For Your File

SP-147-77

RECEIVED

DEC 17 1978

Dept. of Community Development

To: Dave Gundersman

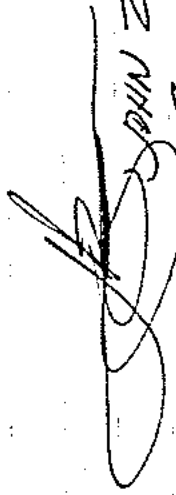
RE: Garden Grove Mall

DATE: 12/13/78

Dave:

I have reviewed and approved
remodel plans for Thrifty
Drug proposed remodel.

Further, they have our approval
to obtain the required building
permits


JOHN ZEZERS
GENERAL MANAGER

cc: ADRIAN VALENTA - Thrifty Drug stores

NOTE: Dave - sorry for the hand-
written note as my secretary is out
of town. J

**OWEN MENARD
& ASSOCIATES**

454 West Baseline Road
Claremont, Calif 91711
714/621-4921

Hilana Liel

Senior Environmental Analyst



MAILING ADDRESS
BOX 5389, TERMINAL ANNEX
LOS ANGELES 90001

ROLF WHEELER

REAL ESTATE REPRESENTATIVE
SAFWAY STORES
INCORPORATED

Account to LA

12200 BELLFLOWER BLVD.
DOWNEY, CALIFORNIA 90241
TELEPHONE (213) 923-7831

ARCHITECTS • ENGINEERS

RANDOLF WERNER
ARCHITECT

1199 EAST WALNUT STREET
PASADENA, CALIF. 91106
(213) 681-6451 793-9119

CASE NO SP-147-77

Name of Applicant O.C. PLAZA ASSOC. 13400 Mapleview Ave. Marina Del Rey Cal 90291

Address ~~14000 Wilshire Blvd. Suite 200 Los Angeles, Ca 90046~~ 213-822-2313

Name of Applicant's Representative John Zezas Phone (213) 822-2313

Address _____ Phone (213) 822-2313

Applicant Interviewed By D.J. - E.J.G. Application By E.J.G.

Date Filed 6-15-77 Hearing Date 7-28-77

PERTINENT FACTS:

PLANNING COMMISSION ACTION

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

CITY COUNCIL ACTION

Approved _____ Hearing Date _____
 Denied _____ RES. NO. _____
 DWP _____
 Returned to P. C. _____ Ord. No. _____

PLANNING COMMISSION RECONSIDERATION

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

CITY COUNCIL FINAL ACTION

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

ZONING ADMINISTRATOR ACTION

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

ADMINISTRATIVE ACTION

Approved _____ Hearing Date _____
 Denied _____

LATE! ACTION: