

PWD - 104 - 827

Revised 1984

DRAFT LEGAL

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...1975...
...environmental actions.

HEARING BODY ACTIONS

Zoning Administrator

Decision No. Admin. Action No. Approved Denied Continued to

Planning Commission

3553 10/14/82
Resolution No. Approved Denied Continued to

City Council

Resolution No. Ordinance No. Approved Denied Continued to

Agency for Community Development

Resolution No. Ordinance No. Approved Denied Continued to

MINOR NOTIFICATIONS

Type (Describe) _____

Hearing Body _____ Date _____ Decision _____

Case Planner _____

DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

714/638-6831

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT : ENVIRONMENTAL IMPACT REPORT
(S600) : REVIEW (20% OF EIR COST)
: :
: ENVIRONMENTAL IMPACT REPORT
: NEGATIVE DECLARATION (S150)

NAME OF APPLICANT: Cove Development Company & Garden Grove (714) 957-0700
Agency for Community Development TELEPHONE: (714) 638-6831

MAILING ADDRESS: 1209 E. Warner Avenue, Santa Ana, CA 92705

11391 Acacia Parkway, Garden Grove, CA ZIP: 92640

NAME OF RECORDED OWNER: Cove Development Company & Garden Grove (714) 957-0700
Agency for Community Development TELEPHONE: (714) 638-6831

MAILING ADDRESS: 1209 E. Warner Avenue, Santa Ana, CA 92705

11391 Acacia Parkway, Garden Grove, CA ZIP: 92640

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

USING ONE
BID
CHECK

HOUSE B
600.00
4460.00

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

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

I. THE REQUEST ABOVE IS WARRANTED BECAUSE _____

I. SUCH A CHANGE OF ZONE WILL BE IN THE INTEREST OF FURTHERANCE OF PUBLIC WELFARE BECAUSE the hotel and office building will provide needed employment
as well as a positive financial impacts for the City of Garden Grove.

III. SUCH A CHANGE OF ZONE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF BECAUSE it will comply with
the City of Garden Grove's General Plan.

OWNER'S SIGNATURE:

E. J. [Signature]

TITLE: GEN. MGR.

APPLICANT'S SIGNATURE:

[Signature]

TITLE: Executive Vice

ACCEPTANCE BY LAND USE:

[Signature]

DATE: 9-22-82

ACKNOWLEDGMENT OF FEE PAYMENT:

[Signature]

DATE: 9-22-82

0750R/499A
1/6/82



Economics Research Associates

Los Angeles • Washington, D.C. • Orlando • Chicago • San Francisco • Dallas • Boston

10960 Wilshire Boulevard
Los Angeles, California 90024
(213) 477-9585
Telex: 673661

Mike Reblane
2pm 3-25-81

RECEIVED

MAR 26 1981

Office of Redevelopment

March 4, 1981

Mr. John Graichen
Redevelopment Manager
City Hall
11391 Acacia Parkway
Garden Grove, California 92640

Project No. 5965
Analyses of Gateway
Developer Proposals

Dear Mr. Graichen:

This letter report contains our analyses of the two developer proposals received for the Gateway Project, as amended by developer responses to questions posed in January, 1981. This report should be considered in the context of our previous correspondence to the Agency during January and February, 1981. We have divided the information into nine subcategories, based upon our contracted scope of work, and salient issues which have arisen during performance of the assignment. The nine sections are:

1. Introduction and Purpose of the Assignment
2. Developer Proposals as Amended by Responses
3. Comparative Matrix of Developer Proposals--as Amended
4. Degree of Developer Response to City's Request for Proposal
5. Estimated Revenue Performance of the Two Proposals
6. Estimated Costs to the Agency to Perform Under Both Proposals
7. Market Absorption Observations
8. Summary of Strengths and Weaknesses of Each Proposal
9. Issues to Clarify Before Entry into Exclusive Right to Negotiate

Each of these sections is dealt with below. There is also a concluding summary statement which may provide direction to the Agency.

prc

A Planning Research Company

1. INTRODUCTION AND PURPOSE OF THE ASSIGNMENT

On January 6, 1981, the Garden Grove Redevelopment Agency retained Economics Research Associates (ERA) to analyze two competitive developer proposals received in October, 1980, for rights to develop a large site called the "Gateway Project" on the northwest corner of Harbor Boulevard and Chapman Avenue. Proposals had been received from Cove Development Company and from Greenway-Brewer-Newton. Each features a major hotel as a landmark scale development, but then diverges in terms of the remaining proposed land uses. The ERA scope of work requires that analyses and reports to the Agency cover:

- a) capacity of proposal to be carried out;
- b) cost magnitudes to the Agency and City;
- c) revenue returns the City may expect;
- d) recommendations of the consultant concerning additional questions which should be asked of the Developers, and consultant recommendations concerning elements of negotiation.

In furtherance of the work tasks, several interim items of correspondence were transmitted to the Agency in the course of the analysis period, as follows:

- o January 12, 1981 - a letter defining recommended City staff work to help frame the Harbor/Chapman development proposal analyses.
- o January 13, 1981 - two formats for working out detailed Agency costs estimates.
- o January 14, 1981 - a letter of review, analysis and recommendations concerning selection of hotel and mixed-use development proposals at the Harbor and Chapman site, including drafts of suggested letters to Cove and GBN requesting additional information.
- o January 19, 1981 - a letter advising of additional development interest in the Certly property which was communicated to ERA.
- o January 23, 1981 - letters from ERA, on behalf of the Agency, to both Cove and GBN requesting further information by February 6, 1981.
- o February 9, 1981 - letter to the Agency describing status of work, and receipt of developer responses as of 2/9/81.

During the course of the work, ERA met with City staff on 1/12/81, on 1/26/81, and again on 2/19/81. EPA was asked by Ventura County Investment Company to meet with their principals to discuss the Gertly property-- a meeting occurred on 1/15/81. ERA also met with principals of Cove Development Company, at their request, on 1/30/81, to review the reasons for the additional request for developer information.

This letter report now consolidates the research and recommendations which have been developed during the intensive effort.

2. DEVELOPER PROPOSALS AS AMENDED BY RESPONSES

The original proposal submissions of late October, 1980, have not been substantially amended by the responses of 2/9/81. The relevant points of information contained in the 2/6/81 letter from GBN and in the 2/9/81 letter from Cove are as follows:

a) Development Mix

- o GBN has supplied a hotel feasibility study carried out by Professional Business Consultants (Robert Gibson) of Phoenix, Arizona, conducted in August, 1980, for Ventura County Investment Company. The study indicates that up to 1,000 rooms could be built on the site, at roughly \$50,000 per room in overall average development costs, including land. The study is herewith submitted for Agency analysis. This would appear to place the quality level at between three- and four-star accommodations. GBN has proposed, however, to build a 445-room luxury hotel.

GBN further notes that if a demand can be shown for office space, they would prefer to develop mid- to high-rise buildings instead of the residential structures they have proposed for the balance of the site. GBN goes on to indicate that other recent real estate consultant studies by Grubb and Ellis, and Michael Russell, demonstrate that there is not sufficient demand for office development in Garden Grove--and that if there were, the Community Center location would be more logical than the Gateway sites.

Thus, GBN has not essentially altered its original proposal of a 445-room luxury hotel (4- or 5-star?), the development of 355 new residential condominiums, and the conversion of 96 existing apartments to condominiums.

- o Cove Development Company has responded that its development program is essentially unchanged. However, it notes a Pannel, Kerr, Forster letter analysis that finds that initial hotel construction not exceed 600 rooms, with space available for expansion. Cove indicates that 600 rooms would be appropriate for a first phase effort, down from the 1,000-room proposal initially proposed.

Cove further indicates willingness to be flexible in phasing and site development--in response to future Agency capacity to deliver buildable sites.

b) Other Issues

- o Cove Development stresses that its initial proposal stands as submitted, and indicates willingness to work with the Agency. Cove has established a land quality delivery proposal which requests Agency delivery of the entire site as a single increment--with concurrent delivery of necessary permits, zoning and a parcel/tract map. ERA believes this will be extremely difficult for the Agency--but notes that this proposal is essentially a negotiating initiative by Cove.
- o GBN has responded point-by-point to the letter of questions sent by ERA at the Agency's direction. GBN indicates a phasing of development dependent upon Agency site deliveries. GBN indicates that the hotel will be a first-class establishment (elsewhere called "luxury"). GBN defines its estimate of development market values of the proposed development and calculates the re-use value of the land site.

ERA looks upon the letter responses of the two proposers as moving together--with the important difference that Cove proposes office and retail development, and GBN shows residential re-uses as the principal non-hotel land uses.

3. COMPARATIVE MATRIX OF DEVELOPER PROPOSALS--AS ALLOWED

The following page contains a matrix of what ERA considers to be the key elements of each proposal. The matrix is drawn from the proposals and from the previous Agency staff matrix. It is not a "balance sheet", but it does provide the Agency Board with an assessment of key differences and distinctions which may assist in making a selection decision.

4. DEGREE OF DEVELOPER RESPONSE TO THE AGENCY'S RFP

The Cove proposal is impressive and thorough in its presentation. There can be no question that it is well thought through and represents a significant investment of time and resources (in large part probably due to the previous presentations to the City by Cove prior to the issuance of RFPs). Cove has stipulated the level of front-end funding--contingent item by contingent item--it is prepared to advance.

The GBN proposal was meager at the outset but gives evidence of knowledgeable hotel development and operations experience which may become the key criterion. GBN is an acknowledged "late arrival" in the presentation of its qualifications.

In general, Cove has presented an impressive package, which must be tempered by market realities, and GBN has submitted a thin but direct proposal, enhanced by its second set of submitted materials (in response to ERA/Agency questions).

5. ESTIMATED REVENUE PERFORMANCE OF THE TWO PROPOSALS

The enclosed table defines the different revenue streams which may be anticipated--by time phasing--from the two proposal if they are built as proposed. ERA has applied an adjustment factor which adjusts revenue flows based upon our independent judgment of market demand forces for the different land use mixes. The "bottom line" is evident from the table, as shown to be adjusted.

6. ESTIMATED COSTS TO THE AGENCY TO PERFORM UNDER BOTH PROPOSALS

The following table defines the rough cost magnitudes which ERA understands each proposal may have to be covered by the Agency. Note that each proposal suggests different levels of Agency activity. Wherever we have been given Agency estimates previously, we have plugged those figures into the table.

7. MARKET ABSORPTION OBSERVATIONS

As discussed in our previous letter of January 14, 1981, ERA has some concerns about each proposal. Briefly re-stated, we believe the issues are:

A) Cove Proposal

- o Hotel scale: The 1,000-room level is too great for immediate effective absorption upon completion in 1984, as shown in the Cove phasing program. A 600-room scale may be more appropriate--as indicated by Cove's 2/9/81 letter. The definition of a "first class" hotel would seem to actually mean a three- or four-star establishment with full conference capabilities.

- o Office development: Five major new structures totaling 551,000 square feet are proposed, along with rehabilitation of an existing 22,000 square feet.

The Cove proposal provide detailed data on office building trends and absorption, but concentrates on 1979 and 1980, which generally is conceded to be a boom period in Orange County office development. A longer look at absorption would be appropriate, consequently.

In the light of the fact that the development of office space of the sort under consideration would be a pioneering effort at the subject site, and because the property may not have good acceptability for office use due to the fact that Disneyland lies between it and the freeway, ERA cautions that the project could face difficulties if the office market becomes overbuilt and a glut ensues--a common cycle in office development.

ERA also notes that the City of Garden Grove continues to attempt to focus office developments in the Community Center portion of the City.

- o Retail uses: Some 86,500 square feet are proposed--30,000 for a junior department store, 36,500 for specialty shops, and a 20,000-square foot four-screen theater.

ERA observes that leakage of potential retail sales is occurring in Garden Grove, and that more space could be supported if this trend could be reversed. By the same token, data from the 1977 Census of Business implies that this area of Orange County was and may still be overbuilt in retail sales, since sales at The City were only \$73 per square foot, compared with centers like Westminster Mill at \$94 per square foot, and Newport's Fashion Island at \$92. Because the overall retail context is not discussed in the Cove proposal, it is difficult to evaluate its chances for potential success.

The assertion that 36,800 square feet of retail space would be supported by hotel guests and office employees, however, is open to serious challenge, as described in our 1/14/81 letter.

Cove has proposed that the retail component be built in the first phase, opening in 1983, and that the prime corner be used for retail purposes. ERA has a concern about commitment of the most important space to retail uses.

- o Residential uses: Cove proposes 150 condominium units--as a last phase of development, opening in 1987. The market demand seems to be here today, and there will probably be a consistent economic demand for ownership housing in Orange County for the rest of this decade.

B) GEN Proposal

- o Hotel scale: A 445-room hotel at an average cost of \$70,000 per room is proposed. This appears to be in the three- to four-star range. The hotel is proposed to be placed on the Oertly property and to be connected with an existing 35-room motel for a total of 500 rooms. The hotel will be built as Phase I, with an estimated opening in early 1983.
- o Residential uses: 355 new condominiums are proposed on the remainder of the site for Phase II construction, with occupancies scheduled from October 1982 to October 1983. Ninety existing apartments are proposed to be rehabilitated and converted to condominiums, for occupancy in 1982.
- o Commercial uses: Two existing restaurants are to be retained and rehabilitated, and a third new restaurant is to be constructed, for a total of 21,500 square feet of restaurant use, all to be completed by early 1983.

In general, the GEN proposal seeks to work with land parcels as they are now available, and represents a rapid development program.

As regards GEN's proposed residential uses, we note that in 1979, it is estimated that some 569 condominium units were sold in the Garden Grove market area, and the sales rate for 1980 has diminished considerably due to the scarcity of affordable financing. The backlog of unsatisfied demand for housing could mean strong absorption experience for these units if they are properly priced and designed, and if the developer is prepared for the contingency of an uncertain money market.

8. SUMMARY OF STRENGTHS AND WEAKNESSES OF EACH PROPOSAL

ERA realizes that developer selection between competitive proposers is a critical economic and political process for any redevelopment agency. The Gateway Project selection process is made more difficult by the long train of preceding presentations and commitments to develop previously made by Cove, prior to the Agency's issue of an RFP in September, 1980. With these events in mind, ERA makes the following observations:

o Cove

- A) Cove clearly submitted a superior proposal format and has well defined the physical development working team.
- B) Cove is a local development company with an Orange County track record in office, commercial and industrial developments.
- C) The Cove Gateway Project proposal, if built as shown, and if economically successful, would result in a new community center for Garden Grove, greater in scale than anything achieved to date.
- D) The Agency work program, as defined by Cove, does involve a very expensive internal public improvements program, in addition to the land assembly and relocation tasks. Cove has also indicated a desire to have the Agency provide the Sanitation District site in a buildable condition (although Cove has experience itself in excavation and recompaction).
- E) The primary concerns about the Cove proposal are twofold:
 - questions about market demand for the mix of uses shown; and
 - questions about capability to handle a major hotel development.
- F) ERA, as stated previously, is concerned about the commitment of the prime corner at Harbor and Chapman to commercial retail development. We also believe the landmark hotel concept requires an "out-front" exposure in the context of attracting visitor nights from Anaheim into Garden Grove.

o GBN

- A) The Greenway-Brewer-Newton proposal was developed rapidly in order to meet the RFP deadline. There is no design definition of site layout. GBN's letter of 2/6/81 does provide clearer information concerning land development valuation and re-use value computation.

- B) GBN presents impressive hotel development and operation credentials--in terms of experience and current ownership.
- C) GBN proposes to loan the Agency virtually all of the Agency costs, and to accept repayment of the portion not covered by land proceeds from tax increments as the increment flow is returned in the future.
- D) GBN appears to anticipate joining with other developer entities for development of the housing uses. This matter is held in abeyance until the Exclusive Right to Negotiate selection is made.
- E) The new hotel scale seems appropriate to the market, and is apparently to be sited at the Oertly corner property.
- F) GBN proposes a rapid build-out, which is reliant upon Agency delivery of property and services.

c. General Comments

- A) If Cove is selected, ERA believes a full re-analysis of market demand for the proposed uses will be in order, and that some amendments to the site plan and phasing program may be in order.
- B) If GBN is selected, ERA believes a thorough presentation of site plan, phasing and development team composition for the entire Gateway Project must be immediately undertaken before meaningful negotiations to develop a disposition and development agreement can take place.

9. ISSUES TO CLARIFY BEFORE ENTRY INTO EXCLUSIVE RIGHT TO NEGOTIATE

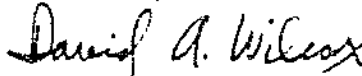
It is suggested that the Agency make several determinations of its capabilities before entering into the Exclusive Right to Negotiate. ERA has outlined several issues in the 2/4/81 letter--and notes their continuing importance:

- A) If necessary, can the Agency in fact market a tax increment bond in the next six to eight months? Is legislative relief going to be necessary to raise the allowable interest rate?

- B) If a bond cannot be sold, and the Agency must rely upon a developer loan, what interest rate can be paid, for what term, and how long might it take to amortize the debt by pledging tax increments from the Gateway Project?
- C) We have noted the key location of the Oertly Trust property in the past. The selected developer will probably concentrate all initial efforts and financial resources on that property and hold off on commitments to build the peripheral uses. The Agency should be prepared to negotiate on this important issue in order to actually capture the landmark development--the hotel.
- D) We have already indicated our reservations about attempting to acquire and demolish the new 100-unit Best Western Motel. We believe the Agency and the developer may be forced to live with that development.
- E) Depending upon the final site plan, the cost of public improvements on public rights-of-way to serve the interior land uses may be very high. The Agency may prefer to require developer responsibility for these costs and provide financial assistance for other types of "standard" Agency actions (land assembly, relocation, etc.). ERA still recommends that very careful cost estimation be carried out--using the unit costs formats which we have previously provided. Note that our estimates of Agency/City costs are higher than those previously informally transmitted to us telephonically.
- F) Given the complexity of the anticipated disposition and development agreement, we would expect that approximately 180 days of actual negotiation will be necessary, and that first occupancy of built development (first phase) would occur in early 1983. A major hotel would probably require additional time--perhaps opening in early 1984. These time frames should be used in defining the start of first substantial revenue flows to the City and the Agency.

ERA will be pleased to clarify any of the information or judgments expressed in the preceding pages. We are available to discuss these findings with the Agency members.

Sincerely,



David A. Wilcox, AICP
Vice President

DAW/skc

COMPARATIVE MATRIX OF DEVELOPER PROPOSALS,
AS AMENDED

Use Mix	Cove	GBN
o Hotel	600 rooms (2/9/81)	445 new rooms + 55 existing
o Restaurants	- no existing retained - 3 new + 1 fast food - relocate 2 existing to 2 newly built (28,000 sq. ft. total)	- retain and rehab 2 existing in phase I - 1 new themed restaurant (21,500 sq. ft. total)
o Office	- 5 new buildings of 551,000 sq. ft. - 1 existing to be rehabed (22,000 sq. ft.)	---
o Commercial Retail	91,800 sq. ft. of retail, bank, theater	--- (only in hotel) (rental car agency offices not shown)
o Residential	150 new condos. (613 sq. ft./unit ?)	- 355 new condos - 96 apts. converted to condos
o Total Estimated floor area	1,160,730 sq. ft. ± *	829,325 sq. ft. ± *
o Proposed Parking	4,710 + *	2,700 + *
o Requested Acreage	34 acres ±	32 acres ±

* ERA estimates, based on Cove submission and projection of possible GBN space.

Special Notes:

- 1) Cove has been very specific about site development components; GBN has at present no structural space figures.
- 2) Cove proposes to conform to the Agency offering of 32 acres and requests the inclusion of 2 additional acres only if feasible.

Special Notes (Continued):

- 3) Cove's letter of 2/9/81 indicates a probable hotel (first phase) of 600 rooms; ERA focused on this figure rather than the 1,000- and 800-room scales variously indicated in the Cove proposal.
- 4) Except for Cove's indication that a 600-room, first-phase hotel appeared more feasible, there were no other changes in proposed developments by either Cove or GBN.
- 5) GBN noted its interest in office development as an alternative to residential development--but indicated a probable lack of market according to its information.

REVENUES TO THE AGENCY/CITY

(Raw Estimates of Key Generators at Full Build-Out)

<u>Activity</u>	<u>Cove</u>	<u>GBN</u>
1. Transient occupancy tax (6%)	600 rooms x \$50 x 70% occupancy \$459,900/year ^{1/}	500 rooms x \$50 x 70% occupancy \$383,250/year ^{2/}
2. Sales taxes		
o Restaurants	\$ 46,000/year ^{1/}	\$ 40,000/year ^{2/}
o Retail	100,200/year ^{1/}	3,000/year ^{2/}
o Car Rental Agencies		25,000/year ^{2/}
3. State per capita subventions based on resident population in condominiums	\$ 11,025/year ^{1/} <hr/>	\$ 33,148/year ^{1/} <hr/>
TOTAL CITY REVENUES/ SELECTED SECTORS	\$617,125 ^{3/}	\$484,398 ^{1/}
4. Potential tax increment flows (adjusted for \$4.4 million current market value according to Assessor)	\$899,497/year ^{1/}	\$638,892/year ^{2/}
DIFFERENCES:	A) Annual City Revenues	\$132,727
	B) Potential Increment	\$260,605

^{1/} ERA Estimate^{2/} GBN Estimate^{3/} Cove Estimate \$600,000 per year in city revenues.

- Notes:
1. The configuration of the hotels is not so well defined that ERA can estimate sales tax returns from "front of the house" operations.
 2. ERA took each proposal as it was proposed, except that we reduced the Cove hotel to 600 rooms.
 3. The total GBN development value is proposed at \$95.4 million; ERA estimates the comparable Cove development value at \$116.8 million.
 4. ERA believes the Assessor will assess at 80% of the values noted in 3, above.

5. Other revenue returns (business license, other resident population fees, sewer services, etc.) have not been computed -- nor have one-time permit and connection fees been estimated.
6. SPECIAL NOTE: The Cove proposal is phased for "product" delivery over a five-year sequential delivery program; thus, full flows of revenues are not realized until after 1987. The GBN proposal defines a build-out/occupancy by late 1983. Revenue flows will apparently arrive earlier under the GBN proposal; the hotel opening is the primary issue--GBN estimates 1983, Cove estimates 1984.
7. These revenue notes must be measured by the Agency against its own evaluation of developer capacity to perform, and the Agency's consideration of market feasibility for the differing uses proposed by the two competitive developers.
8. GBN proposes \$7.9 million in re-use value (land proceeds); Cove makes no specific commitments.

COSTS TO THE CITY/AGENCY

Cost Estimates By Activity	Cove	GBN
1. Acquisition	\$13.2-\$15.2 million**	\$13,236,285*
2. Relocation	\$1.4-\$1.7 million**	\$837,000*
3. Site Clearance	\$1.6-\$1.7 million**	\$1,454,000*
4. Public Improvements		
o Harbor/Chapman Frontage	\$.7-\$.9 million**	(activity not requested)
o Internal Circu- lation	\$2.2-\$2.3 million**	(activity not requested)
o Provide Under- ground Systems	\$.5-\$.7 million*	(activity not requested)
5. Other Donations	Cannot estimate at this time	(activity not requested)
6. Subtotal	\$19.6-\$22.5 million**	\$15,527,285*
7. Administration (normally at 3.-5%)	\$.6-\$.9 million**	\$59,000* (.37%)
8. Total (ERA Adjusted Total)	\$20.4-\$23.4 million** (\$20.4-\$23.4 million**)	\$15,586,285* (\$16.1 million**)
9. Land Proceeds	\$9-\$10 million**	\$7.9 million*
10. Potential Project Net Costs	\$11.4-\$13.4 million**	\$8.2 million**
11. Annual Amortization Costs	on \$11.4 million	on \$8.2 million
o For 10 years at		
10%	\$1.8 million	\$1.3 million
12%	\$1.96 million	\$1.41 million
14%	\$2.12 million	\$1.53 million
o For 15 years at		
10%	\$1.47 million	\$1.06 million
12%	\$1.64 million	\$1.18 million
o For 20 years at		
10%	\$1.32 million	\$.95 million
12%	\$1.5 million	\$1.08 million

* GBN estimates.

** ERA estimates--the range relates to Cove without Parcel 7 and with parcel 7.

- NOTES:
- 1) The Cove proposal does not indicate a potential land purchase price or the method by which any consideration of value might be computed for payment of the Agency's costs. Cove is precise concerning individual parcel purchase loans and an interest rate for funds advanced to the Agency for purchase of the Oertly parcel.
 - 2) GEN proposes a "master loan" to the Agency for all of the Agency's land assembly, relocation, and site clearance costs.
 - 3) Previous ERA discussions with Agency staff on 1/21/81 indicated an informal Agency activities cost estimate anticipation of \$13,423,540.
 - 4) GEN has estimated a loan value of \$15,586,285 for all Agency costs.
 - 5) Cove has proposed up to \$8,000,000 in loan funds for land assembly.

BCL

Stew

BCL ASSOCIATES, INC.
Consultants in Environmental Sciences

444 WEST OCEAN BLVD., SUITE 1400
LONG BEACH, CA 90802

March 24, 1982

(213) 437-4148

Mr. Raymond T. Holland, Director
Department of Public Works and Development
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Dear Mr. Holland:

Our firm has been selected by the City of Garden Grove to prepare an Environmental Impact Report for a proposed mixed-use development including hotel, office and restaurant uses at the northwest corner of Harbor Boulevard and Chapman Avenue (please refer to the attached project description).

In order to address the availability of services and facilities for this project and the potential impacts of the proposed project, we would appreciate your assistance in providing the following information:

1. What are the locations, sizes, capacities and flows, if available, of existing storm drain facilities serving the project site?
2. Where does drainage from the project site go (e.g., retention or detention basins, the ocean, etc.)?
3. Are there any inadequacies in the existing flood control drainage system (e.g., storm drains and basins over capacity or in need of repair, etc.)? Are there any plans for expansion or improvement of the system?
4. Does the project site lie within a floodplain? If so, a Flood Hazard Boundary Map would be helpful.
5. Is the City participating in the National Flood Insurance Program?
6. What are the potential positive and negative impacts, if any, to the existing drainage system due to the proposed project, both during and after construction? How could the negative impacts be avoided?

Mr. Raymond T. Holland
March 24, 1982
Page Two

Due to severe time constraints imposed upon report preparation, your response to this request would be greatly appreciated by April 5, 1982. If you should have any questions or need additional information, please feel free to contact me at (213) 437-4148.

Sincerely,

Lori Parcels
Lori Parcels
Environmental Planner

LP:ms

Enclosures

GATEWAY PLAZA

Project Description

The proposed Gateway Plaza project involves the redevelopment of a 2-acre site lying at the northwest corner of Harbor Boulevard and Chapman Avenue with a mixture of hotel, restaurant and office uses (see attached map). The focal point of the project would be a high-rise hotel, ranging from 13 to 15 stories in height, to be constructed on the Chapman Avenue frontage near Harbor Boulevard. The hotel would contain 400 rooms as well as convention facilities. Recreational facilities including a swimming pool and tennis courts would be provided in the area surrounding the hotel.

An international restaurant complex would be constructed on the Harbor Boulevard frontage near the proposed hotel. This restaurant complex would be one story in height and 23,000 square feet in size. This structure would contain several restaurants and would be separated from the hotel by a view corridor that would traverse the site in a northwesterly direction. This feature would provide passing motorists with a view of the interior of the project and would involve the use of landscaping, fountains and other design elements.

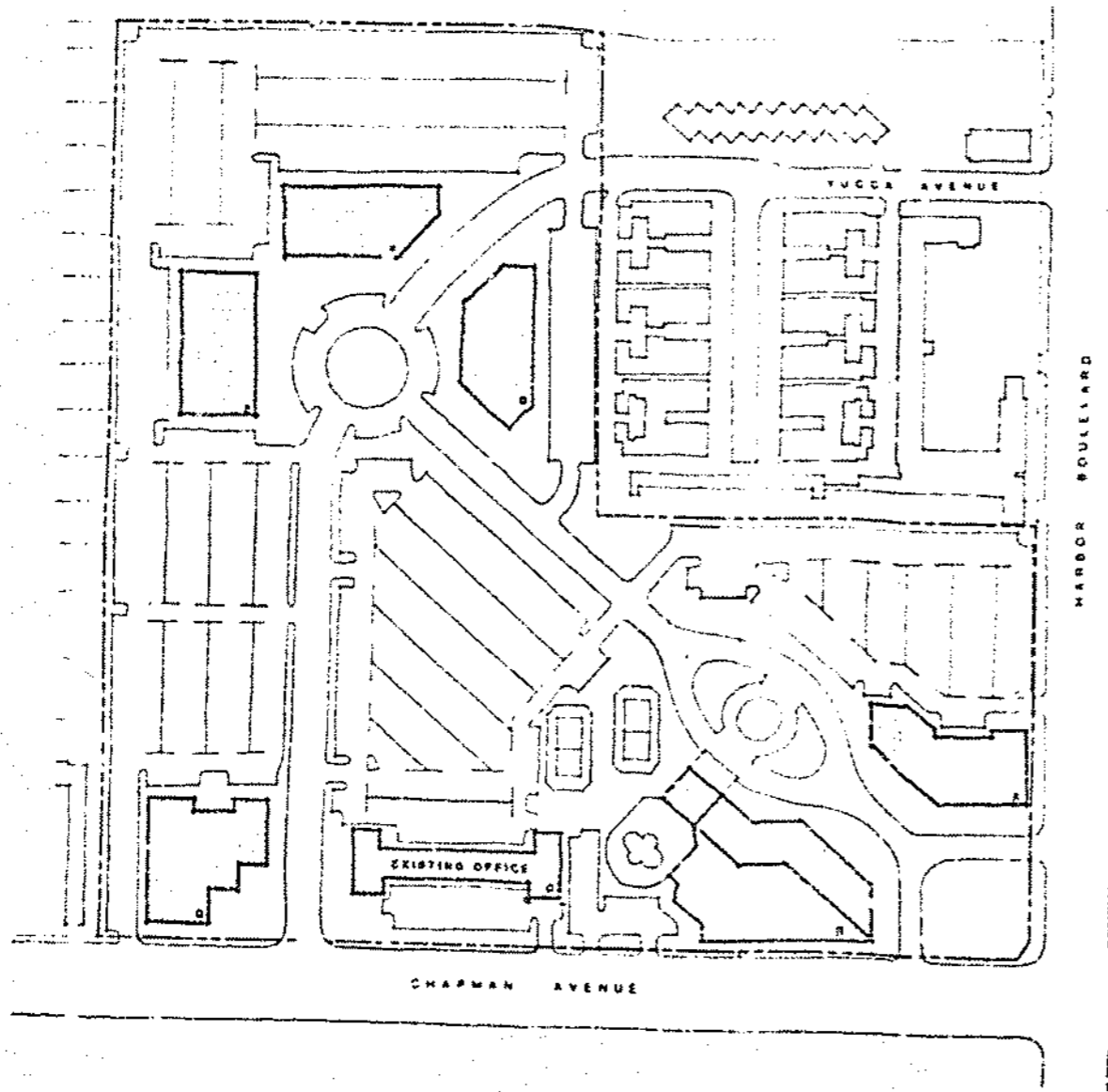
In addition to the hotel and restaurant uses, over 250,000 square feet of office space is also proposed on the site. This floor area would be accommodated in a series of five office buildings, ranging from two to three stories in height. All existing structures on the site will be removed, except for a single office building on the Chapman Avenue frontage.

Access to the site would be provided from both Chapman Avenue and Harbor Boulevard; however, access would not be available from the adjoining residential neighborhood to the west. In addition to driveways serving individual buildings and their associated parking lots, an internal roadway is proposed that would link Yucca Avenue with Chapman Avenue (see attached map). A second roadway is proposed within the previously mentioned view corridor and would serve as the main entryway to the proposed hotel.

A total of 1,679 surface parking spaces would be provided. These spaces would be distributed throughout the project so as to adequately and conveniently serve each building.

The proposed project would be carried out in two phases. During the first phase of the project, which would be completed by 1984, the southern portion of the site would be redeveloped. This includes the clearance of existing structures along the Harbor Boulevard and Chapman Avenue frontages and the construction of the hotel, restaurant complex, and a proposed office building at the southwest corner of the property.

The second phase of the project would involve the build-out of the remaining northern portion of the site. It is difficult to speculate if and when this phase of the project will be implemented. This is due to the fact that this portion of the site was previously used as a refuse dump. As such, the type and configuration of land uses envisioned for this area are quite conceptual and, at best, reflect the desires of the proponent. The ultimate disposition of this portion of the site, however, will depend on the cost of reclaiming the former refuse dump.



ULTIMATE DEVELOPMENT PLAN TABULATION

HOTEL

B 400 ROOMS	701,800 SQ. FT.
CONVENTION/SERVICE	88,280 SQ. FT.
TOTAL	790,080 SQ. FT.
PARKING	432 SPACES

OFFICE

C 2 STORY	24,000 SQ. FT.
PARKING	48 SPACES
D 3 STORY	74,900 SQ. FT.
PARKING	320 SPACES
E 2 STORY	60,000 SQ. FT.
PARKING	240 SPACES
F 3 STORY	88,500 SQ. FT.
PARKING	224 SPACES
G 2 STORY	31,250 SQ. FT.
PARKING	126 SPACES

TOTAL 250,250 SQ. FT.

COMMERCIAL

A 1 STORY	23,000 SQ. FT.
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TOTAL BUILDING SQ. FT. 564,130 SQ. FT.

PHASE I AREA 27.6 ACRES 1,198,280 SQ. FT.

F.A.R. .47

TOTAL PARKING 1679 SPACES

LEGEND

 HOTEL	 OFFICE
 COMMERCIAL	

**GATEWAY PLAZA
GARDEN GROVE, CA.**

COVE DEVELOPMENT CO. 680 Group
 1255 East Walnut Avenue
 Suite 200
 92647

COVE GROUP
 1255 East Walnut Avenue
 Suite 200
 92647



April 2, 1982

Ms. Lori Parcels:
ECL Associates, Inc.
844 West Ocean Blvd., Suite 1400
Long Beach, CA 90802

Dear Ms. Parcels:

This is in response to your inquiries of March 24, 1982.

1. There is an 84" R.C.P. in Harbor Boulevard and a 66" R.C.P. in West Street. The residual capacity of both storm drains is unknown.
2. Both of the above storm drains run into retarding basins, then to flood control channels, and ultimately to the ocean.
3. The drainage systems in the area are in good condition, but are inadequate. The City has proposed storm drains in the area, but a lack of funds will preclude their being built.
4. The project area does not lie in a flood plain.
5. The City participates in the National Flood Insurance Program.
6. Increased runoff will be a negative impact, but the construction of additional storm drains will reduce the impact.

If you need any further assistance, please contact Frank Fullard at (714) 636-6669.

Sincerely,

JOSEPH S. SCHENK
Engineering Services Manager

JFS:ly



The Waldorf-Astoria, New York, N.Y. 10022

Tel 212 688-2240

Cable Hiltons, N.Y.

Telex No 223122

June 4, 1982

Mr. Kenneth T. Howe
Executive Vice President -
Development
Development Co.
1209 East Warner
Santa Ana, California 92705

Dear Mr. Howe:

This will confirm our various meetings, visits to your site at Garden Grove, Orange County, and the material we have exchanged about your hotel project there.

We are very interested to pursue this opportunity and are prepared to operate the 400 room hotel under the terms of our management agreement which we have furnished you. We are also in agreement with the architects you have selected and with whom we have worked before. We consider that they have the potential to make this project as outstanding as we both wish it to be.

As soon as you are in a position to proceed further we would like to sign a management agreement bearing in mind the important time element dictated by the Olympic Games taking place in Los Angeles in the summer of 1984.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Curt R. Strand".

Curt R. Strand
President

CRS:js

MAJOR EMPLOYERS IN THE NORTH ORANGE COUNTY MARKETING AREA

MAP NO.	COMPANY	LOCATION	NO. EMPLOYEES	TYPE OF BUSINESS
1	Aerojet Mfg. Co. Div. Aerojet General Corp.	601 S. Placentia Ave. Fullerton	500	Engineering & Manufacturing
2	American Can Co. Dixie Prod. Div.	901 E. South Street Anaheim	275	Manufacturer of paper plates and cups
3	Ameron - Corrosion Resistant Piping Div.	595 W. Lambert Road Brea	350	Corrosive piping
4	Anaconda Ericsson, Inc. Telecommunications Div.	1000 E. Ball Road Anaheim	700	Manufacturer of electronic components & telecommunica- tions equipment
5	Bank of America NT & SA Regional Headquarters	One City Blvd. West Orange	2416	Full banking services
6	Beckman Instruments, Inc.	2500 Harbor Blvd. Fullerton	4000	Manufacturer of laboratory analytical instruments and chemical products and industrial instruments, systems and electronic components
7	California Computer Products, Inc.	2411 E. La Palma Ave. Anaheim	1800	Manufacturers & markets computer graphics equipment, interactive displays & systems, pen plotters digitizers, electrostatic plotters, and computer output microfilm units.
8	Chevron Oil Field Research Co.	3292 Beach Blvd. La Habra	550	Research for exploration & production of oil
9	Circle Seal Controls Div. of Brunswick Corp.	111 Brookhurst St. Anaheim	500	Manufacturer of valves
10	The Coca Cola Company Foods Division	1226 N. Olive Street Anaheim	260	Citrus processing & canning plant

MAP NO	COMPANY	LOCATION	NO. EMPLOYEES	TYPE OF BUSINESS
11	Delco Remy - Div. of General Motors	1201 N. Magnolia Ave. Anaheim	386	Manufacturer of automotive batteries
12	Electra Motor. Operations Div. of Dresser Ind., Inc.	1110 N. Lemon Street Anaheim	250	Electric motors, worm gear motors and reducers
13	FMC Corp.	205 S. Puente Street Brea	510	Oil field & petroleum equip.
14	Farmers Ins. Group	2800 N. Farmers Dr. Santa Ana	1000	Insurance
15	G A F Corporation	525 E. Imperial Hwy. La Habra	200	Repro products, chemicals & industrial products
16	General Automation	1055 S. East Street Anaheim	800	Manufacturer of & distributor of service comp. & computer based automation system, soft- ware
17	General Foods Corp.	1515 E. Katella Ave. Anaheim, CA	300	Manufacturer of food products
18	General Valve Co. Div. Aerojet General	602 S. Placentia Ave. Fullerton	275	Manufacturer of high integrity valves for the petroleum and chemical processing industries
19	Hewlett-Packard Company	1430 Grangethorpe Ave. Fullerton	275	Manufacturer of electronic instruments and computers for use in aerospace, medical & industrial applications
20	Holmes & Narver, Inc. Div. of U.S. Filter Corp.	999 Town & Country Rd. Orange	623	Complete professional engineer- construct services for non- ferrous minerals, cement & malt beverage industries, energy, government & camps & communities

MAP NO	COMPANY	LOCATION	NO. EMPLOYEES	TYPE OF BUSINESS
21	Hughes Aircraft Co. Ground Systems Group	1901 Malvern, West Fullerton	11,700	Electronics, aerospace
22	Hunt-Wesson Foods	1645 W. Valencia Drive Fullerton	2000	Manufacturer of canned fruits & vegetables
23	IBM Corporation	500 City Parkway West Orange	170	Office equipment & supplies
24	Interstate Electronics Div. of A T O, Inc.	1001 E. Ball Road Anaheim	1500	Research, design development and production of voice data entry systems, plasma displays, test equipment, advanced technology and oceanic systems
25	Carl Yarcher Ent., DBA: Carl's Jr. Rest., Taco De Carlos, Sunshine Broiler	1200 N. Harbor Blvd. Anaheim	5000	Fast food restaurants
26	Kaynar, A Microdot Co. Div. of Northwest Ind.	800 S. State College Blvd. Fullerton	1000	Manufacturer of aircraft fasteners
27	Kimberly-Clark Corp.	2001 E. Orangethorpe Fullerton	750	Paper products, Kleenex, napkins, delsey towels, feminine hygiene, disposable diapers
28	Kraft Food Company	6950 Artesia Blvd. Buena Park	700	Manufacturer of food products
29	Lear Siegler, Inc. Data Products Div.	714 N. Brookhurst Anaheim	500	General purpose computer terminals & printers
30	Mead Products - Div of the Mead Corp.	7571 Lampson Avenue Garden Grove	300	School supplies, stationery, envelopes, binders, commercial office supplies

MAP NO.	COMPANY	LOCATION	NO. EMPLOYEES	TYPE OF BUSINESS
31	Memorex Corp. CFI Division	1401 E. Orangethorpe Fullerton	300	Computer discs, memory discs
32	Menasha Corp. - Div. of Menasha Corp., Neenah, WI	601 E. Ball Road Anaheim	300	Manufacturers of corrugated containers
33	Monsanto Plastics & Resins Co. - Fabricated Products Division	611 E. Cerritos Anaheim	320	Plastic containers, film, sheeting and sheathed board
34	Nabisco, Inc.	7301 Artesia Buena Park	450	Manufacturer of food products
35	Noland Paper Co. Div. of Nolex Corp.	6600 Valley View St. Buena Park	225	Distributor of industrial & printing paper and copy papers
36	Northrop Corp. - Electro- Mechanical Division	500 E. Orangethorpe Anaheim	1403	Aerospace
37	Perkin Elmer Corp. Memory Prod. Div.	7301 Orangewood Garden Grove	600	Manufacturer of computer peripherals
38	J.C. Penney Co., Inc. Western Region Offices	6131 Orangethorpe Ave. Buena Park	3000	Retail department store
39	Pepsi Cola Bottling Co.	6250 Descanso Buena Park	250	Distributor of soft drinks
40	Robert Shaw Controls Co. Div. of Industrial Instrumentation	333 N. Euclid Way Anaheim	400	Industrial process instruments and life support equipment
41	Rockwell International Defense Electronics Operations	3370 Miraloma Ave. Anaheim	10,000	Electronic guidance systems, navigation systems, tele- communications
42	Santa Fe International Corp.	505 S. Main Orange	750	International contract drilling, engineering & construction

MAP NO.	COMPANY	LOCATION	NO. EMPLOYEES	TYPE OF BUSINESS
43	Shell Oil Company	511 N. Brookhurst St. Anaheim	275	Petroleum & chemical products
44	TRW Information Services	505 City Parkway, West Orange	1000	Consumer & business credit reporting
45	Thermco Products Corp. Div. of Sunbeam Corp.	1455 N. Batavia St. Orange	450	Industrial furnaces
46	Union Science & Techno- logy Division Union Oil Co. of Calif.	376 S. Valencia Ave. Brea	800	All research & development for Union Oil Company on petroleum & chemical products & processes
47	United Parcel Service	1331 S. Vernon Street Anaheim	1000	Small package delivery
48	Vascor, Inc. - Div. of Johnson & Johnson	4633 E. La Palma Ave. Anaheim	345	Manufacturer of biomedical devices
49	Warner-Lambert Company	5115 E. La Palma Ave. Anaheim	300	Drugs and pharmaceuticals
50	Westinghouse Electric Corp.	2095 N. Batavia Street Orange	240	Heat transfer apparatus for generating plants, electric generating plants

GATEWAY PLAZA
DEVELOPMENT APPROACH

THE SITE

Gateway Plaza will be developed on a 36 acre site located within the Garden Grove redevelopment area. Excellent visibility and good access from all directions provide Gateway Plaza with a high level of exposure and the opportunity to capitalize on the high number of visitors within the region, at Disneyland and attending events at the Anaheim Convention Center. The portion of the site envisioned as Phase I is available for immediate development.

We feel that one of the essential elements in developing Gateway Plaza will be to establish an urban design framework that will tie together the various uses and activities of the site in such a way as to create a sense of place for residents, employees, and visitors. To insure the ultimate development potential and high quality character we believe the following are key elements in its design and implementation.

(1) A lush, high image, linear open space will be established, known as Gateway Plaza, which will become the primary focus and organizing element throughout the development. In addition to serving as a point of orientation it will connect the interior of the site with the highly visible northeast corner and will set a high quality standard for the entire project.

(2) A park-like boulevard will be created serving as primary access for the site. It will be a prestigious address for new office and residential development. Additionally, it will have access points off both Harbor Boulevard and Chapman Avenue and will connect directly to Gateway Plaza.

PHASE I - DEVELOPMENT

Phase I includes a 415 module, high quality Hilton International Hotel, including two restaurants, bars, lounges, meeting facilities and recreational amenities.

The hotel design incorporates expansion plans for an additional 200 rooms and a junior ballroom to complement the hotel's Phase I.

A high quality 700,000 sq ft high rise office building, affording maximum views of the surrounding area, including Disneyland, Anaheim Convention Center, Crystal Cathedral, The City Office Complex and the Brea foothills, will be constructed. The Hilton International Hotel and the high rise office building will be physically connected by a 16 story glass atrium. This atrium will provide totally unique office space to this market area and demand premium rents. The hotel rooms fronting onto the atrium space also will command \$10 - 20 premiums.

The atrium space will contain restaurants, lounges and bars for animation and will bolster the food and beverage revenue of the hotel.

The desired corporate image of the hotel will be completed by the incorporation of a full service health club, 24 hour concierge and valet, Vista club rooms and lounge. Transportation to and from Orange County Airport will be provided by direct helicopter service to the rooftop helipad. Multi lingual typing and translation services will be offered as a service to our foreign businessman.

PHASE II

Phase II calls for development of two high rise office buildings around a landscaped courtyard, a restaurant complex, and structured parking to service the office buildings.

SUBSEQUENT PHASES

Phases 3 and 4 call for a residential/hometel, retail, office, hotel expansion and residential units for sale.

Total project costs at this time are projected to be approximately \$246 million.

GARDEN GROVE PROJECT

DEVELOPMENT CASH FLOW

(In Thousands)

	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>TOTAL</u>
A. <u>GARDEN GROVE REVENUE</u>	<u>\$ 610</u>	<u>\$ 1,296</u>	<u>\$ 1,372</u>	<u>\$ 1,492</u>	<u>\$ 1,646</u>	<u>\$ 1,743</u>	<u>\$ 8,165</u>
<u>LAND SALE</u>						<u>\$ 2,422</u>	<u>\$ 2,422</u>
B. <u>COVE REVENUE</u>							<u>\$ 10,587</u>
<u>OFFICE</u>							
Net Income Before Debt Service	\$ 625	\$ 1,992	\$ 2,817	\$ 2,977	\$ 3,155	\$ 3,312	\$ 14,878
Debt Service	\$ 1,190	\$ 2,380	\$ 2,380	\$ 2,380	\$ 2,380	\$ 2,380	\$ 13,090
Net Income	(565)	(388)	437	597	775	932	1,788
<u>HOTEL</u>							
Net Income Before Debt Service	\$ 1,908	\$ 3,668	\$ 4,714	\$ 5,665	\$ 7,010	\$ 7,778	\$ 30,743
Debt Service	\$ 2,710	\$ 5,420	\$ 5,420	\$ 5,420	\$ 5,420	\$ 5,420	\$ 29,810
Net Income	(802)	(1,752)	(706)	245	1,590	2,358	973
NET AVAILABLE TO SERVICE AGENCY, LENDER PARTICIPATION AND TO PROVIDE A RETURN ON OWNER EQUITY							<u>\$ 2,721</u>
SUM OF A & B	<u>\$(757)</u>	<u>\$(844)</u>	<u>\$ 1,109</u>	<u>\$ 2,334</u>	<u>\$ 4,011</u>	<u>\$ 7,455</u>	<u>\$ 13,308</u>

DEBT CALCULATION:

OFFICE: Scheduled Rent @ 1.40 % \$ 2,856
 Payment @ 15% - 30 yrs. 2,380
 Loan Amount \$ 15,600

HOTEL: Third Year Income \$ 6,503
 Payment @ 15% 5,420
 Loan Amount \$ 35,750

GARDEN GROVE PROJECT
GARDEN GROVE - PRO FORMA

GARDEN GROVE	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>TOTAL</u>
Income Tax: (6%)	\$ 228	\$ 517	\$ 577	\$ 666	\$ 794	\$ 868	\$ 3,650
Sales Tax: (1%)	32	79	87	98	110	118	524
Property Tax: (\$70 M)	<u>350</u>	<u>700</u>	<u>714</u>	<u>728</u>	<u>742</u>	<u>757</u>	<u>3,991</u>
TOTAL	<u>\$ 610</u>	<u>\$ 1,296</u>	<u>\$ 1,378</u>	<u>\$ 1,492</u>	<u>\$ 1,646</u>	<u>\$1,743</u>	<u>\$ 8,165</u>

PROPOSED OFFICE BUILDING

GARDEN GROVE, CA

FIVE YEAR FORECAST

(in thousands)

	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>
	50%	75%	100%	100%	100%
Gross Income Rate - Occupancy Rate (six months)	1.40N	1.49N	1.58N	1.67N	1.77N
200,000 square foot 85% efficient 170,000 square feet leasable (net)					
Gross Income	\$ 714	\$2,279	\$3,223	\$3,406	\$3,610
Less: Vacancy (5%)	<u>(35)</u>	<u>(113)</u>	<u>(161)</u>	<u>(170)</u>	<u>(180)</u>
Effective Gross Income	\$ 679	\$2,166	\$3,062	\$3,236	\$3,430
Less: Expenses (8%)	<u>(54)</u>	<u>(174)</u>	<u>(245)</u>	<u>(259)</u>	<u>(275)</u>
Net Operating Income	\$ 625	\$1,992	\$2,817	\$2,977	\$3,155

PROPOSED COMMERCIAL HOTEL

GARDEN GROVE, CALIFORNIA
5 YEAR FORECAST
(in thousands)

	<u>1984</u> (6 months)	<u>Year 1</u> <u>1985</u>	<u>Year 2</u> <u>1986</u>	<u>Year 3</u> <u>1987</u>	<u>Year 4</u> <u>1988</u>	<u>Year 5</u> <u>1989</u>
Gross Profit	\$ 2,120	\$ 4,240	\$ 5,421	\$ 6,503	\$ 8,152	\$ 9,036
Less:						
Replacement Expenditures	0	163	184	209	364	394
Incentive Management Fee	<u>212</u>	<u>407</u>	<u>523</u>	<u>629</u>	<u>778</u>	<u>864</u>
	212	572	707	838	1,142	1,258
Net Income Before Debt Service	<u><u>1,908</u></u>	<u><u>3,668</u></u>	<u><u>4,714</u></u>	<u><u>5,665</u></u>	<u><u>7,010</u></u>	<u><u>7,778</u></u>

COVE DEVELOPMENT
PROPOSED VISTA INTERNATIONAL HOTEL
GARDEN GROVE, CALIFORNIA

FIVE-YEAR STATEMENT OF ESTIMATED ANNUAL OPERATING RESULTS
BASED ON 410 AVAILABLE UNITS

PERCENTAGE OF OCCUPANCY AND AVERAGE RATE:	1985 - YEAR 1 62% AT \$92.00		1986 - YEAR 2 65% AT \$99.00		1987 - YEAR 3 70% AT \$106.00	
	AMOUNT	RATIO	AMOUNT	RATIO	AMOUNT	RATIO
TOTAL SALES AND INCOME:						
ROOMS	8659000	52.2	21046		23487	
FOOD	5103000	30.9	12446		13768	
BEVERAGES	2041000	12.4	4980		5509	
TELEPHONE	421000	2.5	1026		1160	
RENTALS AND OTHER INCOME	337000	2.0	821		897	
TOTAL	16531000	100.0	40319	100.0	44821	100.0
DEPARTMENTAL COSTS/EXPENSE:						
ROOMS	1840000	21.3	4497		4973	
FOOD AND BEVERAGES	5474000	76.6	13352		14671	
TELEPHONE	406000	96.4	970		1114	
TOTAL	7720000	46.7	18829	46.3	20758	45.4
TOTAL OPERATED DEPTS INCOME	8811000	53.3	21490	33.7	24063	54.6
UNDISTRIBUTED OPER. EXP:						
ADMINISTRATIVE & GENERAL (1)	1370000	8.4	3361		3011	
MANAGEMENT FEES	496000	3.0	1209		1343	
MARKETING (1)	945000	3.7	2304		2034	
PROPERTY OPERATIONS & MAINT.	662000	4.0	1614		1575	
ENERGY COSTS	613000	3.7	1493		1663	
TOTAL	4094000	24.8	9985	21.5	9646	21.1
TOT INC BEFORE FIXED CHARGES	4717000	28.5	11505	32.2	14417	33.5
FIRE INSURANCE	53000	0.3	129		139	
REAL ESTATE TAXES	424000	2.6	1034		1056	
TOTAL	477000	2.9	1163	2.7	1195	2.4
PROFIT BEFORE OTHER CAPITAL EXPENSES*	4240000	25.6	10342	29.5	13222	31.1

*OTHER FIXED CHARGES INCLUDE RENT, INTEREST, DEPRECIATION, AMORTIZATION AND INCOME TAXES

(1) EXCLUSIVE OF MANAGEMENT & FRANCHISE FEES

THE ABOVE STATEMENT IS PRESENTED SUBJECT TO THE COMMENTS CONTAINED IN THE ATTACHED REPORT

D R A F T
 FOR DISCUSSION PURPOSES
 ONLY

CCVE DEVELOPMENT
 PROPOSED VISTA INTERNATIONAL HOTEL
 GARDEN GROVE, CALIFORNIA

FIVE-YEAR STATEMENT OF ESTIMATED ANNUAL OPERATING RESULTS
 BASED ON 410 AVAILABLE UNITS

PERCENTAGE OF OCCUPANCY AND AVERAGE RATE:	1988 - YEAR 4 75% AT \$118.00			1989 - YEAR 5 75% AT \$129.00		
	AMOUNT	RATIO	PER. AVAILABLE ROOM	AMOUNT	RATIO	PER. AVAILABLE ROOM
TOTAL SALES AND INCOME:						
ROOMS	13244000	54.4	32302	14479000	55.1	35314
FOOD	7106000	29.3	17331	7403000	29.9	18543
BEVERAGES	2842000	11.7	6933	3041000	11.6	7419
TELEPHONE	641000	2.6	1563	686000	2.6	1673
RENTALS AND OTHER INCOME	445000	1.9	1085	477000	1.9	1163
TOTAL	24278000	100.0	59214	26206000	100.0	64112
DEPARTMENTAL COSTS/EXPENS:						
ROOMS	2584000	19.5	6302	2764000	19.1	6741
FOOD AND BEVERAGES	7410000	74.6	18093	7937000	74.6	19359
TELEPHONE	606000	94.5	1478	648000	94.5	1580
TOTAL	10608000	43.7	25873	11349000	43.2	27680
TOTAL OPERATED DEPT'S INCOME	13670000	56.3	33341	14937000	56.8	36432
UNDISTRIBUTED OPER. EXP:						
ADMINISTRATIVE & GENERAL (1)	1479000	5.9	3609	1593000	6.1	3862
MANAGEMENT FEES	720000	3.0	1775	789000	3.0	1924
MARKETING (1)	1019000	4.2	2485	1090000	4.1	2658
PROPERTY OPERATIONS & MAINT.	911000	3.8	2221	975000	3.7	2378
ENERGY COSTS	864000	3.6	2107	933000	3.5	2275
TOTAL	5001000	20.5	12197	5370000	20.4	13097
TOT INC BEFORE FIXED CHARGES	8669000	35.8	21144	9567000	36.4	23335
FINE INSURANCE	67000	0.3	163	73000	0.3	175
REAL ESTATE TAXES	450000	1.9	1097	457000	1.7	1119
TOTAL	517000	2.2	1260	531000	2.0	1294
PROFIT BEFORE OTHER CAPITAL EXPENSES*	8152000	33.6	19884	9036000	34.4	22041

D R A F T
 FOR DISCUSSION PURPOSES
 ONLY

* OTHER FIXED CHARGES INCLUDE RENT, INTEREST, DEPRECIATION, AMORTIZATION AND INCOME TAXES

(1) EXCLUSIVE OF MANAGEMENT & FRANCHISE FEES

GARDEN GROVE PROJECT

CAPITAL ANALYSIS

(in thousands)

First Phase Total Cost		<u>\$ 70,000</u>
<u>Sources of Capital:</u>		
Conventional Financing Debt		
Hotel	\$ 35,700	
Office	<u>15,600</u>	
		<u>51,300</u>
Agency Subsidy		
Land	1,700	
Offsite	2,300	
Onsite	<u>1,750</u>	
	<u>5,750</u>	<u>5,750</u>
		57,050
Equity Contribution		<u>12,950</u>
TOTAL		<u>\$ 70,000</u>

GATEWAY PLAZA
FIRST PHASE
COST BREAKDOWN
(in thousands)

	<u>280,000 Sq. Ft. Hotel</u>	<u>200,000 Sq. Ft. Office</u>	<u>Total</u>
Land	\$ 3,716	\$ 3,000	\$ 6,716
Onsites	1,300	1,000	2,300
Offsites	1,000	750	1,750
Indirects	3,700	2,030	5,730
Construction	19,160	12,000	31,160
Improvements	5,810	2,720	8,530
Contingency	<u>4,662</u>	<u>47</u>	<u>4,709</u>
Total Construction Costs	\$ 39,348	\$ 21,547	\$60,895
Finance Costs and Working Capital	<u>5,652</u>	<u>3,453</u>	<u>9,105</u>
Total Cost	<u>\$ 45,000</u>	<u>\$ 25,000</u>	<u>\$70,000</u>

GATEWAY PLAZA
DETAILED COST BREAKDOWN

PHASE ONE

Land - Oertly - Note 1	\$3,716,000	
Chapman Office	1,300,000	
Agency Parcel	<u>1,700,000</u>	\$6,716,000
Onsites: Utilities	\$ 550,000	
Methane Control	800,000	
Plaza Allowance	500,000	
Grading	<u>450,000</u>	\$ 2,300,000
Offsites: Signalization	\$ 150,000	
Street Improvements	300,000	
Storm Drain	600,000	
Sanitary Sewer	400,000	
Utility Undergrouding	<u>300,000</u>	\$ 1,750,000
Softs/Indirects:		
Architectural & Engineering	\$ 1,500,000	
Legal & Accounting	100,000	
Development Fee	250,000	
Technical Assistance	240,000	
Project Management	100,000	
Title Insurance	60,000	
Insurance	80,000	
Taxes	50,000	
Interior Design	250,000	
Pre-Opening	800,000	
Working Capital- Hotel	500,000	
Cost-to-Date	500,000	
Miscellaneous	300,000	
Contingency	<u>1,000,000</u>	\$ 5,730,000

Note 1 - Total land in the first phase is 724,826 square feet or 16.63 acres. The land cost is approximately \$9.26 per square foot.

GATEWAY PLAZA
 DETAILED COST BREAKDOWN
 (In Thousands)

Phase I (Cont'd)

Construction - Hotel	\$ 19,160,000	
Directs - 280,000 square feet @ \$70 FFE @ 14,000/modules @ 415 modules	\$ 5,810,000	
<u>Office:</u>		
Directs - 200,000 square feet @ \$70/sq. ft.	\$ 12,000,000	
Tenant Improvements 170,000 square feet @ \$16/sq. ft.	2,720,000	
 Total Directs		 \$ 31,160,000
 Total Improvements		 \$ 8,530,000
 Contingency		 \$ 4,709,000
 Total Costs Before Finance Costs		 \$ <u>60,895,000</u>
 Finance and Working Capital Costs		
	<u>Hotel</u>	<u>Office</u>
1983	\$ 1,350	\$ 750
1984	1,480	1,436
1985	1,610	997
1986	429	
1987	483	
	<u>5,352</u>	<u>3,183</u>
Contingency	<u>360</u>	<u>270</u>
	\$ 5,652	\$ 3,453
 Total Cost		 \$ <u>70,000,000</u>

GATEWAY PLAZA

A. Developer agrees to provide in the first phase:

- 1) A first class Hotel including related parking facilities, pool, tennis courts and landscaping. The total increment shall be ±615 modules with the initial increment to be ±415 modules.
- 2) An office building or complex of approximately 150,000 to 200,000 square feet.

B. Developer agrees to attempt to purchase fee title to the following property:

- 1) Oertly - Cash Payment - Private Negotiation
- 2) Agency Owned Property

Purchase Price.	\$1,700,000
Down Payment: Credit	(85,000)
	\$1,615,000

Purchased Money First Trust
Deed for \$1,615,000

Interest at 10% non compounding

Interest and Principal due in 5 years.

Release provision to be calculated on a pro rata square foot basis

- 3) Angelos:


Cash Payment - Private Negotiation

Relocate Existing Operation

C. Agency agrees to do the following:

- 1) Oertly - Condemn mineral interests
 - Petition for a right to immediate possession for the tenant leases on Oct. 1 if satisfactory negotiations have not been consummated.
 - Convey to Developer all public improvements, easements and rights of way.
- 2) Sell to Developer the Agency owned property under the terms and conditions previously described.
- 3) Angelos - Condemn fee interest if a deal has not been negotiated by Oct. 1.
- 4) ~~Recitation District - Condemn fee interest if a deal has not been negotiated by Oct. 1.~~
- 5) Execute an Exclusive Right to Negotiate with Developer for the properties beginning at the Pitcarin and extend south to the Best Western Hotel. This Agreement should include a recitation that the Agency will condemn those properties should negotiations prove breakdown and if the increment the agency increases by 25%.

Sept 20
Sept 30



- 6) *OK* Deliver building permits for Phase 1 by Dec. 1, 1982.
- 7) Establish an Assessment District to provide signalization, water, sewer, telephone, utility and other public improvements including the methane control system for the master plan. *Review*
- 8) Assist Developer in obtaining any feasible public financing for the construction of the office building, hotel or other improvements.
- 9) Agency agrees to master lease 50,000 square feet of office space at \$24 Net per square foot for three years.

DEPARTMENT OF HEALTH SERVICES

197 SOUTH BRIDGEMAN, ROOM 4411 9128

LOS ANGELES, CA 90017

(213) 620-2330



June 7, 1982

EML Associates
444 West Ocean Boulevard, Suite 4400
Long Beach, California 90802

Attn: Mr. Jim Crisp

Subject: The Longdon Pit

Dear Jim:

Our review of information (gas monitoring, drilling logs and historical data) indicates no evidence of disposal of hazardous waste in the subject pit, located in Sierra Park Development, Garden Grove.

However, should the pit be excavated, any significant hazardous waste found should be isolated and hauled to a Class I disposal site.

Sincerely yours,

Miller E. Chambers, P.E.
Permits, Surveillance
and Enforcement Section
Hazardous Waste Management Branch

MEC:cc

LANDFILL GAS ANALYSIS
FOR THE GATEWAY PLAZA PROJECT

Prepared for
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640
(714) 638-6831

Prepared by
BCI Associates, Inc.
444 West Ocean Boulevard, Suite 1400
Long Beach, CA 90802
(213) 437-4148

June, 1982

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Introduction

The City of Garden Grove engaged BCL Associates, Inc. (BCLA) to expand on landfill gas investigations previously performed on the Gateway Plaza project site at Chapman Avenue and Harbor Boulevard in Garden Grove.

The intent of the further study was to prepare an environmental assessment which identifies and quantifies the various constituents existing within the known landfill area of the site, and addresses the potential for venting and migration of landfill gases. Such data will allow for the development of appropriate mitigation measures to assure a safe and healthful environment for the development.

To take advantage of previous work, a field assessment of existing gas probes was proposed to assess the condition of those wells and, if feasible, attempt to withdraw sufficient samples of landfill gases which, when analyzed, would adequately identify landfill gas constituents.

Field Investigations

On June 8, 1982, BCLA personnel performed such a site investigation. The day was sunny and clear with steady, southwesterly winds ranging in speed from 10 to 15 mph. A map of previous field investigations and sampling points from the preliminary work was utilized to locate existing sampling probes or wells. Besides the sampling of the wells, a surface scan of the landfill and contiguous areas to measure venting gases was also conducted.

The site appeared to have been recently disked; apparently tall grasses and oats up to 3 feet in height had been tilled into the soil surface. Unfortunately, this disking damaged and/or relocated several sample vaults, and destroyed or obliterated any trace of some of the sample probes. The disking also covered any established fissures which were anticipated and through which emissions might be expected to vent from landfill activity. At other sample locations the probes were found with opened or damaged sampling valves and ports. The appearance of many wells suggested they had been vandalized.

Based on the field search and gas emissions testing, eight of the original 21 well (probe) locations were considered satisfactory for drawing landfill gas samples. These were cataloged and marked for subsequent gas sample collection and laboratory analysis.

For the landfill gas scan and emissions determinations, BCLA selected a Heath "Detecto Pak-11" flame ionization type combustible hydrocarbon gas detector. This device measures such gases within the range of 0.2 parts per million (ppm) to 10,000 ppm. Such sensitivity is an advantage, particularly when scanning for venting landfill gases. BCLA's theoretical calculations placed the average discharge over the

landfill area to be in the 1 to 10 ppm range.* Since the purpose of the well scan was to determine which of the wells contained sufficient gas for subsequent gas sampling, the Beath is particularly suitable, since it does not require extensive withdrawal and possible depletion of any gases accumulated within the well tubing. Rather than quantitatively define the concentration at each well based on the readings from the Beath scan, the presence of gas concentrations greater than 10,000 ppm was used as a basis for selection for further more specific and accurate testing.

Findings of the Field Investigation

The results of the field investigation (i.e., search and probe scan) both on the landfill proper and adjacent area are reported in Table 1. Tests with a Dwyer Magnahelic gas pressure gauge indicated very low (< 0.005 inch H₂O) or nonexistent soil gas pressures at the test wells. On the basis of the field tests, the following wells were judged satisfactory for more thorough gas sampling and analytical examination:

<u>Wells in the Landfill</u>	<u>Wells Adjacent to the Landfill</u>
B-2	M-2
B-5	M-7
B-8	M-11
B-11	M-12

The results of the surface scan are reported on Figure 1. The scanning pattern is indicated by arrows and covers a majority of the landfill surface. Ambient air readings within 3 feet of the surface indicated combustible hydrocarbon concentrations of 1 to 250 ppm. Areas of significant readings are shown in circles on Figure 1. The winds were well developed and dispersion/mixing quickly reduced concentrations over the site as a whole; however, along the western boundary, where 6 to 8-foot fences and trees form a wind break, the gas emissions tended to accumulate. Above 10 ppm the venting landfill gases were perceptible to the nose. Overall combustible hydrocarbon readings on the Beath ranged from 80 to 10,000+ ppm.

The recent diking probably sealed off many fissures which would normally have vented landfill gases. The results found, however, confirm that significant quantities of gas are venting.

Analysis

On June 9, gas samples were collected from all of the wells recommended for sampling in the previous section. The sample collection and analytical procedures are described in Appendix A. The following analyses were performed on the samples collected from all eight vapor wells.

* Gateway Plaza Project FIR, prepared by BCLA, 1982.

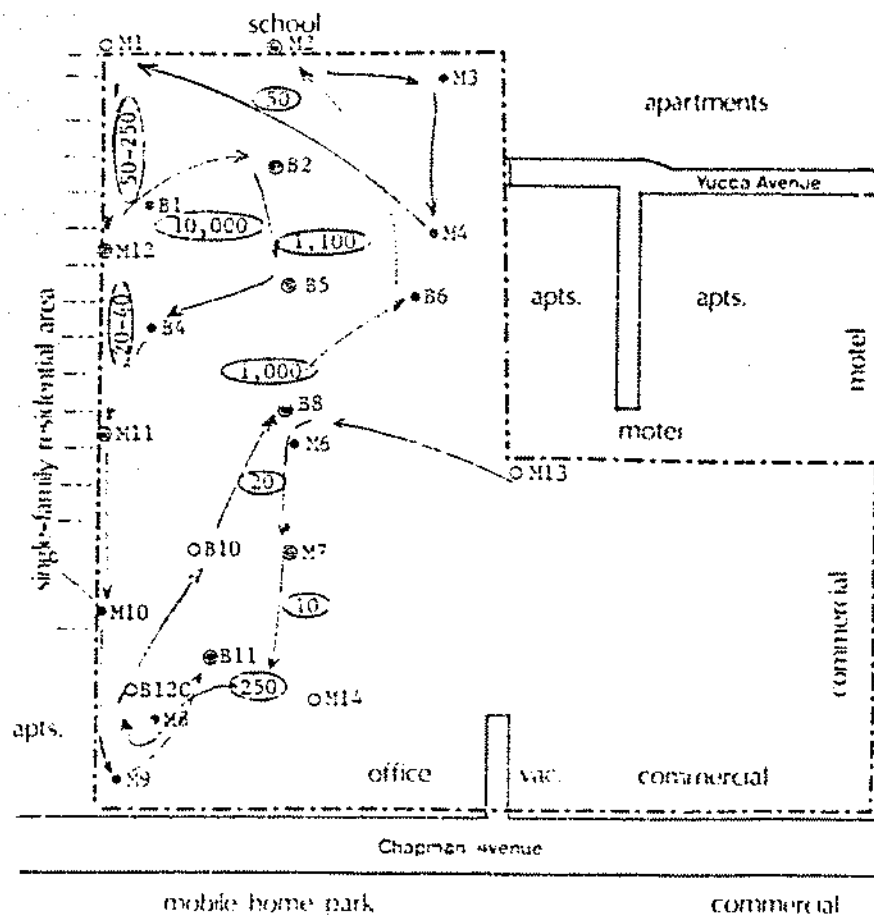
TABLE 1

Gateway Plaza Landfill Monitoring June 8, 1982

Test Well No.	Probe Depth (ft.)	Flammable Hydrocarbons Concentrations (ppm)		Remarks
1. M3	5			could not locate probes; assumed destroyed
	20			
	40			
2. M6	5	10,000+		
	13.5	10,000+		
3. M7	5	10,000+		recommended for further testing
	18.5	10,000+		
4. M14	5			could not locate probes; assumed destroyed
	20			
	40			
5. M8	5	-0-		further testing recommended
	20	-0-		
6. B12C	5			could not locate probes; assumed destroyed
	15			
7. B10	5			could not locate probes; assumed destroyed
	20			
	44			
8. B8	5	1,000		recommended for further testing
	20	10,000		
9. B6	5	-0-		no further testing recommended
	20	-0-		
	40	-0-		
10. M2	5	2,000		recommended for further testing
	20	2,000		
	40	10,000+		
	60	10,000+		
11. M3	5			located well; condition unaccept- able (i.e., destroyed)
	20			
12. M4	5			located well; condition unaccept- able (i.e., destroyed)
	20			
	40			
	60			
13. M1	5			could not locate probes; assumed destroyed
	20			

TABLE 1 (continued)

Test Well No.	Probe Depth (ft.)	Flammable Hydrocarbons Concentrations (ppm)	Remarks
14. B1	5		one unmarked post remained; gas cock removed; port measured 25 ppm; ground area around tube measured 10,000+; no further testing recommended
	20		
	40		
	47		
15. B2	-0-	1	recommended for further testing
	5	150	
	20	1,000	
	40	1,100	
16. B5	5	11,000	recommended for further testing
	20	11,000	
	40	11,000	
	58	11,000	
17. M12	-0-	1,000	recommended for further testing
	5	10,000+	
	20	10,000+	
	40	10,000+	
	60	10,000+	
18. B4	5		one unmarked port remained; gas cock removed; port measured 10,000; ground around tube measured 25 ppm; no further testing recommended
	20		
	40		
19. M11	-0-	10,000+	ambient air measured 80 ppm; recommended for further testing
	5	10,000+	
	20	10,000+	
20. M10	5	-0-	no further testing recommended
	20	-0-	
	40	-0-	
21. M9	5	-0-	no further testing recommended
	2	-0-	
22. B11	5	-0-	recommended for further testing
	20	10,000+	



LEGEND

TEST WELLS:

- Not Found
- Scanned
- ⊙ To Be Sampled

INDICATIONS:

- Encircled numbers--site specific ground level concentrations of hydrocarbons in parts per million.
- Shaded Area--approximate landfill boundaries.
- Arrows--pathway of site scan.

<u>Type of Sample</u>	<u>Constituents Analyzed</u>
Evacuated flask grab sample	hydrogen, methane, nitrogen, oxygen, argon, and carbon dioxide, were analyzed by mass spectroscopy
tenax collection tube	the 11 volatile organic compounds from the EPA 129 Priority Pollutants (see Table 2) were analyzed by gas chromatography/mass spectroscopy
Impinger trains (iodine impinger for selenium, mercury and lead; sodium hydroxide impinger for hydrogen sulfide and hydrogen cyanide)	hydrogen cyanide, hydrogen sulfide were analyzed by MET chemistry; selenium, mercury and lead were analyzed by atomic absorption

The results of the analyses are provided in Table 3.

Figures 2 through 12 show individual vapor contours for gases identified in three or more vapor wells. In order to determine where a majority of the gas generation and/or migration is occurring, a vapor concentration matrix was developed (Table 4). The matrix identified each gas found within the vapor wells. Points were then assigned as follows:

- 3 points for each high reading
- 2 points for an average reading
- 1 point for a low reading
- 0 points for no reading

Average scores for each vapor well could then be assigned for subsequent ranking. The following ranking information is provided in table 5:

TABLE 5

Rank	Vapor Well No.	<u>Well Rankings</u>			
		<u>Average Score</u>	<u>No. Highs</u>	<u>No. Moderates</u>	<u>No. Lows</u>
1	M-12	1.75	7	3	1
2	B-8	1.25	5	2	1
3	M-11	1.13	3	2	6
4	M-7	1.18	2	6	1
5	B-5	1.06	2	3	3
6	M-2	1.00	3	2	3
7	B-2	0.81	0	4	5
8	B-11	0.12	0	0	2

This information is shown graphically in Figure 13. An overlay of the surface gas scan (explosive low and middle molecular weight hydrocarbons) is also provided for comparative purposes. The overlay provides insight as to where subsurface gases may be venting; however, additional venting of nonexplosive vapors at these and other locations on-site is also possible.

TABLE 2

Volatile Organic Compounds (11)

acrolein (H)*	1,3-dichloropropene (F)
acrylonitrile (B)	ethylbenzene (D)
benzene (D)	methylene chloride (F)
carbontetrachloride (F)	methyl chloride (F)
chlorobenzene (D)	methyl bromide (F)
1,1-dichloroethane (F)	bromoform (F)
1,2-dichloroethane (F)	dichlorobromomethane (F)
1,1,1-trichloroethane (F)	trichlorofluoromethane (F)
1,1,2-trichloroethane (F)	dichlorobromomethane (F)
1,1,2,2-tetrachloroethane (F)	chlorodibromoethane (F)
chloroethane (F)	tetrachloroethylene (F)
2-chloroethylvinyl ether (E)	toluene (D)
chloroform (F)	trichloroethylene (F)
1,1-dichloroethylene (F)	vinyl chloride (F)
1,2-trans-dichloroethylene (F)	bis (chloromethyl) ether (F)
1,2-dichloropropane (F)	

* Chemical Classifications:

A Alcohol	E Ether	I Pesticide
B Aliphatic	F Halocarbon - halogenated aliphatic compounds	J Phenol - including chloro and nitro-phenols
C Amine	G Metal	K Phthalate
D Aromatic - nonhalogenated and halogenated aromatic compounds	H PCB	L Polynuclear Aromatic
		M Aldehyde/ketones

For compounds the chemical classifications were not available.

SOURCE: Management of Hazardous Waste Leachate, U. S. EPA, September, 1980 (SW-871)

TABLE 3

Concentrations of Chemicals Detected in Subsurface Gases

Chemical	Concentration Detected in Sample in Parts per Billion (ppb)							
	B-2	B-5	B-S	B-11	M-2	M-7	M-11	M-12
<u>Volatile Organics</u>								
Benzene	45.0	37.0	75.0	ND	9.0	29.0	97.0	49.0
Chlorobenzene	29.0	15.0	30.0	ND	ND	57.0	44.0	27.0
1,1,2,2-Tetrachloroethane	1.0	2.6	ND	ND	6.5	ND	6.1	ND
Chloroform	1.0	ND	ND	ND	35.0	ND	ND	ND
1,2-Trans-dichloroethylene	2.5	22.0	89.0	ND	65.0	31.0	3.5	120.0
Ethyl benzene	300.0	3,100.0	5,700.0	5.3	ND	59,000.0	8.9	10.0
Methylene chloride	*	1.3	*	*	1.5	2.7	15.0	60.0
Toluene	31.0	180.0	560.0	12.0	ND	180.0	51.0	250.0
Trichloroethylene	16.0	28.0	79.0	ND	13	51.0	16.0	200.0
Vinyl chloride	ND	13.0	ND	ND	1.0	ND	2.5	ND
1,1,1-Trichloroethane	ND	*	ND	ND	*	ND	*	10.0
Tetrachloroethylene	ND	ND	130.0	ND	12.6	23.0	10.0	130.0
1,2-Dichloroethane	ND	ND	ND	ND	1.0	ND	ND	ND
1,1-Dichloroethylene	ND	ND	ND	ND	ND	ND	ND	2.0
1,2-Dichloropropane	ND	ND	ND	ND	ND	5.1	ND	19.0
Dichlorodifluoromethane	ND	ND	ND	ND	ND	ND	ND	4.0
<u>Metals</u>								
Selenium	ND	ND	ND	ND	ND	ND	ND	ND
Mercury	ND	ND	ND	ND	ND	ND	ND	ND
Lead	ND	ND	ND	ND	ND	ND	ND	ND
<u>Nonpriority Pollutants</u>								
Trimethylcyclohexane	660.0	ND	ND	ND	ND	240.0	ND	ND
Methylethylcyclohexane	1,000.0	ND	ND	ND	ND	ND	ND	ND
Trimethylbenzene	520.0	ND	ND	ND	ND	ND	190.0	ND
Dichlorobenzene**	ND	190	ND	ND	ND	ND	ND	ND
Dimethylmethylene bicycloheptane	ND	130	ND	ND	ND	ND	ND	ND
Methylpropylcyclohexane	ND	100	ND	ND	ND	ND	ND	ND
1-Methyl-4(1-methylethynyl)- cyclohexane	ND	590	ND	ND	ND	ND	ND	ND
Cyclohexanone	ND	ND	620.0	ND	ND	ND	ND	ND

* Less than 1.0 ppm

** Base/neutral compound.

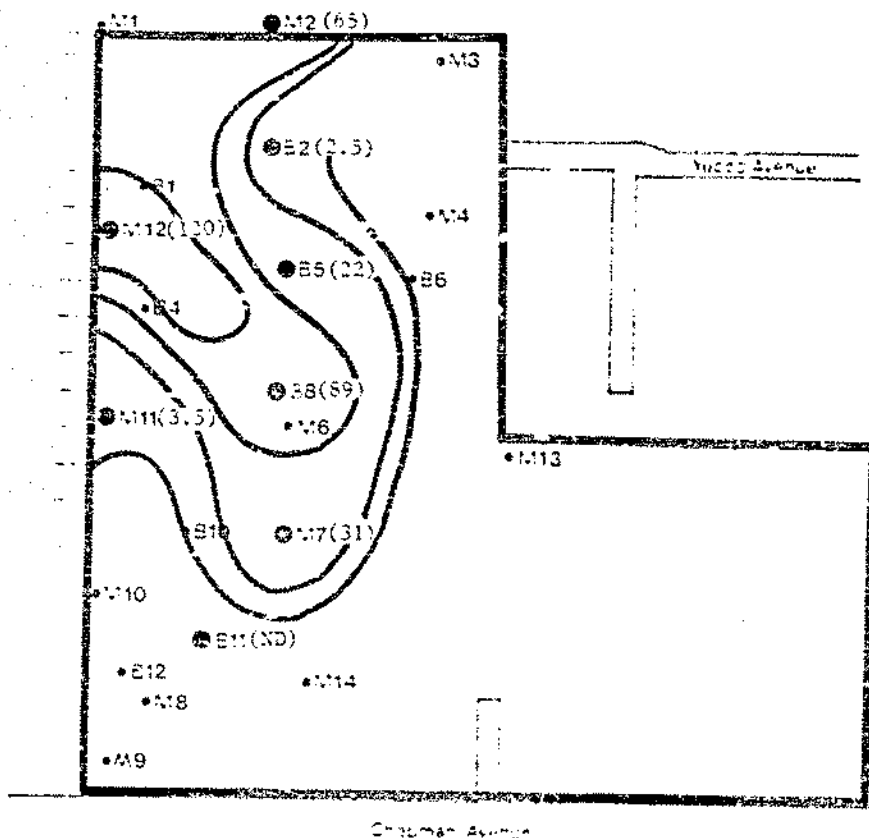
ND = none detected

TABLE 3 (continued)

<u>Chemical</u>	<u>B-2</u>	<u>B-3</u>	<u>B-6</u>	<u>B-11</u>	<u>M-2</u>	<u>M-7</u>	<u>M-11</u>	<u>M-12</u>
Methylpentanone	ND	ND	1,000.0	ND	ND	ND	ND	ND
Pinene	ND	ND	1,400.0	ND	ND	160.0	ND	ND
Methyl-(methylethyl)-oxabicyclo- heptane	ND	ND	2,100.0	ND	ND	ND	ND	ND
Methylmethacrylate	ND	ND	ND	280.0	ND	ND	ND	ND
Methylethylbenzene	ND	ND	ND	640.0	ND	570.0	ND	ND
Tetrahydrofuran	ND	ND	ND	ND	120.0	ND	ND	ND
2-Butanone	ND	ND	ND	ND	170.0	ND	ND	ND
Trichloroethene	ND	ND	ND	ND	13.0	ND	ND	ND
Methylcyclohexene	ND	ND	ND	ND	230.0	ND	ND	ND
C ₁₀ H ₁₂	ND	ND	ND	ND	370.0	ND	ND	ND
C ₁₀ H ₁₄	ND	ND	ND	ND	550.0	ND	ND	ND
Octane	ND	ND	ND	ND	ND	680.0	ND	ND
Dimethylbenzene	ND	ND	ND	ND	ND	2,500.0	ND	ND
N,N-Dimethylformamide	ND	ND	ND	ND	ND	ND	660.0	ND
Ethylmethylcyclopentane	ND	ND	ND	ND	ND	ND	3,400.0	ND
C ₁₀ H ₁₆	ND	ND	ND	ND	ND	ND	670.0	ND
C ₁₀ H ₁₈	ND	ND	ND	ND	ND	ND	1,300.0	ND
Hydrogen cyanide	ND	ND	ND	ND	ND	ND	ND	ND
Hydrogen sulfide	ND	ND	ND	ND	ND	ND	ND	ND
<u>Other Gases in Percent</u>								
Hydrogen	ND	ND	ND	4.7	ND	ND	ND	ND
Methane	13.7	30.6	50.6	26.6	13.6	39.3	16.0	19.4
Nitrogen	60.1	21.4	19.0	48.3	56.2	26.0	54.9	54.4
Oxygen	14.7	1.2	3.6	0.7	10.3	1.5	9.7	9.2
Argon	0.6	0.3	0.1	0.3	0.7	0.2	0.2	0.2
CO ₂	10.9	26.6	26.6	19.0	17.2	35.0	18.3	16.5

TABLE 4

Chemical	Vapor Concentration Matrix							
	Concentration Detected in Sample in Parts per Billion (ppb)							
	B-2	B-5	B-8	A-11	M-2	M-7	M-11	M-12
<u>Volatile Organics</u>								
Benzene	2	1	3	0	0	2	3	2
Chlorobenzene	2	1	2	0	0	3	3	2
1,1,1,2-Tetrachloroethane	1	2	0	0	3	0	3	0
Chloroform	2	0	0	0	3	0	0	0
1,2-Trans-dichloroethylene	1	2	3	0	2	2	1	3
Ethyl benzene	2	3	3	1	0	3	1	1
Methylene chloride	1	1	1	0	1	1	2	3
Toluene	1	2	3	1	0	2	1	2
Trichloroethylene	1	1	2	0	0	2	1	3
Vinyl chloride	0	3	0	0	2	0	1	0
1,1,1-Trichloroethane	0	1	0	0	1	0	2	3
Tetrachloroethylene	0	0	3	0	1	1	1	3
1,2-Dichloroethane	0	0	0	0	3	0	0	0
1,1-Dichloroethylene	0	0	0	0	0	0	0	0
1,2-Dichloropropane	0	0	0	0	0	2	0	3
Dichlorodifluoromethane	0	0	0	0	0	0	0	3
Total score	13	17	20	2	6	19	19	28
Average score	0.81	1.06	1.25	0.12	1.00	1.18	1.18	1.75
Ranking	7	5	2	8	6	4	3	1



- Sampled Wells
- Wells Not Sampled

() Concentration in parts per billion
 * Less than 1 ppb detected
 ND None detected

BCL

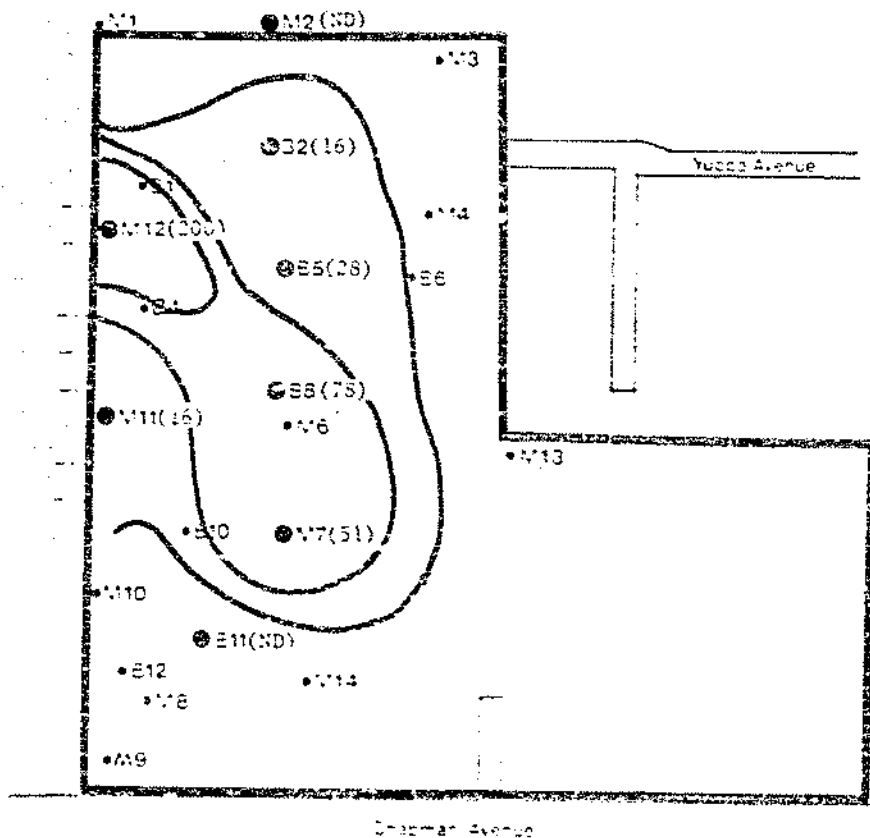
Source

BCL Associates, Inc.

Title

1, 2-Trans-dichloroethylene
 Vapor Concentrations.

2



- Sampled Wells
- Wells Not Sampled

() Concentration in parts per billion
 * Less than 1 ppb detected
 ND None detected

BCL

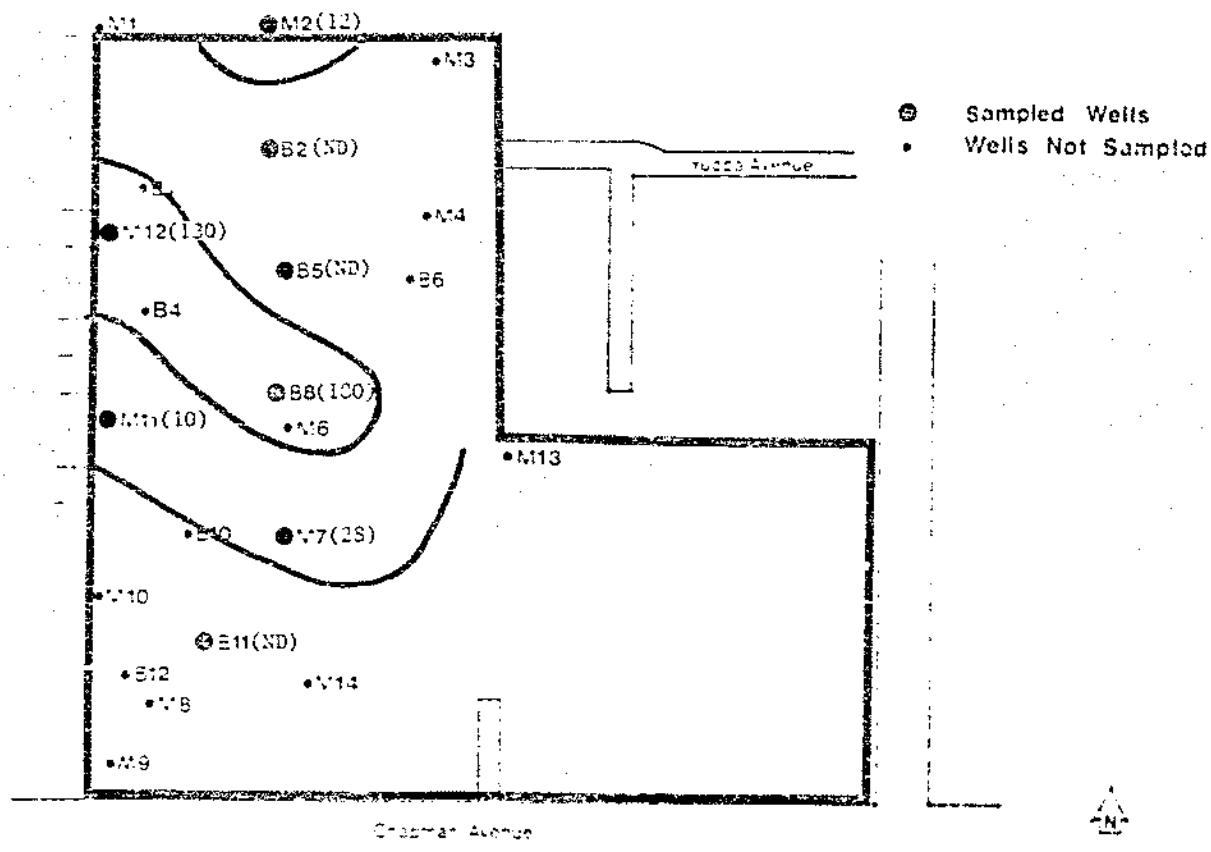
Source

BCL Associates Inc.

Title

Trichloroethylene
 Vapor Concentrations

3



() Concentration in parts per billion
 * Less than 1 ppb detected
 ND None detected

BCL

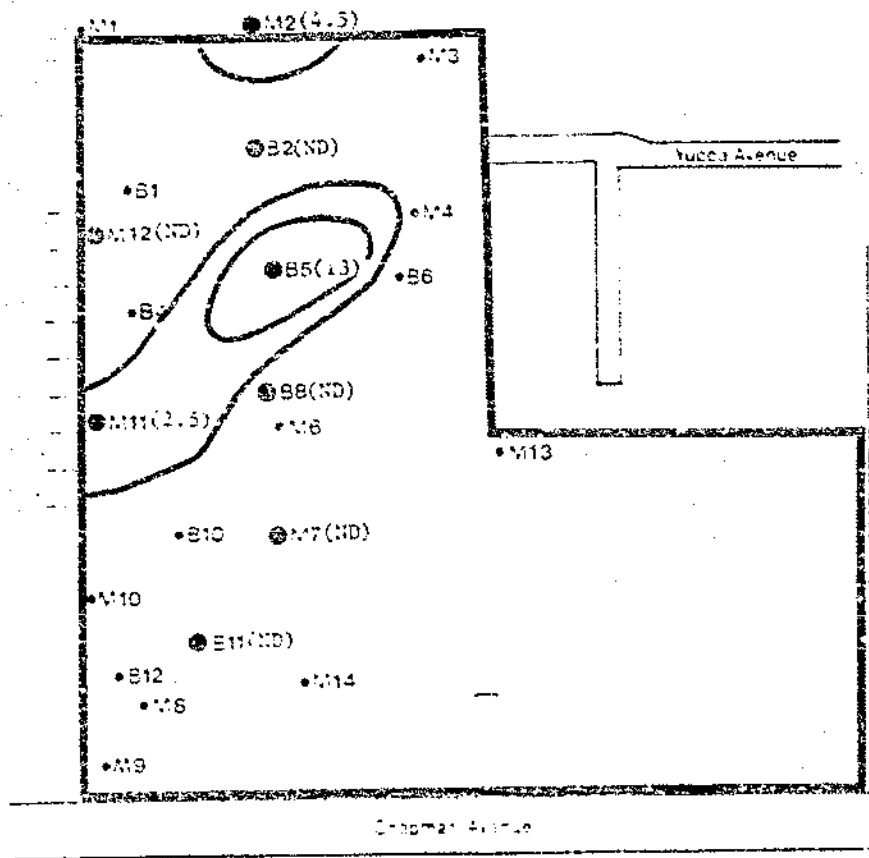
Source

BCL Associates Inc.

Title

Tetrachloroethylene
 Vapor Concentrations

4



() Concentration in parts per billion
 * Less than 1 ppb detected
 ND None detected

BCL

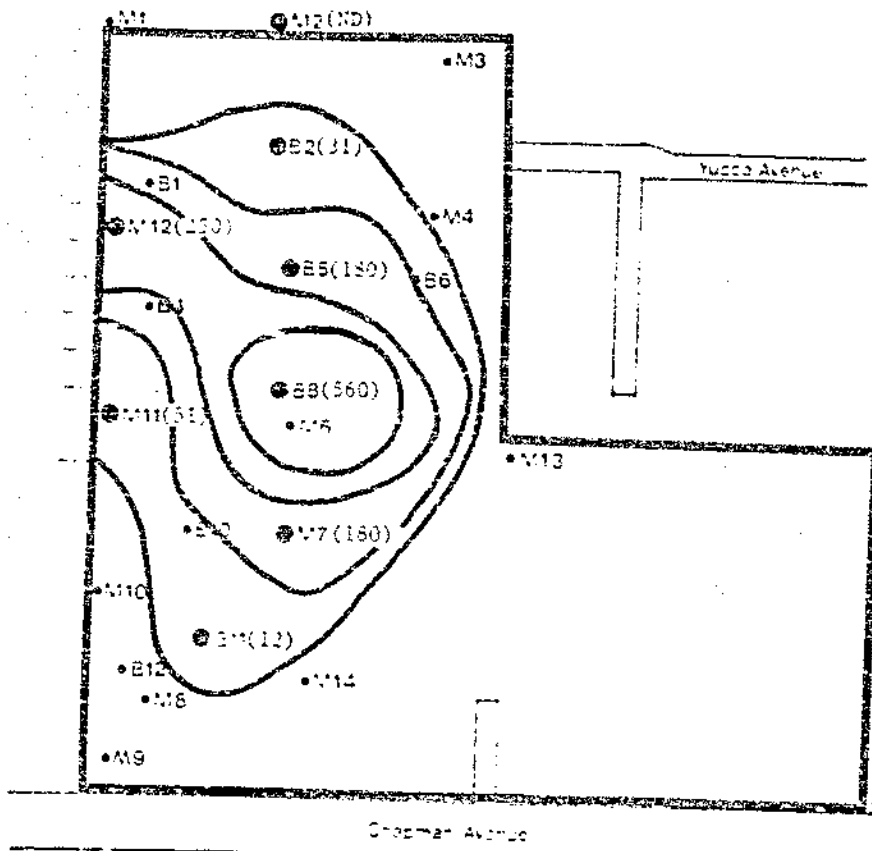
Source

BCL Associates, Inc.

Title

Vinyl Chloride
 Vapor Concentrations

5



● Sampled Wells
 • Wells Not Sampled

() Concentration in parts per billion
 * Less than 1 ppb detected
 ND None detected

BCL

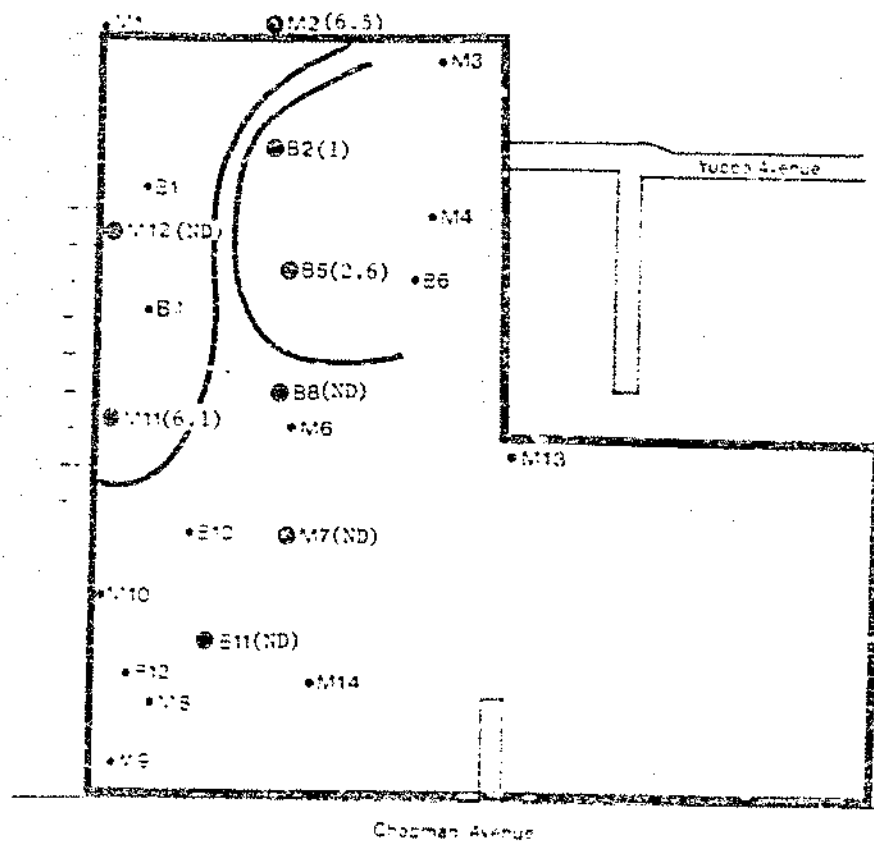
Source

BCL Associates, Inc.

Title

Toluene
 Vapor Concentrations

6



() Concentration in parts per billion
 * Less than 1 ppb detected
 ND None detected

BCL

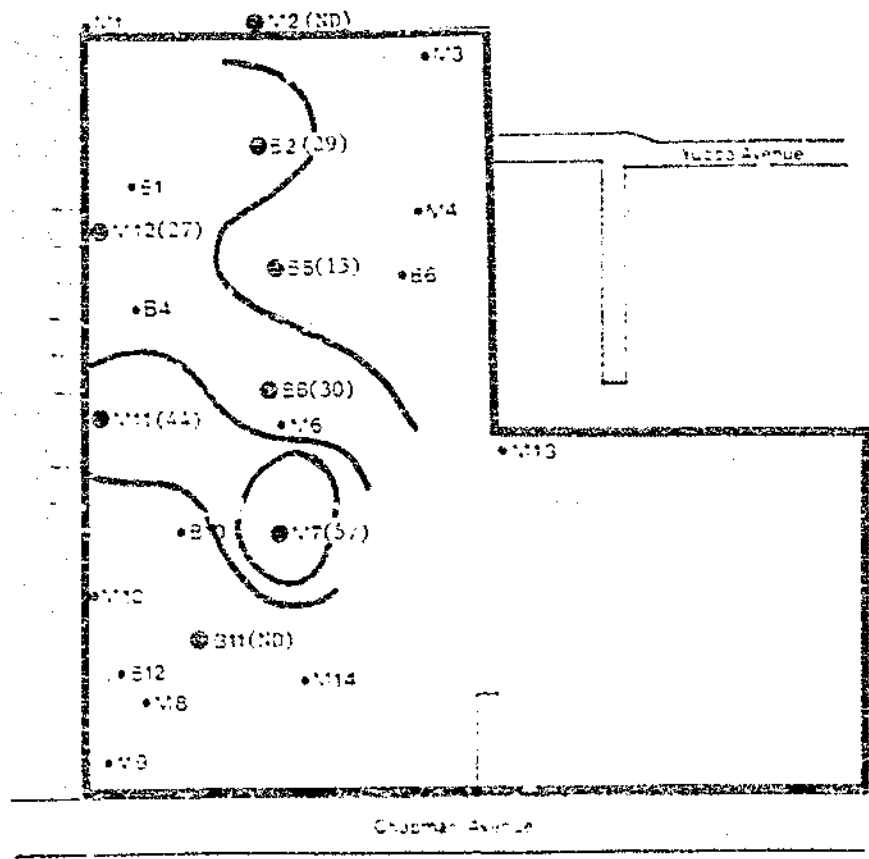
Source

BCL Associates, Inc.

Title

1,1,2,2-Tetrachloroethane
 Vapor Concentrations

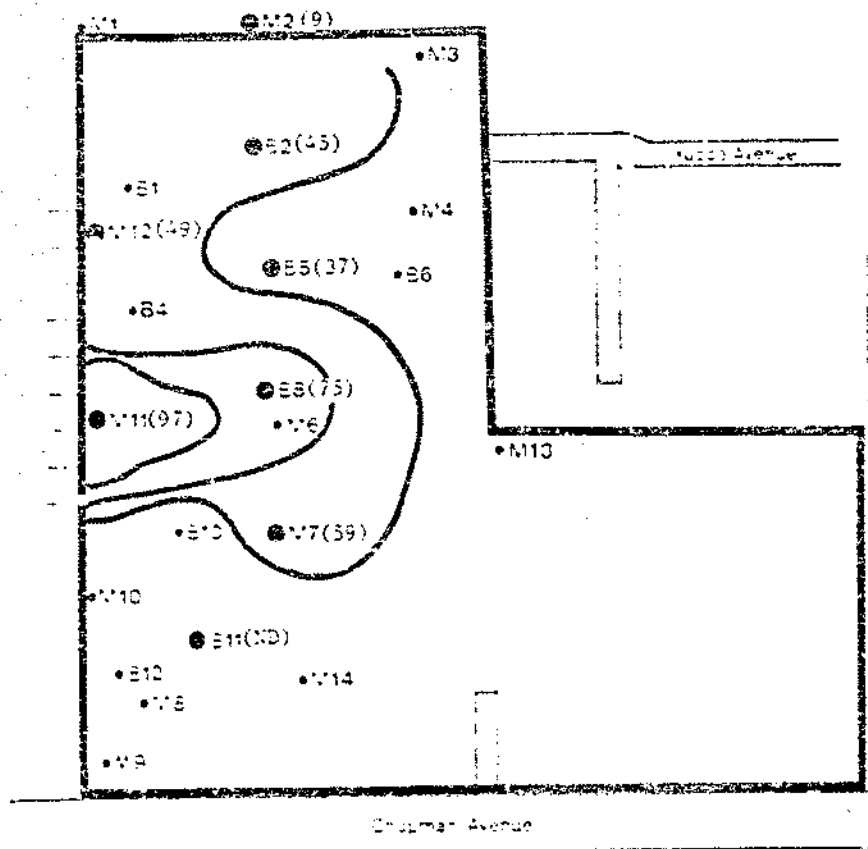
7



- ⊙ Sampled Wells
- Wells Not Sampled

() Concentration in parts per billion
 * Less than 1 ppb detected
 ND None detected

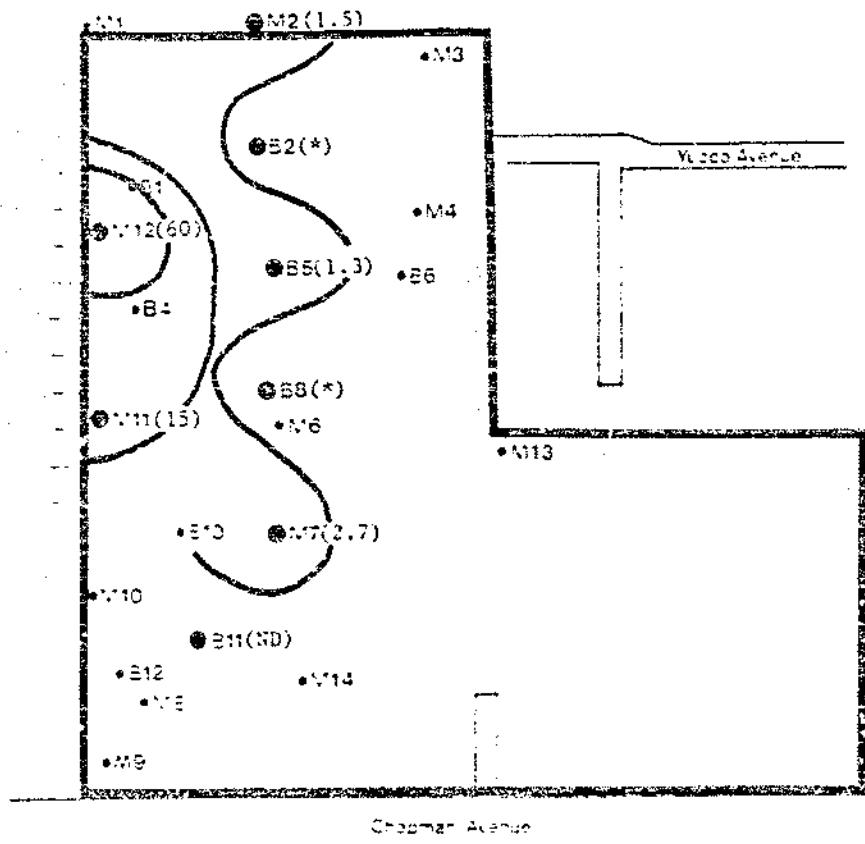
BCL	Source BCL Associates, Inc.	Title Chlorobenzene Vapor Concentrations	8
-----	--------------------------------	---	---



- Sampled Wells
- Wells Not Sampled

() Concentration in parts per billion
 * Less than 1 ppb detected
 ND None detected

BCL	Source	Title	9
	BCL Associates, Inc.	Benzene Vapor Concentrations	



- Sampled Wells
- Wells Not Sampled

() Concentration in parts per billion
 * Less than 1 ppb detected
 ND None detected

BCL

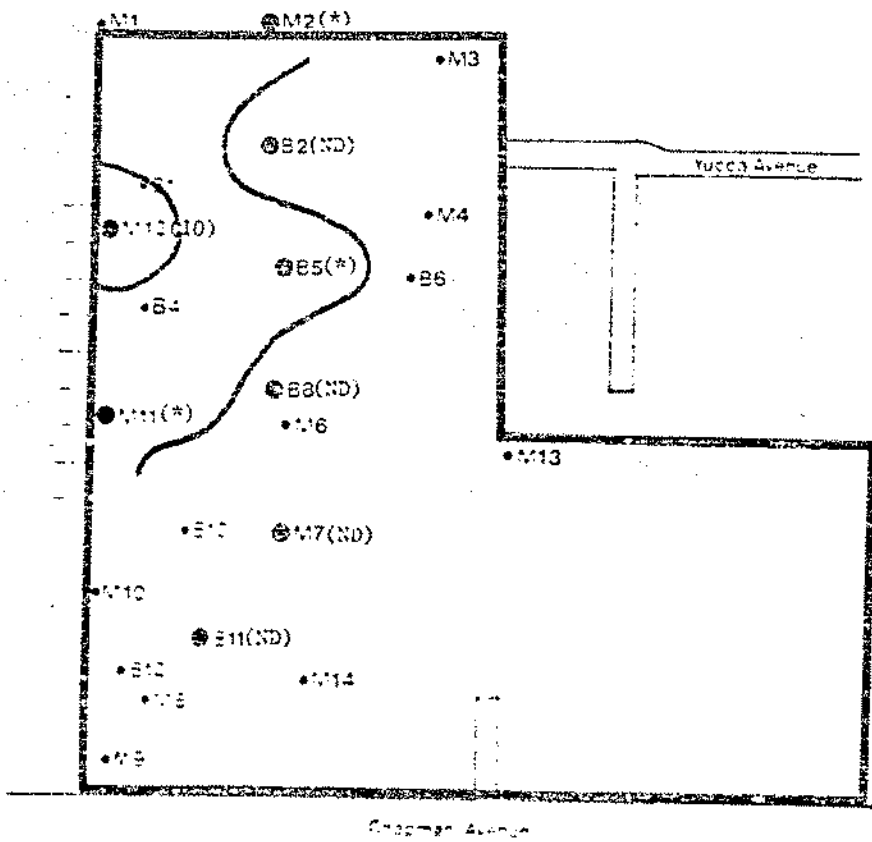
Source

BCL Associates, Inc.

Title

Methylene Chloride
 Vapor Concentrations

10



- Sampled Wells
- Wells Not Sampled

() Concentration in parts per billion
 * Less than 1 ppb detected
 ND None detected

BCL

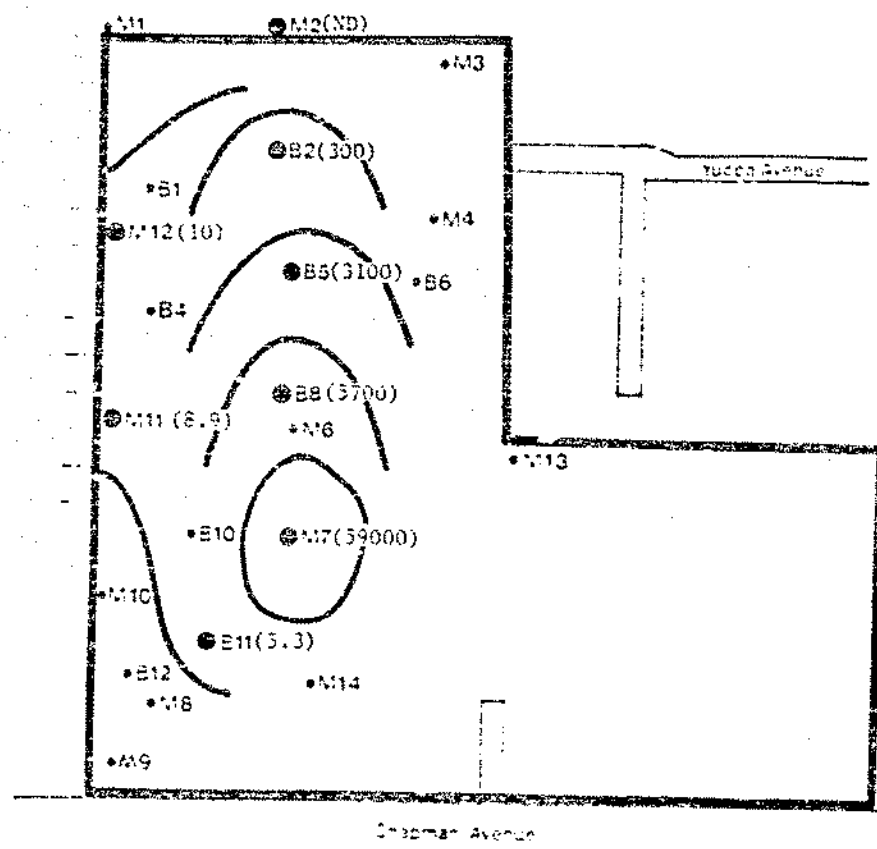
Source

BCL Associates, Inc.

Title

1,1,1-Trichloroethane
 Vapor Concentrations

11



- Sampled Wells
- Wells Not Sampled

() Concentration in parts per billion
 * Less than 1 ppb detected
 ND None detected

BCL

Source

BCL Associates, Inc.

Title

Ethylbenzene
 Vapor Concentrations

Analysis of the subsurface data, in conjunction with the surface gas scan data, allows for the extrapolation of potential gas generation/migration over the entire site. Generally, the surface venting data correlated well with the subsurface matrix ranking data insofar as the areas of highest venting occurred over and/or adjacent the area of highest subsurface ranking. Moderate and low venting areas also correlated well with the corresponding subsurface matrix ranking. The only exceptions and/or anomalies derived from Figure 13 involves sample well B2 and the surface venting noted south of well B11.

B 2 was a four-probe well; however, only three probes were functioning during sampling. The nonfunctioning probe was the deepest of the B2 probes. The surrounding wells each had four or more probes, one at a depth similar to the missing B2 probe, were functioning, and had a moderate or higher matrix ranking. On this basis, it was concluded that the missing B2 probe was probably the most representative (source generator area) probe and that area around B2 in general is ranked lower than it should be.

The area south of B11, although ranked low overall, is shown with surface venting recorded at 250 ppm which is more in line with an area of moderate matrix ranking.

Figure 13 also shows that most of the venting in the center portion of the site was associated with high ranking areas as would be expected. The moderate and low venting noted at the surface occurred at the landfill boundaries (fill and natural ground interface) which is indicative of the potential for horizontal migration.

Evaluation of Analytical Results

The California Department of Health Services, Hazardous Materials Management Section, developed the California Assessment Manual for Hazardous Waste (CAM) for determining if a waste is hazardous or extremely hazardous. The intrinsic properties of hazardous and extremely hazardous waste are toxicity, flammability, corrosivity, irritation, reactivity, and strong sensitization. Generally the CAM is based on identification and evaluation of the chemical components of a waste to determine if they are hazardous or extremely hazardous substances and if they are present at sufficiently high concentrations so as to make the waste hazardous or extremely hazardous. Table 6 lists the properties of those compounds detected in subsurface gases at the project site. These properties are based on federal and State regulations.

After consultation with the DOHS, it was decided to focus the evaluation of this site on the subsurface vapors. The CAM provides the following methodology for determining if the subsurface vapors are hazardous.

TABLE 6

Potential Hazardous Property of Materials Cited

EPA Hazardous Waste No. ¹	Class Fraction	Materials Identified	Hazard Codes											
			EPA ¹				State ²							
			Toxic	Irritable	Reactive	Corrosive	Acute Hazardous Waste	Toxic	Flammable	Corrosive	Irritant	Sensitizer	Reproductive	Extremely Hazardous
U019	Voa	Benzene						X	X					
U037	Voa	Chlorobenzene	X					X						
U044	Voa	Chloroform	X	X				X						
U075	Voa	Dichlorodifluoroethane	X											
U077	Voa	1,2 dichloroethane	X					X	X		X			
U078	Voa	1,1 dichloroethylene	X											
F003	Voa	Ethyl benzene		X				X	X		X			
U080	Voa	Methylene chloride	X					X			X			
U220	Voa	Toluene	X	X				X	X					
U079	Voa	1,2 transdichloroethylene												
U226	Voa	1,1,1-trichloroethane	X											
U228	Voa	Trichloroethylene	X					X	X					
U043	Voa	Vinyl chloride						X			X		X	
	B/N	Dichlorobenzene						X			X			
U209	Voa	1,1,2,2-Tetrachloroethane	X											
U083	Voa	1,2-Dichloropropane	X											
U228	Voa	Trichloroethene	X											
U210	Voa	Tetrachloroethylene	X											

1. Title 40 Code of Federal Regulations, Section 261.30.

2. California Administrative Code, Title 22 Division 4 Chapter 30.

Inhalation Toxicity

Vapor Hazards - If the waste is a solid, liquid or sludge which contains one or more volatile, toxic substances (inhalation LC₅₀ ≤ 4,000 ppm (eight hours) and vapor pressure ≥ 1 mm Hg at 20°C) determine if the waste has the potential of generating a hazardous vapor mixture by calculating the vapor hazard index (VHI) as follows:

$$VHI = 6,000 \sum \frac{p^{\circ}A_k}{M_{A_k}} = 1 \frac{(p^{\circ}A_k)}{(M_{A_k})} \frac{(Z_{A_k})}{(T_{A_k})}$$

Where: $p^{\circ}A_k$ are vapor pressures at 20-35° C of the pure volatile, toxic substances A₁, A₂, A₃, etc. expressed in units of millimeters of mercury (mm Hg); Z_{A_k} are their percent concentrations by weight; M_{A_k} are their molecular weights; and T_{A_k} are their toxicities in parts per million (ppm) by volume in air (e.g., LC₅₀, LC₁₀, or 100% H₂). Only substances with reported inhalation LC₅₀'s ≤ 4,000 ppm (eight hours) and vapor pressures ≥ 1 mm Hg need be considered in calculating an LC₅₀ for the waste.

If the VHI is greater than or equal to 1, the waste is tentatively designated nontoxic pending the results of the other CAM toxicity evaluations. The calculated VHI for the project site is 0.00467412 (see table 7). The calculated VHI is less than 1; therefore, the subsurface gases are concluded to pass the CAM toxicity evaluation. Even though the landfill gases appear to be nontoxic according to the CAM, they are recognized to be flammable and appropriate precautions must be followed to avoid potential hazards on- and off-site.

Since the subsurface gases contain a variety of known hazardous substances in low concentrations, it is likely the site contains some concentrations of these and other chemicals within the solid fill material. In turn, it is possible that these materials could impact workers during construction via skin contact and/or inhalation of particulates (solids).

The materials identified within the fill, at their present concentrations, do not appear to represent a significant threat to the health or safety of either future occupants of the site or adjacent residents if properly mitigated.

This report generally fulfills the requirements for further study as recommended in the Gateway Plaza Project EIR (GPA 2-S2-A).^{*} No further study is recommended at this time.

^{*} Please refer to Gateway EIR Summary on page 7, Mitigation Measure 11, as well as Sections 4.1, Soils, Mitigation Measures pp. 16 and 17; 4.7, Air Quality, Mitigation Measures pp. 77 and 78.

TABLE 7

CAM Inhalation Analysis

Chemicals	MA _g Molecular Weight ¹	Po _v Vapor Pressure mm 20 ^{1,2,3}	CA _x ppm/10,000	TA _x	(P _o Av) ² (TA _w)	(MA _w)(TA _w)	(P _o Av) ² (CA _w) (MA _w)(CA _w)
				ILV x 100 ppm ⁴			
Benzene	78	100	.0000097	1,000	.00097	78,000	.000000012
Chlorobenzene	113	15	.0000057	7,000	*		
1,1,1,2-Tetrachloroethane	168	10	.0000065	500	.000065	84,000	.000000001
Chloroform	119	200	.000035	1,000	.007	119,000	.000000358
1,2-Trans-dichloroethylene	62	400	.000012	20,000	*		
Ethyl benzene	106	10	.0059	1,000	.059	106,000	.00000016
Methylene chloride	85	3,800	.000006	20,000	*		
Toluene	92	40	.000056	10,000	*		
Trichloroethylene	131	100	.00002	2,500	.002	327,500	.000000061
Vinyl chloride	62	1,000	.00000045	100	.00045	6,200	.0000000726
1,1,1-Trichloroethane	133	100	.000001	35,000	*		
Tetrachloroethylene	168	10	.000018	10,000	*		
1,2-Dichloroethane	99	300	.0000001	5,000	*		
1,1-Dichloroethylene	97	700	.0000002	1,000	.00014	97,000	.000000014
1,2-Dichloropropane	113	80	.0000019	7,500	*		
Dichlorodifluoromethane	102	1,520	.0000004	100,000	**		
Trimethylcyclohexane					**		
Methylethylcyclohexene					**		
Triethylbenzene	120	1.25	.000051	2,500	.000065	300,000	.000000002
Dichlorobenzene	147	1.0	.000019	5,000	*		
Dimethylmethylenecycloheptane	136	53	.000013	NL	**		
Methylpropylcyclohexane					**		
1-Methyl-4-(1-methylethenyl)-cyclohexane					**		
Cyclohexanone	98	620	.000062	5,000	*		
Methylpentanone	100	125	.0001	NL	*		
Pinene	136	1,000	.00021	NL	**		
Methyl-(methylethyl)-oxabicycloheptane					*		
Methylmethacrylate	86	2.5	.000028	10,000	*		
Methylethylbenzene	120	4.0	.000064	NL	**		
Tetrahydrofuran	72	150	.000011	20,000	*		

TABLE 7 (continued)

2-Butanone	58	1,000	.000017	20,000	*
Trichloroethene	131	660	.0000013	NL	**
Methylcyclohexane					**
C ₁₀ H ₁₈					**
C ₁₀ H ₁₆					*
Octane	114	16	.000069	30,000	*
Dimethylbenzene	106	6.2	.00025	10,600	*
N,N-Dimethylformamide					**
Ethylmethylcyclopentane					**
C ₉ H ₁₆					**
C ₉ H ₁₄					*
Hydrogen	1		4.7	***	
Methane	16		50.6	***	
Nitrogen	14		60.1	***	
Oxygen	16		14.7	NL	
Argon	39		0.7	***	
CO ₂	44		33.0	500,000	*

Summation

$$VHI = 6.600 \times 0.0000007082 = 0.00467412$$

0.0000007082

- * Not considered in calculation because calculated LC₅₀ is greater than 4,000 ppm (8 hour).
- ** Not considered in calculation because Cal OSHA has not set a standard for this compound.
- *** Asphyxiant and/or fire hazard. No standard is set; however, oxygen level in air must be adequate

References

1. Handbook of Chemistry and Physics, A Ready Reference Book of Chemical and Physical Data 37th Edition, Published by Chemical Rubber Publishing Company, 1955.
2. The Merck Index, An Encyclopedia of Chemicals and Drugs, 9th Edition, 1967.
3. Vapor Pressure - Temperature Nomograph, originated in the Laboratories of Standard Oil Development Company.
4. California Administrative Code, Title 8 Chapter 4 Subchapter 7 Section 5155.

Recommendations

Operating practices for construction work at a site where landfill gases and other wastes are present are more restrictive than working on native soils. Because of the potential flammability and toxicity of landfill gases, certain precautions and preventive practices are required.

In general, an Operations Plan and Safety Plan are recommended for construction activities on such sites. In the following paragraphs, some typical restrictions are presented. Each site has its specific characterization. No one plan or method or set of conditions can be universally applied.

1. Excavation and Trenching

On-site excavation, trenching, or boring shall be conducted only in the presence of an On-Site Safety Coordinator. A qualified inspector or other trained person shall be present at the work face at all times. This person must have training and experience in both OSHA safety requirements and DQHS hazardous waste requirements. Experience in supervising a landfill excavation project would also be of value.

The On-Site Safety Coordinator shall be equipped to detect methane, hydrogen sulfide gas concentrations and potential toxic gases (Safety Plan - Air Monitoring). The On-Site Safety Coordinator will have the authority to require each worker in the vicinity of a hazardous gas to wear appropriate protective breathing apparatus or other safety equipment as necessary. The On-Site Safety Coordinator will also have the authority to require the Contractor to operate portable fans in the vicinity of work where such gases are present, in order to disperse such gases.

In matters regarding safety, the On-Site Safety Coordinator has authority to issue orders which must be followed immediately. Failure to follow an On-Site Safety Coordinator's orders is grounds for reprimand or dismissal of employees, Contractors or Subcontractors.

2. Workers On-Site

A minimum of two workers shall be on the site at all times during construction activities. Each worker in the vicinity shall be equipped with safety equipment selected by the Safety Program Administrator.

3. Smoking

Smoking shall be permitted only in an area designated by the Safety Coordinator as a "Safe Smoking Area."

4. Construction Equipment

All construction equipment exhaust systems on the site shall be equipped with spark arrestors.

5. Welding/Open Fire

Welding or open flames shall be permitted only in areas of the site approved by the Field Engineer and On-Site Safety Coordinator.

6. Clothing

Personnel shall wear safety equipment selected by the Safety Program Administrator.

7. Daily Shutdown

All piping and berings shall be capped or securely covered at the end of each construction day. Construction equipment shall be parked in locations indicated by the Safety Coordinator.

8. Report of Odor

If rubbish is encountered or odors are reported, the On-Site Safety Coordinator shall be notified. A qualified inspector shall take readings for the lower explosive level for methane with a J-W Combustible Gas Indicator or other device of equal accuracy and shall monitor for other gases (i.e., Miran infrared gas analyzer, H₂S meter, or HCN photo ionization meter) as directed in the Safety Plan. If the reading on the combustible gas meter indicates 0.5 (or 50 percent LEL), the Safety Coordinator is to clear the area of construction workers and ensure that heavy equipment is shut down, and absolutely no smoking is to be allowed in the area. Following construction worker evacuation, the Safety Coordinator will take additional readings. If the 50 percent LEL is still indicated by the combustible gas indicator, the area must be cleared until the gases are eliminated by dispersion in the atmosphere and/or are assisted by the use of standard air-flow construction fans.

All such reports of odor or unusual occurrences shall be entered in the Contractor's Log.

9. Report of Potential Hazardous Waste

Any unusual occurrence noted by workers (irritated throat, different odors, sludges, oily wastes, etc.) must be examined by the Safety Coordinator. He shall have the authority to run appropriate analytical tests to ascertain what the material is and thereafter be able to recommend appropriate handling procedures in accordance with the Operations Plan.

10. Disposal of Excavated Rubbish

When rubbish is encountered, the rubbish shall be removed and disposed of, by permit, in an acceptable sanitary landfill, once it has been determined that it is safe to do so. Workers involved in the removal operation shall wear safety equipment specified by the Safety Coordinator. The rubbish fill shall be excavated to a depth below the

desired grade as stated in the specifications. After completion and removal of rubbish fill, the Contractor shall immediately cover the exposed fill with a two-foot layer of cover soil or as specified on the grading plan.

11. Stop Work Orders

Wherever any work is being done contrary to the provisions of the specifications or the conditions of any permit or certificate issued by a qualified Field Engineer or if, at any stage of the work, the Field Engineer determines by inspection that further work as authorized is likely to endanger any person or public or private property, he may order the work stopped by notice in writing served on any persons engaged in doing or causing such work to be done, and any such person shall forthwith stop such work. Work will proceed only if he finds adequate safety precautions can be taken or corrective measures incorporated in the work to avoid the likelihood of such danger. If the Field Engineer and/or a representative of the Owner find any existing conditions not as stated in the permit or not as shown on the plans, or not in compliance with this specification, he may order the work stopped until corrected or until revised plans have been submitted and approved.

The Safety Program Administrator or On-Site Safety Coordinator have the authority to issue verbal stop work orders in those situations that relate to worker safety.

APPENDIX A
Laboratory Results

Client BCL Associates, Inc.	Work Order 6764-01	P. O. Number 92-069
Material/Sample Identity Landfill Gas Samples Project 22-069	Rec'd 6-9-87	Due
Requested By Name: Mr. James Crisp	Phone: 437-4148	Sample Disposition Expendable
Report/Ship To: Mr. James Crisp BCL Associates, Inc. 443 W. Ocean Blvd. Long Beach, CA 90802		

Nature of Work and Information Desired

Landfill Gas Analysis

Summary of Laboratory Report

Q. C. Level

2

Eight landfill gas wells were sampled and analyzed by GC/MS for possible priority pollutants, by AA for organic lead, mercury and selenium, and by wet chemical methods for H₂S and HCN. No appreciable levels of metals or H₂S or HCN were detected. The GC/MS data does indicate the presence of various priority pollutants at or below the ppm range.

Please see the enclosed report for complete details.

As a matter of convenience only, this report is submitted for the exclusive use of the client to whom it is addressed. This report applies only to the sample(s) tested and is not necessarily indicative of other samples of the same or similar or identical products. Use of this report, in whole or in part, or of any data or analysis contained therein, in any advertising or public matter, without prior written authorization is prohibited.

Analyst GLD/DHB	Book - Page 259-80/GC/MS Log	Approved By <i>[Signature]</i>	Date 23 June 1982
Research and Development		Testing	

June 22, 1982

BCL Associates

Lab Log No. 62011
Project 82-069

On 9 June 1982, eight landfill gas wells located near Chapman and Harbor Blyds. in Garden Grove were sampled. Each well had from two to four separate sampling lines, which were each tested for 15 minutes duration using first a Tenax tube followed by a grab sample and then by two bubbler systems set up in series. The same tenax and bubbler solutions were used for each set of sampling lines on each well, while a fresh grab sample was collected for each sampling line (total of 23). A portable air pump pulled approximately three liters of gas thru the tenax tube for each sampling line while an electric air pump pulled about 29 liters of air thru first a 0.1N sodium hydroxide bubbler and then a 0.1N iodine solution. None of the sampling lines on any well was sampled with the electric air pump until the portable pump had collected gas from all of the lines on that well. Table I lists the sample volumes collected for each sampling line.

The eight tenax tube samples were analyzed by GC/MS using the volatile organics column and parameters. These results are enclosed, and include the non-priority pollutant data.

Portions of each grab sample for a given well were blended and the resulting mixture analyzed by MS for the major gas content. These results are given in Table II.

The iodine bubbler solutions were analyzed by atomic absorption spectroscopy for lead, selenium and mercury. The sodium hydroxide bubbler solutions were analyzed for hydrogen cyanide and hydrogen sulfide using wet chemical methods. Nothing was detected in any of the samples tested. Table II gives the detection limit for each parameter for each gas well.

BCL Associates

Lab Log No. 62011
Project 82-059Table 1.
Gas Volumes Sampled

Well #	Sampling Line	Tenax Volume, l	Bubbler Volume, l
B-2	Green	3.2	28.8
	Yellow	2.9	28.8
	Red	3.1	28.8
	Total	9.3	86.4
B-5	Red	3.2	28.8
	Blue	3.2	28.8
	Green	3.0	28.8
	Yellow	2.7	28.8
	Total	12.1	115.2
B-8	White	2.9	28.8
	Red	3.2	28.8
	Total	6.1	57.6
B-11	Yellow	3.2	28.8
	Red	3.3	28.8
	Total	6.5	57.6
M-3	Green	3.2	28.8
	Blue	3.0	28.8
	Red	3.2	28.8
	White	3.0	28.8
	Total	12.4	115.2
M-7	Red	3.3	28.8
	Green	2.7	28.8
	Total	6.0	57.6
M-11	Green	3.1	26.9
	Red	3.4	30.7
	Total	6.5	57.6
M-12	Green	2.9	28.8
	Red	3.0	28.8
	White	3.2	28.8
	Black	2.8	28.8
	Total	11.9	115.2

Table II.

Composition of Blended Gas Samples from Landfill

Sample	Weight %					
	H ₂	CH ₄	N ₂	O ₂	Ar	CO ₂
B-2	0.0	13.7	60.1	14.7	0.6	10.9
B-5	0.0	50.6	21.4	1.2	0.3	26.6
B-6	0.0	50.6	19.0	3.6	0.2	26.6
B-11	4.7	26.6	48.3	0.7	0.5	19.0
M-2	0.0	15.6	56.2	10.3	0.7	17.2
M-7	0.0	39.3	26.0	1.5	0.2	33.0
M-11	0.0	16.0	54.9	9.7	0.6	18.8
M-12	0.0	19.4	54.4	9.2	0.6	16.5

BCL Associates

Lab Log No. 62011
 Project 82-069

Table III
 Bubbler Solution Data

Sample	Air Volume, l	Detection Limit, $\mu\text{g}/\text{M}_3$				
		H_2S	HCN	Pb	Se	Hg
B-2	86.4	60.	6.	23.	3.	2.
B-5	115.2	40.	4.	17.	2.	2.
B-8	57.6	90.	9.	35.	5.	4.
B-11	57.3	90.	9.	35.	5.	4.
M-2	115.2	40.	4.	17.	2.	2.
M-7	57.6	90.	9.	35.	5.	4.
M-11	57.6	90.	9.	35.	5.	4.
M-12	115.2	40.	4.	17.	2.	2.

BCL Associates, Inc.

Lab Log No. 62011

Project 82-089

Lab Sample ID No. Tenax Tube 4B-2 (9.3 liters)
Date Analyzed 6-10-62

TENTATIVELY IDENTIFIED COMPOUNDS
(Non Priority Pollutants)

<u>Compound</u>	<u>Approximate Concentration, ppb</u>
Trimethylcyclohexane	660.
Methylethylcyclohexane	1.0ppm
Trimethylbenzene	520.

SCL Associates, Inc.

Lab Log No. 69011

Project: 10-969

Lab Sample ID No. Tenax Tube #B-5 (12.1 liters)
Date Analyzed 6-10-80

TENTATIVELY IDENTIFIED COMPOUNDS
(Non Priority Pollutants)

<u>Compound</u>	<u>Approximate Concentration, ppb</u>
Dichlorobenzene	190.
Dimethylmethylen bicycloheptane	130.
Methylpropylcyclohexane	300.
1-methyl-4-(1-methylethenyl)cyclohexane	590.

FEDERAL BUREAU OF INVESTIGATION
 UNITED STATES DEPARTMENT OF JUSTICE
 WASHINGTON, D. C. 20535
 MEMPHIS, TENNESSEE

100-441100-1000
 DE MEMPHIS
 TO DIRECTOR
 5/10/68

CLASSIFICATION	REF	RESTRICTIONS	REF
2V	SECRET	SECRET	SECRET
3V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
4V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
5V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
6V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
7V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
8V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
9V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
10V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
11V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
12V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
13V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
14V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
15V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
16V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
17V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
18V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
19V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
20V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
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47V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
48V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
49V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL
50V	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL

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 FEDERAL BUREAU OF INVESTIGATION

BCL Associates, Inc.

Lab Log No. 62011

Project: 12-059

Lab Sample ID No. Tenax Tube #B-C (6.1 liters)

Date Analyzed 6-10-82

TENTATIVELY IDENTIFIED CONTAMINANTS

(Non Priority Pollutants)

<u>Compound</u>	<u>Approximate Concentration, ppb</u>
Cyclohexanone	620.
Methylpentanone	1.0ppm
Pinene	1.4ppm
Methyl-(Methylethyl)-Oxabicycloheptane	2.1ppm

1. A. C. ...
2. ...
3. ...

NO.	DESCRIPTION	AMOUNT
27
37
47
57
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NO.	DESCRIPTION	AMOUNT
1007
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1157
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USL Associates, Inc.

Lab Log No. 62011

Project 13-000

Lab Sample ID No. Tenax Tube #B-11 (6.5 liters)
Date Analyzed 6-10-82

TENTATIVELY IDENTIFIED COMPOUNDS
 (Non Priority Pollutants)

<u>Compound</u>	<u>Approximate Concentration, ng/l</u>
Methylmethacrylate	280.
Methylstyrene	640.

100-100000-100000
 100-100000-100000
 100-100000-100000

UNITED STATES DEPARTMENT OF JUSTICE
 FEDERAL BUREAU OF INVESTIGATION
 WASHINGTON, D. C. 20535

TO : DIRECTOR, FBI (100-100000-100000)
 FROM : SAC, NEW YORK (100-100000-100000)
 SUBJECT: [Illegible]

NUMBERS	DESCRIPTION	AMOUNT	DATE
2V	ADDITIONAL	100	10/1/50
3V	ADDITIONAL	100	10/1/50
4V	ADDITIONAL	100	10/1/50
5V	ADDITIONAL	100	10/1/50
6V	ADDITIONAL	100	10/1/50
7V	ADDITIONAL	100	10/1/50
8V	ADDITIONAL	100	10/1/50
9V	ADDITIONAL	100	10/1/50
10V	ADDITIONAL	100	10/1/50
11V	ADDITIONAL	100	10/1/50
12V	ADDITIONAL	100	10/1/50
13V	ADDITIONAL	100	10/1/50
14V	ADDITIONAL	100	10/1/50
15V	ADDITIONAL	100	10/1/50
16V	ADDITIONAL	100	10/1/50
17V	ADDITIONAL	100	10/1/50
18V	ADDITIONAL	100	10/1/50
19V	ADDITIONAL	100	10/1/50
20V	ADDITIONAL	100	10/1/50
21V	ADDITIONAL	100	10/1/50
22V	ADDITIONAL	100	10/1/50
23V	ADDITIONAL	100	10/1/50
24V	ADDITIONAL	100	10/1/50
25V	ADDITIONAL	100	10/1/50
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27V	ADDITIONAL	100	10/1/50
28V	ADDITIONAL	100	10/1/50
29V	ADDITIONAL	100	10/1/50
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32V	ADDITIONAL	100	10/1/50
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35V	ADDITIONAL	100	10/1/50
36V	ADDITIONAL	100	10/1/50
37V	ADDITIONAL	100	10/1/50
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40V	ADDITIONAL	100	10/1/50
41V	ADDITIONAL	100	10/1/50
42V	ADDITIONAL	100	10/1/50
43V	ADDITIONAL	100	10/1/50
44V	ADDITIONAL	100	10/1/50
45V	ADDITIONAL	100	10/1/50
46V	ADDITIONAL	100	10/1/50
47V	ADDITIONAL	100	10/1/50
48V	ADDITIONAL	100	10/1/50
49V	ADDITIONAL	100	10/1/50
50V	ADDITIONAL	100	10/1/50

BCL Associates, Inc

Lab Log No. 62011

Project 82-069

Lab Sample ID No. Tenax Tube #M-2 (12.4 liters)
Date Analyzed 6-10-82

TENTATIVELY IDENTIFIED COMPOUNDS
(Non Priority Pollutants)

<u>Compound</u>	<u>Approximate Concentration, ppb</u>
Tetrahydrofuran	120
2-Butanone	170
Methylcyclohexene	230
C ₁₀ H ₁₂	370
C ₁₀ H ₁₄	550

FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE

117

1973
1973

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL
2V	WATER	10	100	1000
3V	WATER	10	100	1000
4V	WATER	10	100	1000
5V	WATER	10	100	1000
6V	WATER	10	100	1000
7V	WATER	10	100	1000
8V	WATER	10	100	1000
9V	WATER	10	100	1000
10V	WATER	10	100	1000
11V	WATER	10	100	1000
12V	WATER	10	100	1000
13V	WATER	10	100	1000
14V	WATER	10	100	1000
15V	WATER	10	100	1000
16V	WATER	10	100	1000
17V	WATER	10	100	1000
18V	WATER	10	100	1000
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21V	WATER	10	100	1000
22V	WATER	10	100	1000
23V	WATER	10	100	1000
24V	WATER	10	100	1000
25V	WATER	10	100	1000
26V	WATER	10	100	1000
27V	WATER	10	100	1000
28V	WATER	10	100	1000
29V	WATER	10	100	1000
30V	WATER	10	100	1000
31V	WATER	10	100	1000
32V	WATER	10	100	1000
33V	WATER	10	100	1000
34V	WATER	10	100	1000
35V	WATER	10	100	1000
36V	WATER	10	100	1000
37V	WATER	10	100	1000
38V	WATER	10	100	1000
39V	WATER	10	100	1000
40V	WATER	10	100	1000
41V	WATER	10	100	1000
42V	WATER	10	100	1000
43V	WATER	10	100	1000
44V	WATER	10	100	1000
45V	WATER	10	100	1000
46V	WATER	10	100	1000
47V	WATER	10	100	1000
48V	WATER	10	100	1000
49V	WATER	10	100	1000
50V	WATER	10	100	1000

BEL Associates, Inc.

Lab Log No. 62011

Project 58-463

Lab Sample ID No. Ionax Tube #M-7 (5.0 liters)
Date Analyzed 6-10-82

TENTATIVELY IDENTIFIED COMPOUNDS
(Non Priority Pollutants)

<u>Compound</u>	<u>Approximate Concentration, ug/l</u>
Pinene	160.
Trimethylcyclohexane	240.
Octane	680.
Dimethylbenzene	2.5ppm
Dimethylbenzene	2.1ppm
Methylethylbenzene	570.

11-11
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 ANN ARBOR, MICHIGAN

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BCL Associates, Inc.

Lab Log No. 67011

Project 13-053

Lab Sample ID No. Tenax Tube #11-11 (6.6 liters)
Date Analyzed 6-10-82

TENTATIVELY IDENTIFIED COMPOUNDS
(Non Priority Pollutants)

<u>Compound</u>	<u>Approximate Concentration, ppb</u>
N,N-Dimethylformamide	660.
Ethylmethylcyclopentane	3.4ppm
C ₉ H ₁₆	670.
C ₉ H ₁₈	1.3ppm
Triethylbenzene	190.

11-11-55
 CC-1000-100
 1000-1000-1000
 1000-1000-1000

QUANTITY	DESCRIPTION	UNIT	PRICE	TOTAL
2V
5V
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96V
98V
100V

Ed. Associates, Inc.

Lab Log No. 62011

Project 11-003

Lab Sample ID No. Tenax Tube #11-12 (11.9 liters)
Date Analyzed 6-10-85

TENTATIVELY IDENTIFIED COMPOUNDS
(Non Priority Pollutants)

<u>Compound</u>	<u>Approximate Concentration, ppb</u>
None Identified.	

APPENDIX B

State of California Department of
Health Services Letter Dated June 7, 1982

DESIGN / BUILD PROGRESS SCHEDULE

ITEM	1982												1983												1984												KEY DATES
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	REMARKS
1	CONCEPTUAL DESIGN																																				
2	ARCHITECTURAL																																				
3	STRUCTURAL																																				
4	HVAC																																				
5	PLUMBING																																				
6	ELECTRICAL																																				
7	LAMP TAPPING																																				
8	FIRE PROTECTION																																				
9	SECURITY																																				
10	ACOUSTICAL																																				
11	LIGHTING																																				
12	ELEVATORS																																				
13	FOOD FACILITIES - KITCHEN EQUIPMENT																																				
14	EXTERIOR DESIGN																																				
15	INTERIOR DECORATION - FURNISHING																																				
16	SITE PREP, ROUGH GRADING																																				⊕ SITE CLEAR 10-1-82
17	BUILDING PILES, PILE CAPS																																				⊕ DOES NOT INCLUDE OFF - SITE IMPROVEMENTS
18	UTILITY UNDERGROUND AND ROUGH - IN																																				
19	BUILDING FOUNDATIONS																																				
20	STRUCTURAL STEEL FRAME ERECTION																																				⊕ ORDER STEEL 8-15-82
21	METAL DECKING AND CONC. FILL																																				
22	PIPE - PROOFING																																				
23	STEEL STAIRS																																				
24	DRYWALL SHIFTS																																				
25	INSTALL ELEVATORS																																				⊕ ORDER ELEVATORS 8-8-82
26	PLUMBING																																				
27	FIRE SPROCKERS																																				
28	ELECTRICAL SWITCH GEAR, TRANSFORMER, DISTRIBUTION																																				⊕ ORDER SWITCH GEAR 11-1-82 ⊕ ORDER TRANSFORMER 3-1-83
29	HVAC - CENTRAL PLANTS, DISTRIBUTION																																				⊕ ORDER CHILLERS 1-1-83
30	ATRIUM PLUMBING, GLAZING																																				⊕ ORDER GLASS 12-1-82
31	EXTENSION MISC. CAST GLAZING, GLAZING, STOREFRONT																																				
32	DRYWALL, PLASTERING, INSULATION																																				
33	BUILT - IN FIXTURES																																				
34	INTERIOR FINISHES, CER. TILE, PAINTING, ETC.																																				
35	INTERIOR DECORATING - FIXTURES, EQUIPMENT, FURNISHINGS																																				
36	INTERIOR LANDSCAPING																																				



LIST OF COMPETING HOTEL PROJECTS

	<u>HOTEL</u>	<u>CITY</u>	<u>OPENING DATE</u>
01)	Anaheim Hilton	Anaheim	1984
02)	Irvine Hilton	Irvine	1984
03)	Fullerton Hilton	Fullerton	1984
04)	Doubletree	Orange	1984
05)	Emerald	Anaheim	1984
06)	Regent	Anaheim	1984
07)	City Center Hotel	Brea	1984
08)	State College Boulevard Hotel	Brea	1984
09)	Newport Hyatt	Newport	1984
10)	Newport Marriott	Newport	1984

EXPANSIONS

	<u>#/ROOMS</u>		
11)		Sheraton	Anaheim 1984
12)	250	Marriott	Anaheim 1984
13)	250	Hyatt	Anaheim 1984

Memorandum

To : James Burns
Resources Agency

Date: JUN 23 1982

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

From : STATE SOLID WASTE MANAGEMENT BOARD

Subject: SCH #82052101 - Draft Environmental Impact Report for Gateway Plaza Project, GPA 2-82-(A)

Our staff has reviewed the subject draft Environmental Impact Report (EIR) for the Gateway Plaza commercial development in the City of Garden Grove. The project proposes to utilize a portion of the old Longsdon Pit Class II sanitary landfill site and we submit the following comments:

Landfill Gas Generation and Emissions

1 p.68 - The EPA safety criteria, is mistated. The limit for gases in the soil is the lower explosive limit as stated. However, the limit in structures is 25% of the lower explosive limit.

2 p.71-72 - Darcy's law utilizes a coefficient of permeability to air for estimating gas flow. The coefficient of 10⁻³ cm/sec for sandy soils appears to be the permeability coefficient for the flow of water. Air permeability would be much higher, therefore the flow rate would be much higher. Since all gases produced within the landfill will be vented eventually to the atmosphere, one would expect an emission rate on the order of 350,000 cu. ft./24 hrs. rather than 23,000 as predicted.

3 p.72-73 - The discussion of odors and emissions should recognize that a rule regarding emissions from landfill excavations is under development by the South Coast Air Quality Management District.

4 In addition, it should be noted in the EIR that a Solid Waste Facilities Permit will be required before excavation, redistribution, or removal of any solid waste refuse from the proposed building site. The State Solid Waste Management Board has the statutory responsibility to ensure that handling of Class II landfill refuse is in compliance with the State Minimum Standards for Solid Waste Handling and Disposal. The Solid Waste Facilities Permit must be issued by the Orange County Solid Waste Enforcement Agency and approved by the State Solid Waste Management Board pursuant to Sections 66796 et. seq. of the California Government Code.

Page 2
James Burns
Frank Haselton

Thank you for the opportunity to review the draft EIR for the Gateway Plaza Project. If you have any questions regarding our comments, please contact Frank Plesko of my staff at (916) 323-0129.

Douglas L. Strauch
Douglas L. Strauch, Chief
Waste Management Division

FP/jez

Robert Bein, William Frost & Associates

PROFESSIONAL ENVIRONMENTAL ENGINEERS & PLANNERS

July 13, 1982

JN 21334

Mr. Frank Pollard
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California

Subject: Redevelopment of the Gateway Project
(Harbor Boulevard and Chapman Avenue)

COVE

Dear Frank:

We, at Robert Bein, William Frost & Associates, represent our client, The Cove Development Company. It is our intention to familiarize the City with the proposed abandonment procedures for Downing Street and certain water line easements. These easements are highlighted in green on the enclosed Constraint Map.

Pursuant to Section 66499.20 1/2 of the Subdivision Map Act (Added 1982), "The filing of the map shall constitute legal merger and resubdivision of the land affected thereby, and shall also constitute abandonment of all streets and easements not shown on the map." This section allows us to file the map, and by not showing these public easements and right-of-ways, the abandonment is constituted.

If you have any questions, do not hesitate to call.

Sincerely,



William L. Green
Vice President
Mapping

WLG:gjj

Enclosure

cc: Bill Dettelbach, The Cove Development Company



August 4, 1982

Mr. Dennis Kelly
Land Use Supervisor
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Dear Dennis:

Transmitted herewith are six (6) copies of the Draft Planned Unit Development for our Gateway Plaza project. These copies are for your distribution to the appropriate staff people that will be involved in the staff review process.

It is our objective to submit the site plan to you on August 9 or 10 and will follow up with the elevations, sections, and floor plans on August 16.

If you have any questions or concerns, do not hesitate to contact me (640-1882) or Philip Wall, Cove Development (957-0700).

Very truly yours,

David B. Welsh
Principal

DBN:rc
Enclosures

cc: Stewart G. Miller
Paullette Ramsay
Philip Wall

Gateway Plaza
Planned Unit Development
Garden Grove, California

August 1982

Draft

DEVELOPERS

Cove Development Company
1209 E. Warner Avenue
Santa Ana, California 92705
(714) 957-0700

Contact Persons: Mr. Philip Wall

GOVERNMENTAL PROCESSING CONSULTANTS

Urban Assist, Inc.
610 Newport Center Drive, Suite 645
Newport Beach, California 92660
(714) 640-1882

Contact Persons: Mr. David Neish

PLANNING CONSULTANTS

The SWA Group
580 Broadway, Suite 200
Laguna Beach, California 92651
(714) 497-5471

Contact Persons: Ms. Jean Gath
Mr. Rob Elliott

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M.	Signs	

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- B. Permitted Uses
- C. Building Locations
- D. Building Heights and Intensity of Development
- E. Building Setbacks
- F. Minimum Parking Requirements
- G. Parking Locations
- H. Parking Sizes
- I. Minimum Parking Setbacks
- J. Loading Areas
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- M. Signs

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- B. Building Envelope Zones
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- D. Internal Private Roads
- E. Buffering

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- B. Site Plan Review
- C. Required Contents for Review
- D. Required Levels of Review

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BUILDING ENVELOPE PLAN	15

SECTION I. INTRODUCTION

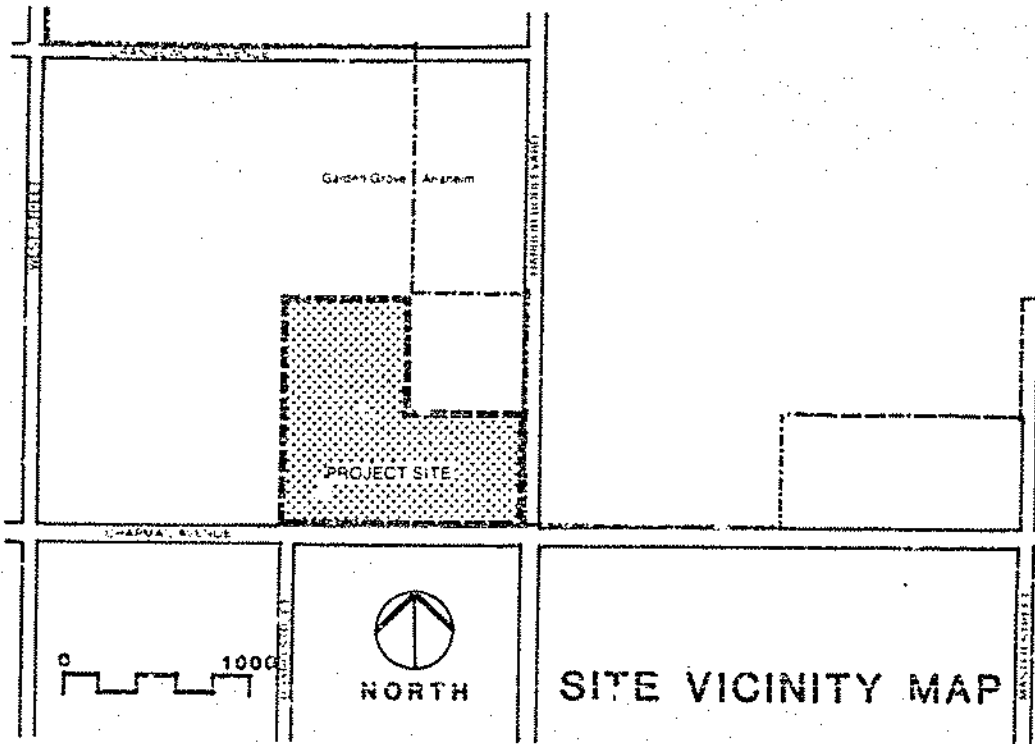
Purpose

The purpose of this Commercial Planned Unit Development Ordinance is to establish permitted uses, development guidelines, design concepts and objectives for the Gateway Plaza property. The purpose of the PUD is to secure a greater utilization of the General Plan than presently exists with the commercial and residential zoning regulations. The PUD is specifically designed to take advantage of modern site planning techniques.

Intent

The intent of this Commercial Planned Unit Development Ordinance is to assure development of the property to which it is applied, by:

1. Setting development objectives and generalized land uses which are either compatible with adjacent use or for which mitigation measures can be instituted which will achieve compatibility.
2. Assuring that the City of Garden Grove and the developer achieve a long-range cohesive development of the site and their respective long-term development goals.
3. Assuring that the long-term development of the site is consistent with the General Plan of the City of Garden Grove.
4. Allowing the project to be phased in such a manner that long-range market conditions, which may impact content of later phases of development, can be accommodated.



SECTION II. STATISTICAL ANALYSIS

A. Project Summary

<u>Parcel</u>	<u>Gross Acreage*</u>
A	9.1
B	5.0
C	4.8
D	1.3
E	7.3
F	2.4

TOTAL 29.9

* See Conceptual Development Plan

B. Project Phasing

It is anticipated that the first phase of development will occur between 1982 - 1987. The second phase of development is expected to begin shortly thereafter.

SECTION III. GENERAL NOTES

- A. Water - Water service will be provided to the project area by the City of Garden Grove Water Department.
- B. Sewer - Sewage collection in the project area will be provided by the Garden Grove Sanitary District.

SECTION IV. DEFINITIONS

- A. Adjacent Development will refer to any development or property abutting the property lines of the project site.
- B. FAR will refer to the Floor Area Ratio of building to parcel size, excluding parking.
- C. Gross Acres will be calculated as shown on the Conceptual Development Plan.
- D. Gross Floor Area will include the sum of the horizontal areas of all floors of a building measured from the exterior faces of the exterior walls, excluding all basement area, stairwells, elevators and vent shafts, lobbies and restrooms.

SECTION V. PARCELS A, B, C, - COMMERCIAL, BUSINESS AND PROFESSIONAL

A. Intent

These parcels are intended to provide primarily for the development of offices, hotel and retail uses with related recreational and parking facilities.

B. Permitted Uses

1. Advertising Agencies
2. Art Craft Studios
3. Athletic and Health Clubs
4. Auto Rental
5. Bakeries
6. Banks and Savings and Loan Institutions
7. Barber Shops and Beauty Salons
8. Book or Stationary Stores
9. Civic and Community Facilities
10. Clothes Cleaning
11. Cocktail Lounges, Bars, Night Clubs
12. Coin Shops
13. Contractor's Offices as a Temporary Use
14. Day Care Centers, subject to a Conditional Use Permit
15. Dental Laboratories
16. Drug Stores
17. Dry Goods or Notion Stores
18. Employment Agencies
19. Escrow Offices
20. Florist Shops
21. Health Care Facilities
22. Hotels with ancillary uses
23. Jewelry Stores
24. Laundry Agencies in conjunction with a hotel
25. Limited Print Shops
26. Liquor Stores
27. Meat Markets or Delicatessen Stores
28. Medical and Dental Offices
29. Motels
30. Movie Theatres
31. Parking Lots and Public Parking Areas
32. Public and Quasi Public Facilities
33. Private Clubs
34. Professional and Financial Offices
35. Recreation Facilities
36. Restaurants
37. Retail Shops
38. Service Stations
39. Shoe Stores or Shoe Repair Shop
40. Signs
41. Studios such as Interior Decorating, Caterier, Artist, Music, Photographs
42. Tailors, Clothing or Wearing Apparel Shops
43. Telephone Answering and Secretarial Services
44. Theatre Groups
45. Travel Agencies

46. Other uses that may be deemed appropriate by the developer and the City of Garden Grove

C. Building Locations

All buildings shall be located in substantial conformance with the accompanying plan showing building envelope zones.

D. Building Heights and Intensity of Development

Building heights and intensities of development shall be governed by a maximum Floor Area Ratio of 3.3 based on the gross acreage of the project site.

E. Building Setbacks

1. Setbacks from Adjacent Residential Development

Parcels with buildings of three (3) stories or more having a side or rear yard which abuts any "R" zoned property shall observe the following provisions:

- a. The setback for any building on a parcel abutting a R-1 or R-2 zoned property shall be one-half ($\frac{1}{2}$) the height of that building with such setback beginning at the third floor level. The minimum required setback for the first and second stories shall be ten (10) feet measured from the property line. A landscaped buffer providing adequate screening will be required within this setback area.
- b. The setback of any building on a parcel abutting a R-3, R-4 or R-5 zoned property shall be one-quarter ($\frac{1}{4}$) the height of that building with such setback beginning at the third floor level. The minimum required yard for the first and second stories shall be ten (10) feet measured from the property line. A landscaped buffer providing adequate screening will be required within this setback area.

If existing adjacent residential development is redeveloped or rezoned to a use other than residential prior to development of a parcel, the minimum building setbacks outlined above will not apply.

2. Setbacks from Adjacent Development Other than Residential :

A ten (10) foot minimum building setback will be required for parcels abutting adjacent development.

3. Setbacks from Public Streets

A five (5) foot minimum building setback will be required along Harbor Boulevard and Chapman Avenue

4. Setbacks from Private Streets

A ten (10) foot minimum building setback will be required.

F. Minimum Parking Requirements

The following standards shall be considered as minimum off-street parking requirements for the uses identified except where provisions for joint use parking are made. Where parking requirements are not set forth specifically herein, for any use, the parking requirements set forth in Article IX, Section 9217.3 of the Garden Grove Municipal Code shall govern.

1. Hotel and Motel. One (1) for each guest room.
2. Restaurants. One (1) for every three (3) seats.
3. Professional Offices. One (1) per 250 sq. ft. of gross floor area.
4. Retail Stores. One (1) for each 200 sq. ft. of gross floor area, excluding floor area used exclusively for truck loading.
5. Bank and Financial Institutions. Four (4), plus one (1) space for each 200 square feet of gross floor area.
6. Theatres. One (1) for each three (3) seats up to eight hundred (800) seats, plus one (1) for each five (5) seats over eight hundred (800) seats.

Up to 35% of the required parking facilities for hotel/motel, restaurants, professional offices, retail stores and financial institutions may be provided through joint use parking.

Up to fifty (50%) percent of the required parking facilities for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use and vice versa.

The following uses shall be considered, but not inclusive of, typical daytime uses: banks, business offices, retail stores, personal service shops, clothing or shoe repair or service shops. The following uses are typical of nighttime uses: theatres, cocktail lounges and evening entertainment associated with hotel functions.

G. Parking Locations

Adequate off-street parking shall be provided to accommodate all parking needs for the site. The intent is to eliminate the need for any on-street parking. Required off-street parking shall be provided on the parcel of the use served, on a contiguous parcel or on an additional parcel.

H. Parking Sizes

1. Up to fifty percent (50%) of the total number of required parking spaces may be provided for by compact car spaces. Compact stall sizes shall be seven and one-half (7½) feet wide by fifteen (15) feet long. Compact car ratios may be increased over the build-out time of the project if appropriate data is provided indicating that parking can be sufficiently accommodated through a higher percentage of compact car spaces.
2. Standard perpendicular or angular stalls shall be nine (9) feet wide by nineteen (19) feet long.

3. Tandem parking will be allowed for those uses that provide valet parking.

I. Minimum Parking Setbacks

1. Setbacks from Adjacent Development

A five (5) foot minimum setback will be required for parking adjacent to existing development.

2. Setbacks from Public Streets

A five (5) foot minimum parking setback will be required along Harbor Boulevard and Chapman Avenue.

3. Setbacks from Internal Streets

A five (5) foot minimum parking setback will be required.

J. Loading Areas

Street side loading shall be allowed providing the loading dock is screened from view from adjacent public and private streets.

K. Refuse Collection Areas

1. For every structure containing 5000 sq. ft. or more of floor area, at least one standard refuse storage area or its equivalent shall be provided.
2. All refuse storage containers shall be stored within an approved refuse storage area.
3. All refuse storage areas shall be maintained in a neat and sanitary manner.
4. All refuse storage facilities shall be readily accessible to the users they serve, as well as for collection.
5. Refuse storage areas may be combined, provided the total area is not less than that which would be required if built separately.

L. Telephone and Electrical Service

All on-site electrical lines (excluding transmission lines) and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

M. Signs

Sign criteria will be governed by the City of Garden Grove's Municipal Code, article IX, Chapter 5 - Signs; attached as Appendix A of this document.

SECTION VI. PARCELS D, E AND F - COMMERCIAL, BUSINESS, PROFESSIONAL AND RESIDENTIAL

A. Intent

These parcels are intended to be developed as a mixed use complex, allowing the integration of hotel, commercial, office and residential uses, with related parking and recreational facilities.

B. Permitted Uses

1. All uses permitted in Parcels A, B and C
2. Residential - single family dwellings, multiple family dwellings, residential high rise development, condominiums with the following commercial uses permitted within residential high rise buildings:
 - a. Professional, medical, dental and financial offices
 - b. Light retail uses catering directly to the consumer as follows:
 - (1) Bakeries
 - (2) Book stores
 - (3) Apparel shops
 - (4) Clothes cleaning agencies but excluding cleaning on premises
 - (5) Drug stores
 - (6) Florist shops
 - (7) Grocery stores and delicatessens
 - (8) Jewelry stores
 - (9) Luggage and leather goods shops
 - (10) Photographic supply shops
 - (11) Restaurants
 - (12) Shoe stores
 - (13) Sporting goods stores
 - (14) Tailors
 - (15) Variety stores
 - (16) Similar light retail or service establishments

C. Building Locations

Same criteria as established for Parcels A, B and C

D. Building Heights and Intensity of Development

Same height and intensity as allowed in Parcels A, B and C

E. Building Setbacks

Same setback criteria as established for Parcels A, B and C

F. Minimum Parking Requirements

Same standards as required for Parcels A, B and C except for the following:

Residential and Condominium Units: bachelor and one bedroom dwelling units: 1.1 parking spaces for each dwelling unit. Two (2) bedroom units: 1.4 parking spaces for each dwelling unit. Three (3) bedrooms or more dwelling units: 1.6 parking spaces for each dwelling unit plus 0.2 parking space for each bedroom in excess of three (3). In addition, one (1) guest parking space for each five (5) units will be required.

G. Parking Locations

Same criteria as established for Parcels A, B, and C

H. Parking Requirements for Joint Use

Same criteria as established for Parcels A, B, and C

I. Parking Sizes

Same criteria as established for Parcels A, B, and C

J. Minimum Parking Setbacks

Same criteria as established for Parcels A, B, and C

K. Loading Areas

Same criteria as established for Parcels A, B, and C

L. Refuse Collection Areas

Same criteria as established for Parcels A, B, and C

M. Telephone and Electrical Service

Same criteria as established for Parcels A, B, and C

N. Signs

Same criteria as established for Parcels A, B, and C

SECTION VII. URBAN DESIGN CONCEPT

A. Intent

The design concept for Gateway Plaza is intended to provide a framework that is urban in character, within which development can occur over time and in an integrated manner.

B. Building Envelope Zones

Areas have been identified within individual parcels as being desirable, from a design standpoint, for the location and frontage of buildings. These areas are shown on the Building Envelope Plan.

The intent of the building envelope is to provide a framework within which buildings can locate, creating a high image urban streetscape. Buildings may be encouraged to locate with primary entrances fronting on internal streets. Flexibility in determining exact locations and specifications of buildings should be encouraged, however, to allow for creativity in architectural design.

C. Common Open Space Corridor

The open space corridor is a concept proposed for the internal circulation system located between Parcels A, B, D and F.

The concept is to create an urban passage way into the site that encourages pedestrian use, yet allows for vehicular travel. The corridor should reflect a special landscape character. Palm trees could be used to create a broad tree lined pedestrian promenade. The provision of urban amenities and the allowance for street vendors and outdoor cafes will aid in creating this active urban environment. Several other elements will also be important in visually emphasizing the character of the corridor. These elements include the streetscape, the street and special feature plazas.

1. Streetscape The character of the streetscape could be established in part by the formal planting of palm trees in a regularly spaced manner. Sidewalks and pedestrian amenities can be provided to encourage pedestrian use along the corridor. Buildings sited directly adjacent to the sidewalks with direct ground floor access from the corridor will also encourage pedestrian movement.
2. The Street The street, within the open space corridor, should have a special paving treatment that distinguishes it from more typical roadways. The dimension of the paving area should be the minimum dimension necessary to adequately accommodate site related traffic. Bollards rather than curbs may be used to define the street edge, giving the street a special character. In addition, an entry setback and turn around area should be provided along the corridor for arrivals to the hotel.
3. Special Feature Plazas Special feature plazas have been identified in the open space corridor. The intent of these plazas is to provide accent and orientation along the corridor. These plazas may include special landscaping, fountains, sculpture and/or art features.

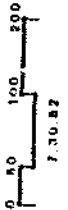
- D. Internal Roads The internal circulation system indicated is intended to provide internal access to parcels within the project between Parcels A and C and D and E. To establish character and identity for these streets, a streetscape may be established on either side of the street. Canopy trees and a pedestrian walkway could be provided. A landscaped median could also be provided within the street right-of-way. A special landscape treatment may also be proposed for the entry at Chapman Avenue.
- E. Buffering A setback area has been designated along the perimeters of the project site adjacent to existing development. This setback area will be landscaped to provide a buffer between on-site development and adjacent development. Tall columnar trees are proposed for this area.

BUILDING ENVELOPE PLAN

GATEWAY PLAZA
Garden Grove, California

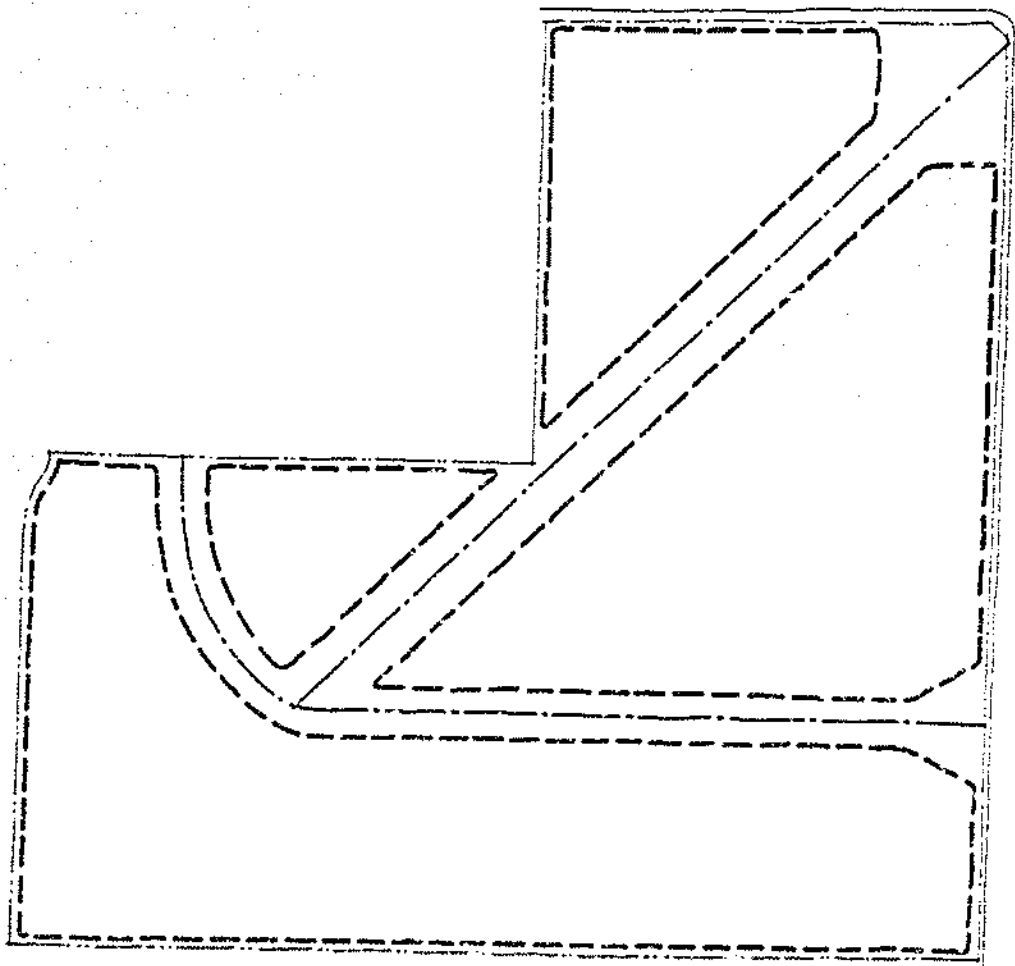
LEGEND

- EXTERIOR PROPERTY LINES
- - - APPROXIMATE LOCATION FOR INTERNAL CIRCULATION
- BUILDING ENVELOPE ZONES



HARBOR BLVD.

CHAPMAN AVE.



SECTION VIII. APPROVAL PROCESS

A. Intent of Planned Unit Development

The Planned Unit Development (P.U.D.) for Gateway is intended to provide enough specificity to assure an integrated, high quality development that reflects the urban design concept presented herein, yet allows flexibility in development as the project is built out over time. The Land Use Plan has been designed to allow for future flexibility in determining specific land uses, their precise location and their intensity so that as market demands change, the project is capable of responding to those changes.

B. Site Plan Review

Each increment of development which may include a parcel or parcels, or a portion of a parcel, shall be submitted for Site Plan Review prior to the issuance of Building Permits. At that time a specific program of uses, quantitative data, site layout with dimensions, elevations and building square footages and architectural design will be submitted for approval. This will allow the City to access each increment of development for its conformity with the overall intent and concept of this P.U.D.

C. Required Contents for Review

Site plans are to be submitted at a maximum size of 24" x 36" and are to include the following:

1. North arrow, scale, and title block, including the name and telephone number of the person preparing the plan.
2. Property or parcel lines of the the subject property.
3. Building locations, both existing and proposed, to show building sizes, setbacks, distance between buildings, etc.
4. Existing and proposed streets and drives, including any necessary dedications.
5. All parking spaces and aisles.
6. All proposed water and utility lines serving the subject property.
7. A schematic landscape plan showing all proposed walls, fences, trees and hedges, labeling each as to general type of landscape areas, paving, special features, pools, fountains.

The following information shall be provided in tabular form:

8. Gross and net size of parcel.
9. Total square feet of building square footage by use, number of parking spaces, full and compact and total area, including areas used for ingress, egress and driveways.
10. Total landscaping area including within parking areas

11. Building heights, building site coverage and landscape area.
12. Total number of parking spaces on the site and number of compact and handicapped spaces.

For residential development, the following information shall also be provided in tabular form:

1. Number of units.
2. Total building coverage.
3. Total number of resident and guest parking spaces.
4. Total square feet of all common recreation areas.
5. Density of number of units per acre.

D. Required Levels of Review

Upon filing an application for Site Plan Review, the Planning Commission shall give notice for a Public Hearing as outlined in Article IX, Section 9221.5 of the Garden Grove Municipal Code. Adoption of the Site Plan by the Planning Commission will constitute approval. The details of the Site Plan shall then supercode the general requirements of the Planned Unit Development.

APPENDIX

GARDEN GROVE MUNICIPAL CODE

9431.2. Payment Required Prior to Issuance of Building Permit. All fees required by Section 9431.1 shall be paid prior to the issuance of necessary building permits. In the event that a prior fee has been paid and the building permit subsequently expires, upon renewal of reissuance, credit will be allowed for the amount paid.

9431.3. Credit for Private Open Space. (Repealed by Ordinance No. 1341, dated August 21, 1973.)

9431.4. Use of Fees. All fees collected by the City pursuant to Section 9221.4.02 shall be placed in a special fund and shall only be used to provide park and recreation facilities to serve the future inhabitants of the residential development, or to provide such facilities in other areas of the community if the proposed development is capable of being adequately served by existing park and recreation facilities.

CHAPTER 5 - SIGNS

(Added by Ordinance No. 1042, dated January 14, 1969.)

9500. Declaration of Purpose and Objective. The purpose and intent of this Chapter is to provide minimum, reasonable sign control by recognizing that attractiveness of the community is an important factor to the general welfare of the citizens of the City and therefore in the public interest.

The objective for regulating and controlling signs and outdoor advertising matter is to (1) provide a reasonable system of controls of signs, integrated within a part of the City's comprehensive zoning ordinances; (2) encourage signs which are well designed and pleasing in appearance as well as providing latitude for variety, good design relationship and spacing; (3) encourage a desirable community character which has a minimum of overhead clutter; (4) enhance the economic value of the community through regulation of such elements of signs as size, location, height, design and illumination; (5) encourage signs that attract and direct persons to various activities and enterprises in order to provide for maximum public convenience; (6) encourage signs that are compatible with the

zone and structures said signs are in proximity to; (7) reduce possible traffic and safety hazards by controlling location, height, size and lighting of signs. The further intent of this Chapter is to supplement the provisions of the Uniform Sign Code.

9501. Enforcement. The City Manager or his agent shall be responsible for the administration of this Chapter.

9502. Signs Permitted by Zones. Only those signs specified in this Chapter are permitted in the various use zones as are established in Chapter 2 of this Article.

9502.1. R-1 Zone. In the R-1 zone only the following signs are permitted.

(a) One lighted or unlighted name plate sign not exceeding one square foot of display area identifying the occupant of the premises.

(b) One unlighted sign not exceeding six (6) square feet in display area pertaining only to the sale, lease, or hire of only the particular building, property or premises upon which displayed.

(c) Developed church sites: one sign area on the outside wall of the main building and parallel thereto, having an area not greater than twenty (20) square feet. One detached sign having dimensions totalling not more than twenty (20) square feet and on which both faces may be utilized, such sign being securely mounted on the ground on supports and the top of which sign shall not be more than six (6) feet above the natural level of the ground upon which it rests.

(d) Types of signs permitted: directional, pole, political, wall.

9502.2. R-2, R-3, R-4 and R-5 Zones.

(a) For each occupant of the premises one lighted or unlighted name plate not exceeding two (2) square feet of display area to be utilized for identification purposes.

(b) One identification sign not exceeding twenty (20) square feet of display area provided such sign shall be stationary, nonflashing and contain no advertising matter except the name and/or street address of the building on the property upon which said sign is located. This sign shall be mounted upon the wall of the building or securely mounted as

GARDEN GROVE MUNICIPAL CODE

clusively to advertise a business conducted, or service rendered or goods produced or sold upon such premises, or any other lawful activity conducted upon such premises.

(c) Signs shall be limited to an aggregate display area not exceeding two (2) square feet of display area for each lineal foot of building frontage or one (1) square foot of display area for each lineal foot of lot frontage, whichever is the least restrictive. (If more than one business is located on the lot, that portion of the lot front devoted solely to that individual business shall be counted.)

(d) Service station signs as provided in Section 9503.14.

(e) Type of sign permitted: directional, pole, political, projecting, roof, service station, wall, window display.

9502.7. M-1 Zone. In the M-1 zone only the following signs are permitted:

(a) same as Section 9507.6(a).

(b) Same as Section 9502.6(b).

(c) Same as Section 9502.6(c)

(d) Same as Section 9502.6(d).

(e) Types of signs permitted: directional, pole, political, projecting, roof, service station, temporary advertising devices, wall.

9502.8. M-2 Zone. In the M-2 zone only the following signs are permitted:

(a) Same as Section 9502.6(a).

(b) Same as Section 9502.6(b)

(c) Same as Section 9502.6(c)

(d) Same as Section 9502.6(d)

(e) Same as Section 9502.6(e).

9502.9. M-P Zone. In the M-P zone only the following signs are permitted:

(a) A maximum of two (2) signs not exceeding a combined display area of twenty (20) square feet pertaining only to the rental, sale or lease of the premises.

(b) Permitted signs shall be used exclusively to advertise a business conducted, or service rendered or goods produced or sold upon such premises, or any other lawful activity conducted upon such premises.

(c) Signs used for the purpose of identifying a business conducted, or designating products manufactured, stored or processed shall be located on the premises where such

activity is conducted and shall be subject to the following limitations:

Building Site Area	Permitted Display Surface
Less than 20,000 square feet	50 sq. ft.
20,000 sq. ft. but less than 30,000 sq. ft.	75 sq. ft.
30,000 sq. ft. but less than one acre	100 sq. ft.
More than one acre	125 sq. ft. plus 10 sq. ft. for each acre in excess of one, to a maximum of 250 sq. ft.

(d) Any such sign which is not attached to the wall or canopy of a building, and any sign which in whole or in part extends above the eave or wall or a building on which it is attached, or any sign which exceeds the maximum display area limitation of 250 sq. ft. shall be subject to approval of a conditional use permit.

(e) Directional, pole, political, projecting, roof, temporary advertising devices, wall.

9502.10. CC-P Zone. In the CC-P zone only, the following signs are permitted:

(a) Residential structures or uses shall be limited to one lighted or unlighted name plate sign not exceeding one square foot of display area identifying the occupant of the premises, and one unlighted sign not exceeding six (6) square feet in display area pertaining only to the sale, lease, or hire of only the particular building, property or premises upon which displayed.

(b) Signs of a type and dimensions deemed necessary by the City Council to identify public buildings and their functions.

(c) Signs of a type and dimensions approved in the adoption of site plans required for private, non-profit community service buildings.

9502.11. CC-O Zone. In the CC-O zone only the following signs are permitted:

(a) A maximum of two (2) signs not

RETAKE

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RETAKE

RETAKE

4-1

5-1

GARDEN GROVE MUNICIPAL CODE

9431.2. **Payment Required Prior to Issuance of Building Permit.** All fees required by Section 9431.1 shall be paid prior to the issuance of necessary building permits. In the event that a prior fee has been paid and the building permit subsequently expires, upon renewal of reissuance, credit will be allowed for the amount paid.

9431.3. **Credit for Private Open Space.** (Repealed by Ordinance No. 1341, dated August 21, 1973.)

9431.4. **Use of Fees.** All fees collected by the City pursuant to Section 9221.4.02 shall be placed in a special fund and shall only be used to provide park and recreation facilities to serve the future inhabitants of the residential development, or to provide such facilities in other areas of the community if the proposed development is capable of being adequately served by existing park and recreation facilities.

CHAPTER 5 - SIGNS

(Added by Ordinance No. 1042, dated January 14, 1969.)

9500. **Declaration of Purpose and Objective.** The purpose and intent of this Chapter is to provide minimum, reasonable sign control by recognizing that attractiveness of the community is an important factor to the general welfare of the citizens of the City and therefore in the public interest.

The objective for regulating and controlling signs and outdoor advertising matter is to (1) provide a reasonable system of controls of signs, integrated within a part of the City's comprehensive zoning ordinances; (2) encourage signs which are well designed and pleasing in appearance as well as providing latitude for variety, good design relationship and spacing; (3) encourage a desirable community character which has a minimum of overhead clutter; (4) enhance the economic value of the community through regulation of such elements of signs as size, location, height, design and illumination; (5) encourage signs that attract and direct persons to various activities and enterprises in order to provide for maximum public convenience; (6) encourage signs that are compatible with the

zone and structures said signs are in proximity to; (7) reduce possible traffic and safety hazards by controlling location, height, size and lighting of signs. The further intent of this Chapter is to supplement the provisions of the Uniform Sign Code.

9501. **Enforcement.** The City Manager or his agent shall be responsible for the administration of this Chapter.

9502. **Signs Permitted by Zones.** Only those signs specified in this Chapter are permitted in the various use zones as are established in Chapter 2 of this Article.

9502.1. **R-1 Zone.** In the R-1 zone only the following signs are permitted.

(a) One lighted or unlighted name plate sign not exceeding one square foot of display area identifying the occupant of the premises.

(b) One unlighted sign not exceeding six (6) square feet in display area pertaining only to the sale, lease, or hire of only the particular building, property or premises upon which displayed.

(c) Developed church sites: one sign area on the outside wall of the main building and parallel thereto, having an area not greater than twenty (20) square feet. One detached sign having dimensions totalling not more than twenty (20) square feet and on which both faces may be utilized, such sign being securely mounted on the ground on supports and the top of which sign shall not be more than six (6) feet above the natural level of the ground upon which it rests.

(d) Types of signs permitted: directional, pole, political, wall.

9502.2. **R-2, R-3, R-4 and R-5 Zones.**

(a) For each occupant of the premises one lighted or unlighted name plate not exceeding two (2) square feet of display area to be utilized for identification purposes.

(b) One identification sign not exceeding twenty (20) square feet of display area provided such sign shall be stationary, nonflashing and contain no advertising matter except the name and/or street address of the building on the property upon which said sign is located. This sign shall be mounted upon the wall of the building or securely mounted as

a pole sign or on a detached wall provided that the maximum height of such wall or pole sign shall not exceed six (6) feet above the ground upon which such sign is located. (Amended by Ordinance No. 1197, dated April 27, 1971.)

(c) A maximum of two (2) unlighted signs not exceeding a combined surface area as indicated below pertaining only to the sale, rental, lease or hire of only the particular building(s), property, or premises upon which displayed.

No. of Units	Display Surface
0-4	12 sq. ft.
5-15	16 sq. ft.
16-up	20 sq. ft.

(d) Types of signs permitted: directional, pole, political, wall.

9502.3. O-P Zone. In the O-P zone only the following signs are permitted:

(a) One lighted or unlighted name plate sign not exceeding four (4) square feet of display area for each 300 square feet of office space. Said name plate shall contain the name of the occupant and/or the principal use only.

(b) A maximum of two (2) signs not exceeding a combined display area of twelve (12) square feet pertaining only to the rental, sale or lease of the premises.

(c) On building sites of 10,000 square feet or less in area, signs shall not exceed a total of forty (40) square feet of display area identifying the premises and the general nature of the business conducted. For each additional 10,000 square feet or portion thereof, of building site area, an additional forty (40) square feet of display area is permitted, provided the maximum display area for any site shall not exceed two hundred (200) square feet.

(d) None of the above signs shall be used for the purpose of advertising the sale of specific items of merchandise or products.

(e) Types of signs permitted: directional, pole, political, projecting, roof, wall.

9502.4. C-1 Zone. In the C-1 zone only the following signs are permitted.

(a) A maximum of two (2) signs not exceeding a combined display area of twenty (20) square feet pertaining only to the rental,

sale or lease of the premises.

(b) Signs used exclusively to advertise a business conducted or services rendered or goods produced or sold upon such premises, or any other lawful activity conducted upon such premises.

(c) Signs shall be limited to an aggregate display area not exceeding three (3) square feet of display area for each lineal foot of building frontage or one and one-half (1½) square feet of display area for each lineal foot of lot frontage, whichever is the least restrictive. Buildings or parcels having frontage on two (2) or more major, primary or secondary highways shall be permitted to increase their permitted aggregate display area not to exceed one and one-half (1½) square feet of display area for each lineal foot of building side or three-fourths (¾) of a square foot for every lineal foot of side property line, whichever is the least restrictive. This additional display area shall only be used as a wall sign on the side of the building or a pole sign located adjacent to the side property line. (Amended by Ordinance No. 1197, dated April 27, 1971.)

(d) Service stations signs are provided in Section 9503.14.

(e) Types of signs permitted: marquee, pole, political, projecting, roof, service station, temporary advertising devices, wall, window display.

9502.5. C-2 Zone. In the C-2 zone only the following signs are permitted:

(a) Same as Section 9502.4(a).

(b) Same as section 9502.4(b).

(c) Same as Section 9502.4(c).

(d) Same as Section 9502.4(d).

(e) Types of signs permitted: marquee, pole, political, projecting, roof, service station, temporary advertising devices, wall, window display. (Amended by Ordinance No. 1088, dated November 8, 1969, and Ordinance No. 1178, dated February 16, 1971.)

9502.6. C-M Zone. In the C-M zone only the following signs are permitted:

(a) A maximum of two (2) signs not exceeding a combined display area of twenty (20) square feet pertaining only to the rental, sale or lease of the premises.

(b) Permitted signs shall be used ex-

GARDEN GROVE MUNICIPAL CODE

clusively to advertise a business conducted, or service rendered or goods produced or sold upon such premises, or any other lawful activity conducted upon such premises.

(c) Signs shall be limited to an aggregate display area not exceeding two (2) square feet of display area for each lineal foot of building frontage or one (1) square foot of display area for each lineal foot of lot frontage, whichever is the least restrictive. (If more than one business is located on the lot, that portion of the lot front devoted solely to that individual business shall be counted.)

(d) Service station signs as provided in Section 9503.14.

(e) Type of sign permitted: directional, pole, political, projecting, roof, service station, wall, window display.

9502.7. M-1 Zone. In the M-1 zone only the following signs are permitted:

(a) same as Section 9502.6(a).

(b) Same as Section 9502.6(b).

(c) Same as Section 9502.6(c).

(d) Same as Section 9502.6(d).

(e) Types of signs permitted: directional, pole, political, projecting, roof, service station, temporary advertising devices, wall.

9502.8. M-2 Zone. In the M-2 zone only the following signs are permitted:

(a) Same as Section 9502.6(a).

(b) Same as Section 9502.6(b).

(c) Same as Section 9502.6(c).

(d) Same as Section 9502.6(d).

(e) Same as Section 9502.6(e).

9502.9. M-P Zone. In the M-P zone only the following signs are permitted:

(a) A maximum of two (2) signs not exceeding a combined display area of twenty (20) square feet pertaining only to the rental, sale or lease of the premises.

(b) Permitted signs shall be used exclusively to advertise a business conducted, or service rendered or goods produced or sold upon such premises, or any other lawful activity conducted upon such premises.

(c) Signs used for the purpose of identifying a business conducted, or designating products manufactured, stored or processed shall be located on the premises where such

activity is conducted and shall be subject to the following limitations:

Building Site Area	Permitted Display Surface
Less than 20,000 square feet	50 sq. ft.
20,000 sq. ft. but less than 30,000 sq. ft.	75 sq. ft.
30,000 sq. ft. but less than one acre	100 sq. ft.
More than one acre	125 sq. ft. plus 10 sq. ft. for each acre in excess of one, to a maximum of 250 sq. ft.

(d) Any such sign which is not attached to the wall or canopy of a building, and any sign which in whole or in part extends above the eave or wall or a building on which it is attached, or any sign which exceeds the maximum display area limitation of 250 sq. ft. shall be subject to approval of a conditional use permit.

(e) Directional, pole, political, projecting, roof, temporary advertising devices, wall.

9502.10. CC-P Zone. In the CC-P zone only, the following signs are permitted:

(a) Residential structures or uses shall be limited to one lighted or unlighted name plate sign not exceeding one square foot of display area identifying the occupant of the premises, and one unlighted sign not exceeding six (6) square feet in display area pertaining only to the sale, lease, or hire of only the particular building, property or premises upon which displayed.

(b) Signs of a type and dimensions deemed necessary by the City Council to identify public buildings and their functions.

(c) Signs of a type and dimensions approved in the adoption of site plans required for private, non-profit community service buildings.

9502.11. CC-O Zone. In the CC-O zone only the following signs are permitted:

(a) A maximum of two (2) signs not

exceeding a combined display area of twenty (20) square feet pertaining only to the rental, sale or lease of the premises.

(b) Signs used exclusively to identify occupants of a premise, to advertise a business conducted, or services rendered or goods produced or sold upon such premises, or any other lawful activity conducted upon such premises.

(c) Signs shall be limited to an aggregate display area not exceeding two (2) square feet of display area for each lineal foot of building frontage, provided the maximum display area for any business shall not exceed 200 square feet.

(d) Types of signs permitted: marquee, pole, political, projecting, roof, wall, window display.

9502.12. CC-C Zone. In the CC-C zone only, the following signs are permitted:

(a) Same as Section 9502.11(a).

(b) Same as Section 9502.11(b).

(c) Signs shall be limited to an aggregate display area not exceeding three (3) square feet of display area for each lineal foot of building frontage, provided the maximum display area for any business shall not exceed 300 square feet.

(d) Types of sign permitted: marquee, pole, political, projecting, roof, service station, temporary advertising devices, wall, window display.

9502.13. CC-R-1 Zone. (Amended by Ordinance No. 1165, dated January 19, 1971.) In the CC-R-1 zone, only the following signs are permitted:

(a) Same as Section 9502.11(a).

(b) Same as Section 9502.11(b).

(c) Same as Section 9502.11(d).

9502.14. HR Zone. (Added by Ordinance No. 1645, dated March 6, 1978.) The requirements for signing shall be the same for the Main Street Historical-Retail Combining zone as for the CC-C zone with the following exceptions:

(a) No roof signs, pole signs, or billboards shall be permitted.

(b) Due to the historical significance of Main Street, all signs shall be designed and constructed in accordance with the architec-

tural and design criteria established pursuant to Section 9213K.4.a.

(c) Existing signs which do not conform with a site plan or building design plan approved pursuant to this Part shall become non-conforming and shall be removed or brought into conformity with said plans within the time frame specified in Section 9213K.8. In the event that a particular sign, having been erected in accordance with the provisions of this Part becomes non-conforming due to an amendment of the sign regulations of the Main Street Historical-Retail Combining zone, the sign shall be removed or brought into compliance within six months from the date that it became non-conforming.

9503. Definitions and Limitations.

9503.1. Billboards. (Amended by Ordinance No. 1178, dated February 16, 1971, and Ordinance No. 1205, dated June 1, 1971.) Any billboard required to be removed to comply with Section 9509(c)(3) may be replaced by a billboard of equivalent size on a one-for-one basis in the C-1, C-2, C-M, M-1, M-2, and M-P zones subject to the following:

(a) The Zoning Administrator is authorized to approve the new billboard and location provided he finds that the new billboard and location comply with the following conditions:

1) The new billboard location shall comply with the Outdoor Advertising Act of the State of California.

2) The new billboard shall be constructed on two (2) or less steel supports.

3) The new billboard and any illumination of said billboard shall not be visible from any "R" zoned property and shall be located a minimum of one hundred fifty (150) feet from any "R" zoned property.

4) The new billboard shall not be located within a three hundred (300) foot radius of another billboard.

5) The new billboard display surface shall not exceed a maximum height of fifty (50) feet and shall not be less than eight (8) feet above the ground.

6) A conditional use permit shall be required for any new billboard that has display surface exceeding three hundred (300) square feet.

7) The new billboard and location shall be

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consist* with the Declaration of Purpose and Objective of the Chapter as set forth in Section 9500.

(b) Said relocated billboard shall be removed in accordance with the appropriate abatement period specified in Section 9509(c)(1) and Section 9509(c)(2) regardless of when the billboard is located after July 1, 1971.

9503.2. Building Frontage. Building frontage means that side of any building designed or utilized as the primary customer entrance to said building. Each building may have only one side so designated.

9503.3. Directional Sign. Directional sign means any sign that informs the viewer of the appropriate route or direction of travel to arrive at a Land Development Project. Directional signs may include any trademark or advertising symbol that is deemed necessary for the identification of the project.

9503.4. Display Surface. Display surface means that portion of a sign used to convey the message including symbols and trademarks, excluding structural supports unless such structural elements are designed in a way as to form an integral background for the display. For computation the following shall apply:

(a) The above area shall be enclosed with a geometric form or forms drawn around said display or device. If the display or device is enclosed within a frame or border that forms an integral part of the sign, the display area shall be the area within said frame or border.

(b) For the purposes of computing the display area of doublefaced sign, only that face or faces which can be seen from any one direction at any one time shall be counted, provided the two (2) faces of the sign are not separated by a distance greater than thirty (30) inches.

(c) Only one face of a three (3) face sign shall be counted provided all faces of equal size and the angles between faces are equal.

(d) Only two (2) faces of a four (4) face sign shall be counted, provided all faces are of equal size and the angles between faces are equal.

9503.5. Land Development Project. Land development project means a duly recorded

subdivision within the City, or any apartment development under one ownership having not less than sixteen (16) dwelling units and located within the City limits.

9503.6. Marquee and Canopy Sign. Marquee and canopy signs means any sign attached to, placed on, or constructed in a marquee or canopy.

9503.7. Measurement Distance. Measurement distance means the shortest horizontal distance between signs at the point of ground contact.

9503.8. Name Plate. Name plate means a sign attached to a post, wall or structure that may identify the occupant of the premises only. This sign may not advertise a product or service.

9503.9. Pole Sign. (Amended by Ordinance No. 1197, dated April 27, 1971.) (Amended by Ordinance No. 1407, dated August 13, 1974.) Pole sign means any sign completely supported by a sign structure in the ground except billboards or directional signs as defined in this Part, and provided:

(a) One such sign shall be permitted for any amount of street frontage existing on any one parcel of property. Additional pole signs shall be permitted provided that no pole sign shall be located closer than two hundred (200) lineal feet from another pole sign on the same parcel or property. Said distance shall be measured along street or highway frontage. Where through lots exist, distances between signs will be measured independently along each frontage. However, where two or more businesses are located on the same property having insufficient street frontage for each such business to have at least one pole sign, and where such businesses do not share common buildings, access, and parking, or where other similar conditions create the same hardship, a lesser distance between pole signs may be allowed subject to Zoning Administrator approval.

Exceptions:

- 1) On-site traffic/pedestrian signs.
- 2) Job opportunity signs.
- 3) Signs attached to pole not exceeding twenty (20) square feet in display area, owned

by one occupant, displaying only a product trademark or symbol. The lowest portion of any display surface shall be a minimum of eight (8) feet above ground level and shall not exceed an overall height of twenty (20) feet.

(b) No pole sign shall exceed an overall height of fifty (50) feet.

(c) The lowest portion of any surface used for display shall be elevated a minimum of eight (8) feet above the ground.

(d) A pole sign may be established with a display surface below the minimum height specified in Section 9503.9(c) provided:

1) Said sign shall have Zoning Administrator approval prior to its erection. Said approval shall be granted if in the Zoning Administrator's judgement, compensating amenities are provided and if said sign conforms to the other criteria set forth in this Section and Chapter. "Amenity" as used in this Section means a permanent feature conducive to pleasantness or attractiveness.

2) Said sign shall be incorporated in and shall not extend beyond the confines of a permitted landscaped area.

3) Said sign shall not exceed a height of ten (10) feet above the ground upon which such sign is located.

4) Said sign shall not be established in conjunction with or attached to another pole sign.

9503.10. Political Sign. Political sign means any sign other than a billboard advertising candidates for public office, bond issues, or any other matter which shall be voted upon by the electorate at an officially constituted election provided:

(a) No more than one sign be permitted on a lot.

(b) The allowable display area is not to exceed thirty-two (32) square feet of display area. (Amended by Ordinance No. 1084, dated October 21, 1969, Ordinance No. 1165, dated January 19, 1979, and Ordinance No. 1197, dated April 27, 1971.)

(c) No political sign may be erected before a candidate files a declaration of candidacy or before proposition is filed in a manner provided by law.

(d) The person who erects a political sign, or the owner of the property upon which such

sign is located, shall remove said sign within ten (10) days after the election.

9503.11. Portable Sign. Portable sign means a sign placed on the ground or other surface, unattached by permanent means to the ground, structure, or thing, and not classified as another type sign.

9503.12. Projecting Sign. Projecting sign means any sign other than a wall sign which projects from and is supported by a wall or a building structure.

9503.13. Roof sign.

(a) Roof sign means any sign erected upon or above a roof or parapet of a building or structure. The maximum height of said sign shall not exceed a height of one-half (1/2) the distance from ground level to the highest point of the roof or parapet.

(b) Roof signs shall be thoroughly secured and anchored to the frame of the building over which such signs are constructed or erected. Said sign shall be supported by two (2) or fewer vertical supports. Guy wires, angle iron braces, and other similar means of stabilizing the sign shall be screened from view from any public street.

(c) In no case may the sign exceed an overall height of fifty (50) feet from the ground level unless located in the Community Center Zones or in Height District II on a building which exceeds a height of thirty-five (35) feet; in which case the height of the roof sign, including supporting structures, shall not exceed ten (10) percent of the height of the building, nor shall such sign exceed a display area of ten (10) percent of the area of the wall or face of the building on which it is located.

9503.14. Service Station Signs. Service station signs are those signs, and other advertising devices, associated with service stations and such signs are permitted subject to the limitations described herein:

(a) For stations having frontage on one major, primary, or secondary highway, one (1) free standing pole identification sign whose sign face area does not exceed two hundred (200) square feet per face, subject to a limitation of two (2) such sign faces. For

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stations having frontage on more than one major, primary, or secondary highway, two (2) free standing pole identification signs of the type and sign face area permitted stations having frontage on only one arterial highway. For stations located within five hundred (500) feet of a freeway right-of-way, an additional one hundred (100) square feet of sign area per sign face may be added to one of the permitted pole identification signs.

(b) Not more than seven (7) signs containing any type of message matter attached to lighting standards or pole identification signs and located not less than eight (8) feet above ground level. All lighted signs shall be at least forty (40) feet from any property line that abuts "R" zoned property.

(c) Banners and other advertising displays may be permitted as interior window displays. No outdoor advertising devices, such as banners, beacons, pennants or any device which directs a beam of light in a flashing sequence toward any street are permitted except that banners and pennants may be permitted in conjunction with outdoor sales promotions as described in the provisions for Special Event Sales. Only those exposed light bulbs not exceeding ten (10) watts or more and which may be seen from the public street or property line, shall be used in conjunction with any sign, except that neon light or similar type of fluorescent lighting specifically designed to be used as sign face materials may be used.

(d) The total face area of all signs shall not exceed two hundred (200) square feet, in addition to that which is permitted pole identification signs. Signs whose purpose is to designate an on-site non-commercial public service need not be included in the area limitation.

(e) No sign shall exceed a height of fifty (50) feet.

(f) (Repealed by Ordinance No. 1178, dated February 16, 1971. New Section added by Ordinance No. 1694, dated September 4, 1979.)

Each person, owning, operating or selling gasoline or diesel fuel to the general public either through a service station, car wash or other location open to the general public, shall post signs on the premises indicating their cost of each grade of gasoline or diesel fuel

sold and said signs shall reflect the exact amount posted on the pump dispensing the fuel. Said sign shall be posted in a plain, conspicuous place visible to anyone entering the premises.

9503.15. Sign. (Amended by Ordinance No. 1571, dated March 14, 1977.) SIGN means any medium, display or device of any kind or character whatsoever, including its structure and component parts, which is used or intended to be used to convey a message or attract attention.

9503.16. Temporary Advertising Devices. Temporary advertising devices shall include but not be limited to banners, flags, pennants, valance, or advertising display constructed of cloth, canvas, light fabric, cardboard, wall-board, or other light material, as well as any statutory device. This type display may be exhibited during:

(a) An approved special events sale.

(b) An approved temporary use as permitted in Section 9215.18.

(c) A grand opening for any business provided the display of temporary advertising devices shall not exceed thirty (30) days. (Amended by Ordinance No. 1197, dated April 27, 1971.)

9503.17. Vehicle Sign. Vehicle sign means any sign attached or applied to a vehicle which advertises a business, activity, use, service or product unrelated to said vehicle, or any vehicle the primary use of which at any given time is for the display of advertising matter.

9503.18. Wall Sign. (Amended by Ordinance No. 1084, dated October 21, 1969.) Any sign attached to, painted on, or erected against or a part of the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of said building. Said sign shall not extend above the height of the wall or parapet on which located, nor shall said sign extend more than two (2) feet from the surface to which it is attached. In Height District II, a wall sign located on a building exceeding thirty-five (35) feet in height shall not exceed a display area of ten (10) percent of the area of the wall or face of the building on which it is attached.

9503.19. Window Display. Window display means any sign, printed matter, or device which is used for advertising purposes placed upon, attached to, or placed within two (2) feet behind any window in any manner to be viewed through any window or glass area. This type sign is exempt from the allowable sign area permitted provided that a maximum of twenty-five (25) percent of the total window area of any place of business may be used for this type of display.

9503.20. Public Service Sign. (Added by Ordinance No. 1197, dated April 27, 1971.) A public service sign means a pole sign used to direct the general public to public and religious facilities in the City of Garden Grove. Facilities that would qualify for such a sign would include those owned and operated by non-profit organizations such as, facilities, and historical sites. This type of sign shall be permitted provided:

(a) The display area does not exceed six (6) square feet. For the purposes of computing the display area, only one (1) face of a double-faced sign will be counted provided the two (2) faces of the sign are not separated by more than twelve (12) inches.

(b) Said sign is located in the public right-of-way of a major or primary highway. Said sign shall be installed by the City with the cost of the installation and related materials being paid by the non-profit organization to which it refers.

(c) Only two (2) such signs shall be permitted for each facility. A maximum of one (1) such sign per facility will be permitted on any one (1) major or primary highway.

(d) The design of the sign will be determined by the City to provide a consistency in signing in accordance with adopted City policy.

(e) The location of said sign shall be approved by the Zoning Administrator who will verify the qualifications of the facility and consider the density of signing in the area of the proposed sign location.

9503.21. Establishment - Community Message Center Sign. (Added by Ordinance No. 1499, dated May 11, 1976.) The City Council may establish and erect or have established and erected, on publicly-owned

non-residential property, other than right-of-way, a community message center sign.

9503.22. Definition - Community Message Center Sign. (Added by Ordinance No. 1499, dated May 11, 1976.) A community message center sign is one which is designed and intended for the purpose of providing the public with information relating to events affecting the community, business activities and services provided therein and any other information publicly oriented.

9503.23. Exclusive Authorization - Community Message Center Signs. (Added by Ordinance No. 1499, dated May 11, 1976.) The provisions relating to community message center signs shall control to the exclusion of all other sign provisions and regulations established by the City Council with the exception that all construction and safety standards shall be applicable to community message center signs.

9504. General Conditions. The following general conditions shall apply to all signs in the City:

(a) Location and safety.

1) All signs regulated by this Chapter are to be placed only on private property except as otherwise provided by this Chapter.

2) No sign shall be so located or constructed so as to interfere with or hinder vehicular movement or placed over any vehicular accessway in a manner that would reduce the vertical ground clearance to less than fourteen (14) feet.

3) No sign may be designed, lighted, placed, or displayed that would in any way simulate any type of traffic control device, emergency vehicle, or an emergency warning device.

4) No rotating sign may revolve more than eight (8) revolutions per minute. The rotating portion of a rotating sign shall be no less than ten (10) feet above ground level. No rotating sign may project over public property.

5) No sign shall be erected, constructed, or maintained within an area designated by an approved specific plan for a public right-of-way except as provided in Section 9308.

(b) Modification of Requirements. Any area or dimensional requirement may be modified

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by not more than ten (10) percent of such requirements if in the Zoning Administrator's judgment, compensating amenities are provided ("amenity" meaning a permanent feature conducive to pleasantness or attractiveness.)

(c) Screening of Structure. The back of any sign that may be readily viewed from a public street shall be screened in a manner approved by the Zoning Administrator.

(d) Signs not designed to be viewed from public property. Nothing in this Chapter shall prevent the construction or erection of signs on private property when the following conditions prevail.

1) Said signs are placed to direct vehicle or pedestrian traffic on private property.

2) Such signs do not exceed twenty (20) square feet of display area.

(e) Lighted Signs.

1) Exposed light bulbs of more than ten (10) watts which may be seen from a public street or property line shall not be used in conjunction with any advertising display, except that neon lights or similar types of fluorescent lighting specifically designed to be used as sign face materials may be used. (Amended by Ordinance 1197, April 27, 1971.)

2) No person shall erect or maintain any device which directs a beam of light in a flashing sequence toward any street or highway.

(f) Exempt Signs. The provisions of this Chapter shall not apply to the following type signs or advertising:

1) Inside signs not defined as window signs.

2) Official notices of any court of public office and legal notices posted pursuant to law or ordinance.

3) Traffic signs or other signs erected or maintained by a government body or agency, including but not limited to danger signs, railroad crossing signs, geographic signs, historical signs.

4) Public utility company signs as aids to safety or service, or indicating danger.

5) Flags of the following: political jurisdictions, religious organizations, charitable or fraternal organizations or societies.

6) Signs for public events located on private property or public right-of-way, subject to the approval of the City Council.

7) Non-advertising signs not exceeding two (2) square feet in area such as "no trespassing", "private drive", "beware of dog".

8) "Positions Available" signs provided:
a. Such signs carries no information other than company identification and positions available.

b. Display area does not exceed twenty-four (24) square feet.

c. Such signs must be constructed as a pole or wall type sign.

d. Only one sign per street frontage is permitted.

(g) Any sign placed by a public agency upon public property that does not conform to the requirements of this Chapter shall be approved by the City Council before installation.

9505. Outdoor Advertising Displays or Structures on State or County Freeways. (Repealed by Ordinance No. 1178, dated February 16, 1971.)

9506. Temporary Real Estate Signs. Two (2) temporary real estate signs, not to exceed fifty (50) square feet in area per face, or one sign not to exceed one hundred (100) square feet in area per face may be located on any tract recorded within the boundaries of an approved tentative tract map filed with the City in any zone, provided such signs, if in any "R" zone, shall be removed at the end of a twelve (12) month period measured from the date of the resolution of the City Council accepting the public improvements of the tract upon which said sign or signs are located.

9507. Temporary Construction Signs. Signs identifying persons engaged in construction on a site shall be permitted as long as construction is in progress, provided that any time the removal is required for a public purpose, said signs shall be removed at no expense to the City or other public agency.

9508. Directional Signs.

(a) Number of Signs Allowed. Each separate land development project within the City limits shall be permitted a total of not more than two (2) directional signs.

(b) Determining Number of Signs. For the

purpose of this Part, a sign containing message material which can be viewed from not more than two (2) surfaces of a single structure shall be considered a single sign, provided the maximum distance between the two (2) viewing surfaces shall not exceed two (2) feet at any point.

(c) Size and Height. All tract or directional signs shall not be more than one hundred and sixty (160) square feet in area per face nor more than forty (40) feet in height.

(d) Restricted Locations. No person shall erect, construct or maintain a directional sign or portion thereof, which shall in any way obstruct light or ventilation from any dwelling as determined by the Department of Development Services. No such sign shall be erected abutting an existing freeway, and further provided that such directional signs shall only be permitted on property abutting those streets designated as major, primary or secondary highways on the General Plan of Streets and Highways. No directional sign or portion thereof shall be located within one hundred (100) feet from any structure used solely for residential purposes.

(e) Time Limit. Each directional sign shall be removed not later than one (1) year from the date of issuance of the permit for said sign.

(f) Additions to Signs Prohibited. There shall be no additions, tag signs, display boards, appurtenances or cut-outs added to the sign as originally approved. Any such addition shall be deemed a violation of the permit and shall be cause for removal of the entire sign and forfeiture of the bond.

(g) An obstructed open space except for supports of the sign shall be maintained to a height of eight (8) feet from the ground level when such sign is located within 150 feet of the point at which two streets intersect. No sign shall interfere with vehicle visibility in any manner.

(h) Application procedure. Applications for directional signs shall conform to the following procedure:

1) The application shall pertain to one sign structure and shall be filed by the developer of said land project or his authorized agent only, on a form provided by the Department of Development Services.

2) The application shall bear the signature of the owner of the sign or his

representative and the owner of the land on which the sign is to be located. Said application shall grant to the City the right to enter and remove such sign upon termination of the permit.

3) The application shall be accompanied by a filing fee and a cash deposit or bond, executed by the owners of the land and the sign, setting forth their consent to the City to enter upon the land, without liability, to remove such sign or inspect such signs as may be deemed necessary. The condition of such cash deposit or bond shall be that upon termination or revocation of the permit, if the sign for which the permit is granted is not completely removed within five (5) days thereafter, the full amount of such cash deposit or bond shall be forthwith and summarily forfeited and paid over to the City. The cash deposit or bond shall be returned to the sign owner if the directional sign is completely removed and the site restored to its original condition within a five (5) day period, as provided herein.

(Amended by Ordinance No. 1538, dated October 4, 1976.)

4) The application shall be accompanied by an illustration of the sign setting forth fully the message to be displayed on the sign. The Director of the Department of Development Services shall cause to be affixed to and the sign owner shall maintain on the sign for the duration of the sign, his signed permit number, the name of the owner of the land, the expiration date of the permit and the name of the owner of the sign, together with such other data as he may deem necessary to properly carry out the functions of the Department of Development Services in the issuance of the permit and enforcement and compliance with the provisions of this Part.

(i) Revocation of Permit Removal of Sign. The violation by the owner of the sign or the owner of the land on which said sign is located or any provisions of this Part or of Article VIII shall constitute grounds for revocation of the permit for the erection of any directional sign and shall terminate said permit; provided, however, that before such termination shall become effective, notice of the time, date and place of the hearing before the City Council of intention to terminate such permit shall first be given by mail addressed to the owner of

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said sign and the owner of said land, by depositing the same by United States mail at least ten (10) days before the date of the hearing. That at said hearing, if a violation is found, as hereinbefore specified, the Council may by resolution terminate or revoke said permit. Whereupon the owner of said sign or owner of the land upon which said sign is located shall immediately remove said sign and restore said premises to the original condition, and upon failure to do so within five (5) days after such termination or revocation of the bond heretofore posted, shall be deemed to be forthwith and summarily forfeited in its entirety to the City. In such event, it shall be the duty of the Director of the Department of Development Services or his agent to enter upon said premises and remove such sign.

9509. Nonconforming Signs - Abatement. (Amended by Ordinance No. 1197, dated April 27, 1971.)

(a) Except as otherwise provided in this Chapter, any sign which was erected and maintained prior to May 27, 1971 but which does not conform with the provisions of this Chapter shall become nonconforming and shall be removed or altered to conform with the provisions of this Section.

1) Any sign erected contrary to and not in compliance with the laws in effect at the time of erection shall be termed illegal and shall be removed within twenty (20) days subsequent to receipt of written notice.

2) Any sign erected in conformance with the laws in effect at the time of erection shall be made to conform to the provisions of this Chapter, or shall be removed on or before the expiration of ten (10) calendar years from May 27, 1971 or when any building permit is required to effect modification to or repair of any existing sign, whichever occurs first.

(b) Temporary advertising devices that are not in conformance with this Chapter shall be removed within thirty (30) days subsequent to the receipt of written notice.

(c) Any billboard erected prior to June 18, 1956, or which was lawfully erected and maintained between June 18, 1956 and July 1, 1971, but which does not conform with the provisions of this Chapter shall become nonconforming and shall be removed on or

before the expiration of the time periods specified below.

1) Any billboard located on any "C" zoned property shall be removed within ten (10) calendar years from July 1, 1971.

2) Any billboard located on "M" zoned property shall be removed within fifteen (15) years from July 1, 1971.

3) Any billboard located in or within one hundred (100) feet of any underground utility district shall be removed as undergrounding occurs. Any billboard located in the Community Center District shall be removed as development occurs on the parcel upon which said billboard is located. Removal shall not commence until the City requests same and gives a sixty (60) day notice to do so. Any billboard required to be removed by the above regulations may be replaced subject to the provisions of Section 9503.1.

4) Any billboard erected or maintained subsequent to June 18, 1956, which does not have a valid permit as required by ordinance or City Code, shall be termed illegal and shall be removed by the owner of said billboard or the owner of the property upon which said billboard is located within twenty (20) days after the date written notice is mailed to the owner of said billboard and the owner of the property upon which said billboard is located.

5) Any billboard lawfully erected or maintained prior to July 1, 1971, and which does not comply with the provisions of the Outdoor Advertising Act contained in the Business and Professions Code of the State of California shall comply with all abatement provisions contained in said Act.

(Amended by Ordinance No. 1178, dated February 16, 1971, and Ordinance No. 1025, dated June 1, 1971.)

9510. Liability for Damages. The provisions of this Chapter or the issuance of any sign permit shall not be construed as relieving or limiting the responsibility or liability of the person erecting, owning or maintaining any sign from personal injury or property damage resulting from said sign or work relating thereto, nor shall it be construed as imposing upon the City or its officers, or employees any responsibility or liability by reason of the approval of any sign, material or device under any provisions of this Code.

9511. Variances May be Granted. When practical difficulties, unnecessary hardships, or results inconsistent with the general purpose of this Chapter result through the strict and literal interpretation and enforcement of the provisions hereof, the Planning Commission or Zoning Administrator shall have authority subject to the provisions of Part 19, Chapter 2, Article IX, to grant variances from the requirements of this Chapter.

TO: WATER SERVICES DATE: 9-20-82
CASE: PIP 104-82 ANALYST: FRANK HASLTON
APPLICANT: COVE DEVELOPMENT / REDEVELOPMENT AGENCY
REQUEST: TO CONSTRUCT ① A 400 ROOM HOTEL (16 STORIES),
② 230,000 sq ft OFFICE BLDG (10 STORIES), AND ③ A 10-STORY
ATRIUM BETWEEN THE PRIMARY STRUCTURES (PHASE I of PIP)
LOCATION: N/W CORNER HAZEN 137-091-2,5,6,8,9-10
137-102-13-15, 17, 20, 23, 24, 25
RETURN TO CURRENT PLANNING BY: 9-24-82

COMMENTS

RECEIVED

SEP 21 1992

PUBLIC WORKS & DEVELOPMENT

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

1) WATER - IMPROVEMENTS SHALL BE REQUIRED (i.e.:
WATER MAINS, FIRE HYDRANTS, BACKFLOW DEVICES, ETC.)
2) ALL DOMESTIC METERS AND SERVICES WILL BE SIZED
ACCORDING TO THE LATEST UNIT COUNT PROVISIONS OF
THE UNIFORM PLUMBING CODE. 3) COMPLIANCE WITH
THE CITY'S BACKFLOW PREVENTION PROGRAM IS A
CONDITION OF WATER SERVICE 4) FIRE PROTECTION
SHALL COMPLY WITH GARDEN GROVE FIRE DEPT.
SPECIFICATIONS

Water Assessment Fee: \$750 per acre
\$2.50 x 2000 sq ft frontage

BY: Michael Martin

DATE: 9-24-82

NOTE - PLEASE TYPE OR PRINT CLEARLY. PHONE EXT: 1081

3234E/429A 1/20/82

- NO FIRE COMMENTS 9-24-82

DEVELOPMENT REVIEW
AND COMMENT SHEET

SPECIAL
INVESTIGATIONS

TO: POLICE DEPT DATE: 9-20-82

CASE: PCD 104-82 ANALYST: FRANK HASELTON

APPLICANT: COVE DEVELOPMENT / REDEVELOPMENT AGENCY

REQUEST: TO CONSTRUCT ① A 400 ROOM HOTEL (16 STORIES),
② 230,000 SF OFFICE BLDG (10 STORIES), AND ③ a 10-STORY
ATRIUM BETWEEN THE PRIMARY STRUCTURE (PHASE I of PCD)

LOCATION: N/W CORNER HAZZARD
137-091-3, 5, 6, 8, 9-10
137-102-13-15, 17-20, 23, 24, 25

RETURN TO CURRENT PLANNING BY: 9-24-82

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

IMPLEMENT SECURITY PROVISIONS OF PROPOSED
BUILDING SECURITY ORDINANCE.

BY: [Signature]
DATE: 9-21-82

NOTE - PLEASE TYPE OR PRINT CLEARLY. PHONE EXT: 679, 697

DEVELOPMENT REVIEW
AND COMMENT SHEET

TO: PAN CHECK DATE: 9-20-82

CASE: PID 104-82 ANALYST: FRANK HASELTON

APPLICANT: COVE DEVELOPMENT/REDEVELOPMENT AGENCY

REQUEST: TO CONSTRUCT (1) A 400 ROOM HOTEL (16 STORIES),
(2) 230,000 SF OFFICE BLDG (10 STORIES), AND (3) A 10-STORY
ATRIUM BETWEEN THE PRIMARY STRUCTURE (PHASE II of PID)

LOCATION: N/W CORNER HAZZARD
137-071-2, 5, 6, 8, 9-10
137-102-13-15, 12, 20, 23, 24, 25

RETURN TO CURRENT PLANNING BY: 9-24-82

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

FEEES: DRAIN. ASS (DIST D) = APPROX \$23640.00

PLANT TREES = APPROX \$1874.00

COSE (1) ENBRG - CALCS REQ'D.

BY: [Signature]

DATE: 9.23.82

PHONE EXT: 824

NOTE - PLEASE TYPE OR PRINT CLEARLY.

DEVELOPMENT REVIEW
AND COMMENT SHEET

TO: ENGINEERING DATE: 9-20-82

CASE: PID 104-82 ANALYST: FRANK HASELTON

APPLICANT: COVE DEVELOPMENT/REDEVELOPMENT AGENCY

REQUEST: TO CONSTRUCT ① A 400 ROOM HOTEL (16 STORIES),
② 230,000 SF OFFICE BLDG (10 STORIES), AND ③ A 10-WIDE
ATRIUM BETWEEN THE PRIMARY STRUCTURES (PHASE I of PID)

LOCATION: N/W CORNER HARBOR
137-091-1, 5, 6, 8, 9-10
137-102-13-15, 19, 20, 25, 24, 25

RETURN TO CURRENT PLANNING BY: 9-24-82

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

- ① Curb on Harbor To Be Re-Aligned
- ② Turnball Sidewalk on Harbor
- ③ Grading in Utility Plans Required
- ④ Storm Drain Required per E.C. Master Storm Drain Plan
- ⑤ Down Permits Required To Remove Existing Structures
- ⑥ What's Going To Happen To The Ramp?
- ⑦ Permitting Required For Any Work Needed To Public Refer On City Exposed

BY: [Signature]
DATE: 10-11-82

NOTE - PLEASE TYPE OR PRINT CLEARLY.

PHONE EXT: 869

DEVELOPMENT REVIEW
AND COMMENT SHEET

TO: FIRE DEPT

DATE: 9-20-82

CASE: RPD 104-32

ANALYST: FRANK HASELTON

APPLICANT: COVE DEVELOPMENT / REDEVELOPMENT AGENCY

REQUEST: TO CONSTRUCT (1) A 400 ROOM HOTEL (16 STORIES), (2) 230,000 SQ FT OFFICE BLDG (10 STORIES), AND (3) A 10-STORY
ATRIUM B BETWEEN THE PRIMARY STRUCTURE (PHASE I of RPD)

LOCATION: N/W CORNER

HARBOR
137-091-2, 5, 6, 8, 9, 10
137-162-15, 15, 19, 20, 23, 24, 25

RETURN TO CURRENT PLANNING BY: 9-24-82

COMMENTS

- NO COMMENTS
 COMMENTS (BELOW)
 COMMENTS (ATTACHED)

- Construct per requirements for R-1 (16 STY) high-rise occupancy (TIT 19/24 C.A.C.)
- Construct 10 story per requirements for B-3 high-rise occupancy (TIT 19/24 C.A.C.)
- Builder should meet Division as required with Bldg/Fire Dept. to plan protection for atrium

BY: V. Roach

DATE: 10-4-82

PHONE EXT: 721

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A

1/20/82

DEVELOPMENT REVIEW
AND COMMENT SHEET

TO: TRAFFIC DATE: 9-20-82

CASE: PID 104-82 ANALYST: FRANK HASELTON

APPLICANT: COVE DEVELOPMENT/REDEVELOPMENT AGENCY

REQUEST: TO CONSTRUCT ① A 400 ROOM HOTEL (16 STORIES),
② 230,000 SF OFFICE BLDG (10 STORIES), AND ③ A 10-STORY

ATRIUM BETWEEN THE PRIMARY STRUCTURE (PHASE I OF PID)

LOCATION: N/W CORNER HARBOUR ^{137-091-2, 5, 6, 8, 9-10}
~~137-102-13-15, 17, 20, 23, 24, 25~~

RETURN TO CURRENT PLANNING BY: 9-24-82

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

7 3 on Harbor Boulevard

4 on Simmons Avenue

1. Median islands on Harbor and Chapman need to
be extended to restrict driveway to right turns.
2. A signal should be installed at Duane/Chapman.
3. A striping and channelization plan should be
prepared which provides a) two way left turn lane
where appropriate, b) supplementary thru lanes c)
driveway locations on "other" side which will be
addressed
9. A bus bay should be
provided on Harbor Blvd

BY: Phil Araki

DATE: 9-30-82

PHONE EXT: 888

NOTE - PLEASE TYPE OR PRINT CLEARLY.

DEVELOPMENT REVIEW
AND COMMENT SHEET

TO: SANTAY DISTRICT DATE: 9-20-82
CASE: PD 104-82 ANALYST: FRANK HASELTON
APPLICANT: COVE DEVELOPMENT/REDEVELOPMENT AGENCY
REQUEST: TO CONSTRUCT ① A 400 ROOM HOTEL (16 STORIES),
② 230,000 sq ft OFFICE BLDG (10 STORIES), AND ③ A 10-STOREY
ATRIUM BETWEEN THE PRIMARY STRUCTURE (PHASE I OF PD)
LOCATION: N/W CORNER HARBOR 137-071-2, 5, 6, 8, 9-10
137-102-13, 15, 17, 20, 25, 25
RETURN TO CURRENT PLANNING BY: (9-24-82)

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

SEWER SERVICE USE FEE	\$ 33,145.32
INSPECTION (ESTIMATE)	50.00
COUNTY SANITATION DISTRICT #3	23,490.00
PLAN CHECK (ESTIMATE)	50.00

TRASH ENCLOSURES ARE NOT SHOWN ON THE PLOT PLAN.
SEWER CAPACITY DOES NOT EXIST IN CHADMAN AVE.
TO SERVE THIS PROPERTY — MUST BE MITIGATED)
THE DISTRICT HAS EASEMENTS OVER THE SITE —
(MUST BE OBTAINED)

BY: Ronald N. Cates
DATE: 9/20/82
PHONE EXT: 630

NOTE - PLEASE TYPE OR PRINT CLEARLY.
3234E/429A 1/20/82

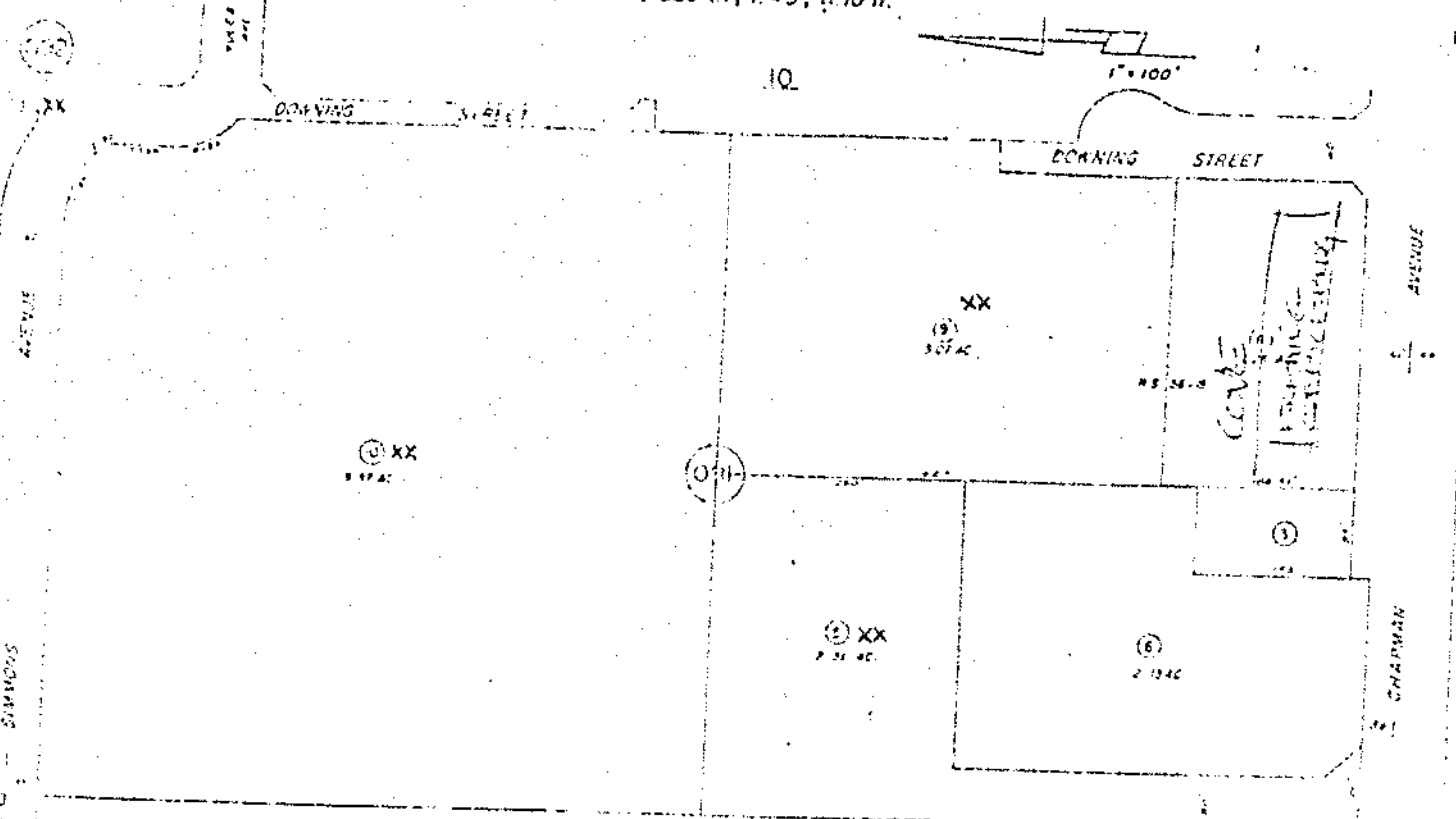
RECEIVED SEP 20 1982

W 1/2, SE 1/4, SW 1/4, SEC 27, T. 4 S., R. 10 W.

137-09

10.

1" = 100'



XX
19'
307 AC

11

XX
2'
13 AC

6
2'
13 AC

MARCH 1961

07

232-02

*Robert
MacKinnon*

NOTE - ASSESSORS BLOCK #
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSORS MAP
BOOK 137 PAGE 09
COUNTY OF ORANGE

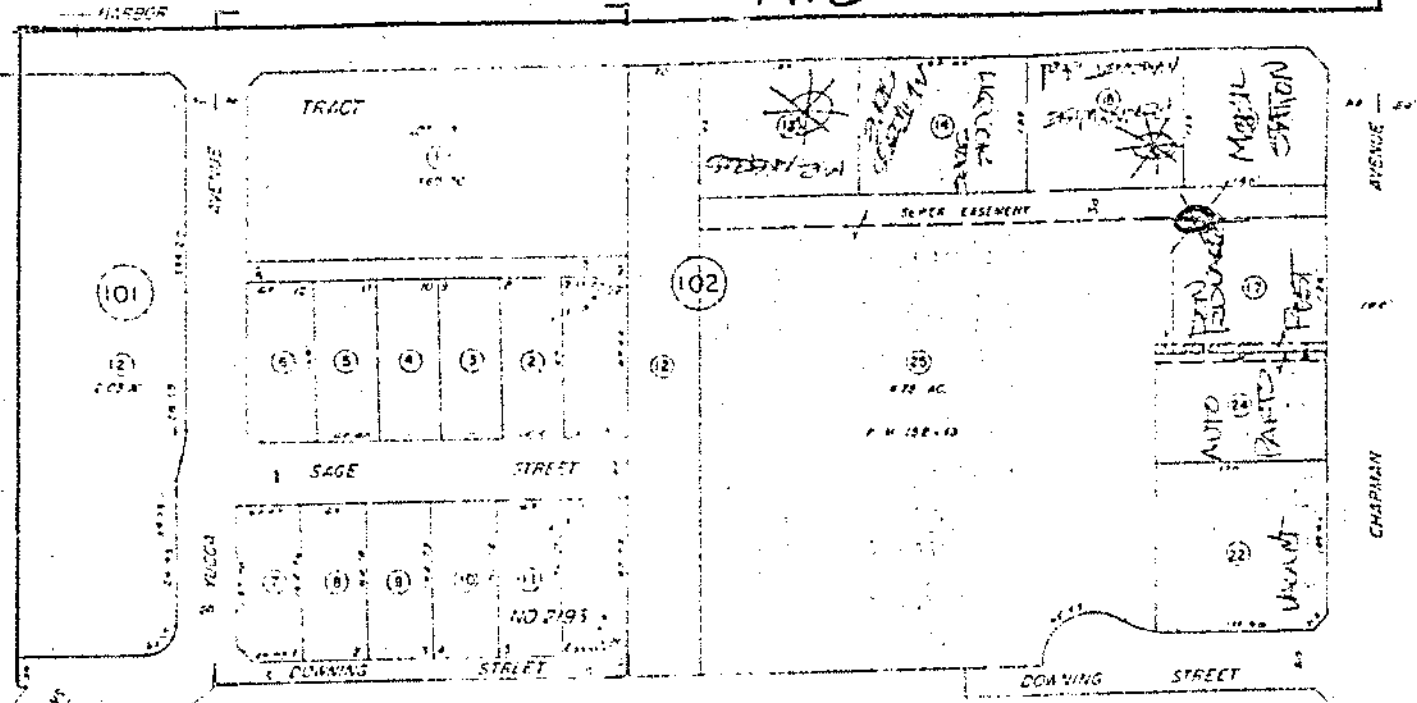
231-08

233-05

233-06

NIC

BYLAW 500



SIMMONS AVENUE MARCH 1961

09

TR NO 2193 M 109-16-17

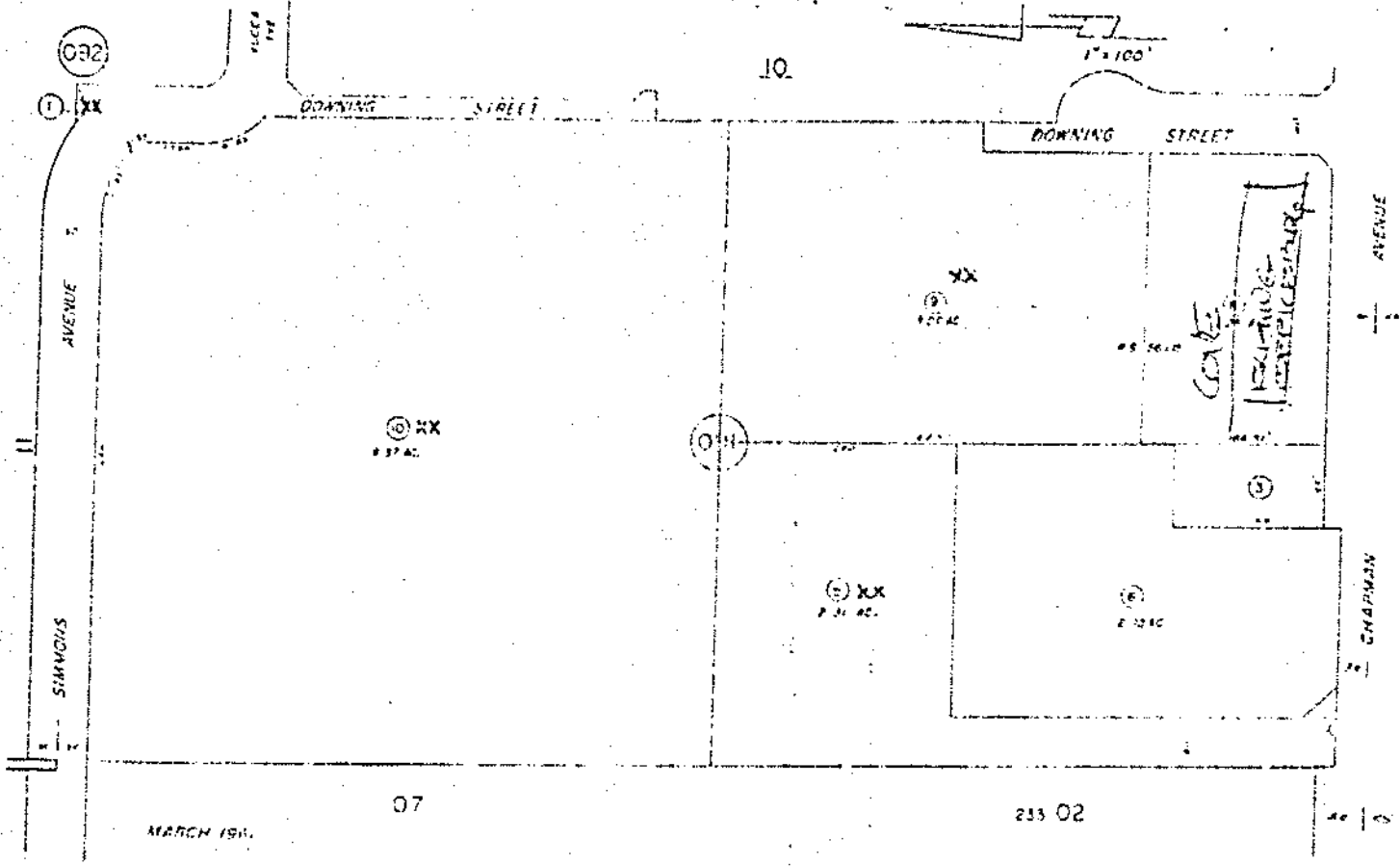
NOTE: ASSessor'S PLAT B PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 137 PAGE 10 COUNTY OF GRADY

231-15

W. 1/2, SE 1/4, SW 1/4, SEG 27, T. 45, R. 10 W.

137-09



MARCH 1961

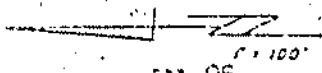
NOTE
ASSESSORS BOOK 14
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSORS MAP
BOOK 137 PAGE 09
COUNTY OF ORANGE

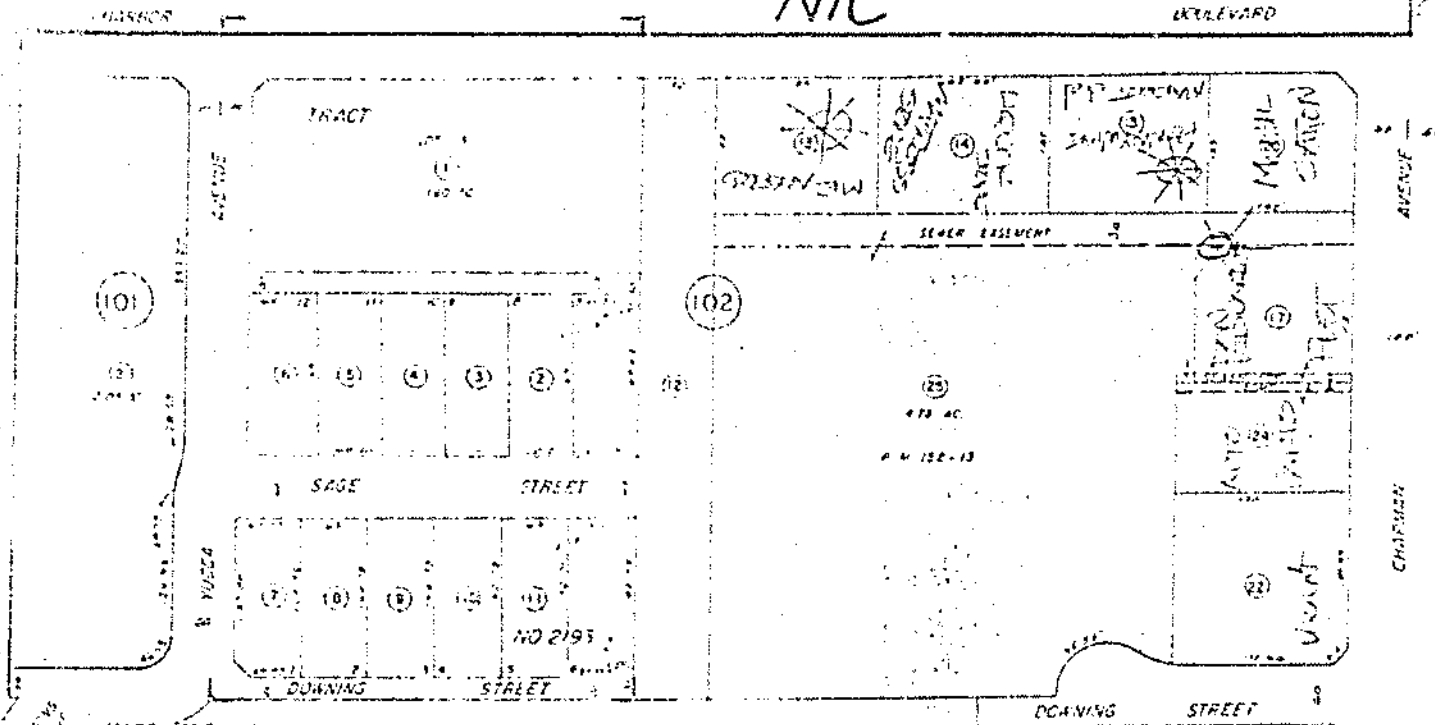
231-48

233-05

233-06



NIC



MARCH 1961

TR NO 2195 AS SH 109-16, 17

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

ASSESSOR'S MAP BOOK 137 PAGE 10 COUNTY OF ORANGE

231-45

COVE
10/10/82 *Dennis*
SEP 27 1982

Pub. Works & Devt. Dept.

MEMORANDUM

TO: Jack George
FROM: John Carson
DATE: September 23, 1982
RE: COVE HOTEL - OFFICE BLDG.
GARDEN GROVE, CALIFORNIA
WZMH NO. 1803
BUILDING PERMITS

Today, at 10:30 a.m., we met in the City of Garden Grove Building Department offices to discuss permits for the above referenced project.

Present for the City were:

Stewart Miller
John Gustafson
Joe Shank
Ken Miller

Present for the Design team were:

David Neish - Urban Assist
Jim McDonald - Bein, Frost & Assoc., Civil Engr.
Robert Culp - Culp & Tanner, Structural Engr.
Rob Elliott - The SWA Group, Landscape Architects
Tom Trischler and myself.

We agreed in principle to a series of phased permits in concert with the Design/Build Schedule.

Assuming the D.D.A. is processed on schedule, the following outline of events could apply:

- 10-1-82 - Structural pre-check meeting to review concept.
- 10-20-82 - Apply for Grading Permit. 3-week process time.
- 11-10-82 - Issue Grading Permit.

Memorandum to Jack George
September 23, 1982
Page - 2

- 11-15-82 - Apply for Foundation-Only permit. 4 week process time.
- 12-15-82 - Issue Foundation-Only Permit.
- 3-1-82 - Apply for Building Permit. Some parts of the interior finish work would be incomplete at this point. However, those spaces could be checked later similar to Tenant Improvements. 4 to 5-week process time.
- 4-15-83 - Issue Building Permit.

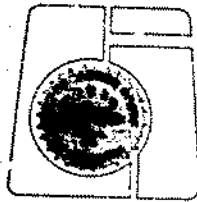
Note:

1. Check to see if project is in area of Emergency Ordinance Flood Control Map.
2. Soils Report must address Shady Canyon Fault Line.
3. John Gustafson will be our point of communication with the Building Department. He will handle their in-house coordination and communication.
4. A demolition permit is required but can be issued at the counter.
5. A preliminary plan check review meeting, to discuss exits, occupant loads, etc., should be held with Mr. Gustafson within a few weeks.
6. We discussed getting a "Building Structure Only" Permit. They do not presently have such a vehicle.

As you can see from the schedule outlined above, a gap of 6 to 8 weeks could appear in the construction schedule depending upon the amount of time required for building piles and foundations. A permit to start erecting the structural frame about 2-15-83 would close this gap.

JC:am

cc: Those present
Don Han
Phil Wall
Paul Bernard
Mavis Banks



GARDEN GROVE

file

CITY OF GARDEN GROVE, CALIFORNIA

11351 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

October 1, 1982.

Cove Development Co.
1209 Kirner
Santa Ana, CA 92707

Gentlemen:

Re: PUD-104-S2

The Planning Commission of the City of Garden Grove will consider the above referenced application at its meeting at 7:00 P.M. on October 14, 1982.

The meeting will be held in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

If you are unable to attend this meeting, please have someone represent you.

Sincerely,

Stewart O. Miller
Development Services Manager

/ky

Enclosure

CITY OF GARDEN GROVE
OCT 17 9 16 AM '82

FILE

RECEIVED
OCT 13 1982
Ms. 8003 & 8074. 10/24

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

CITY OF GARDEN GROVE
DEVELOPMENT SERVICES MANAGER

PURPOSE OF PUBLICATION
PUBLIC HEARINGS

State of California
County of Orange

APRIL L. ELLIOTT

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, and that I am the principal clerk of the printer of the

ORANGE COUNTY NEWS

a newspaper of general circulation, published in the City of GARDEN GROVE

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

OCT. 2, 1982

I certify under penalty of perjury that the foregoing is true and correct.

Dated at **GARDEN GROVE**

California, this **5th** day of **OCT.** 19 **82**

April L. Elliott

Signature

NOTICE OF PUBLIC HEARINGS RELATIVE TO GENERAL UNIT DEVELOPMENT PLANNED UNIT DEVELOPMENT AND SITE PLANS
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Garden Grove will hold public hearings on the General Unit Development of the Community Center, 11200 Stanford Avenue, Garden Grove, California, on three regular meetings and reports relative to the following items: The Planning Commission will hear these items listed below at their next meeting at 6:00 P.M. on the Commission Hearing Room on Thursday, October 14, 1982.
AN APPLICATION HAS BEEN FILED BY CITY OF GARDEN GROVE, A PUBLIC PLANNING UNIT DEVELOPMENT (PLUD) NO. 004-82-001-001, FOR A GENERAL PLAN AMENDMENT NO. CPA-82-001-001-001, DENSITY REDUCTION FROM 35 TO 20 UNITS PER ACRE, 1.0000 ACRES, 11200 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA. THE CITY OF GARDEN GROVE HAS PREPARED A NEGATIVE ENVIRONMENTAL IMPACT REPORT BECAUSE THE PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
LOCATION: EAST SIDE OF FLOWER STREET, WEST SIDE OF HOME STREET, NORTH OF 124th STREET.
AN APPLICATION HAS BEEN FILED BY CITY OF GARDEN GROVE, A PUBLIC PLANNING UNIT DEVELOPMENT (PLUD) NO. 004-82-001-001, FOR A GENERAL PLAN AMENDMENT NO. CPA-82-001-001-001, DENSITY REDUCTION FROM 35 TO 20 UNITS PER ACRE, 1.0000 ACRES, 11200 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA. THE CITY OF GARDEN GROVE HAS PREPARED A NEGATIVE ENVIRONMENTAL IMPACT REPORT BECAUSE THE PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
LOCATION: NORTH SIDE OF TRASS AVENUE BETWEEN VOGEL STREET AND MACNOLLA STREET.
AN APPLICATION HAS BEEN FILED BY TONG SITE AND SUPPLY, 1200 SOUTH KINGSLEY AVENUE, HAWTHORNE, CALIFORNIA, FOR A SITE PLAN NO. SP-82-001-001-001, FOR THE CONSTRUCTION OF A 90,000 SQUARE FOOT BUILDING INCLUDING A swimming supply pool on a 2.2 acre site located on the C.H. (Henry Commercial) zoning district. The City of Garden Grove has prepared a Negative Declaration for the project, stating the requirement for an EIR is not applicable because the project will not have a significant effect on the environment, pursuant to the California Environmental Quality Act (CEQA), 1982.
LOCATION: WEST HARBOR BOULEVARD, NORTHWEST CORNER HARBOR BOULEVARD AND CANTONAL CIRCLE.
AN APPLICATION HAS BEEN FILED BY AMERICAN MEDICAL INTERNATIONAL, 111 CANTON DRIVE, SEVERY HILLS, CALIFORNIA, FOR A PLANNED UNIT DEVELOPMENT (PLUD) NO. PLUD-82-001-001-001, REQUESTING AN AMENDMENT TO THE existing Planned Unit Development (PLUD) NO. PLUD-82-001-001-001, to allow the removal and reduction of approximately 400 acres (the PLUD NO. PLUD-82-001-001-001) from the PLUD (Planned Unit Development) area and convert the site to a development for the construction of a 40,000 square foot multi-story medical office building. The City of Garden Grove has prepared a Negative Declaration for the project, stating the requirement for an EIR is not applicable because the project will not have a significant effect on the environment, pursuant to the California Environmental Quality Act (CEQA), 1982.
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF MAIN STREET.
AN APPLICATION HAS BEEN FILED BY MOORE DEVELOPMENT CO. & GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, 1510 GARDEN GROVE, SANTA ANA, CALIFORNIA, FOR A PLANNED UNIT DEVELOPMENT (PLUD) NO. PLUD-82-001-001-001, FOR A PLANNED UNIT DEVELOPMENT (PLUD) NO. PLUD-82-001-001-001, REQUESTING AN AMENDMENT TO THE existing Planned Unit Development (PLUD) NO. PLUD-82-001-001-001, to allow the removal and reduction of approximately 400 acres (the PLUD NO. PLUD-82-001-001-001) from the PLUD (Planned Unit Development) area and convert the site to a development for the construction of a 40,000 square foot multi-story medical office building. The City of Garden Grove has prepared a Negative Declaration for the project, stating the requirement for an EIR is not applicable because the project will not have a significant effect on the environment, pursuant to the California Environmental Quality Act (CEQA), 1982.
LOCATION: NORTHWEST CORNER OF HARBOR BOULEVARD AND SHAPLAIN AVENUE.
AN AMENDMENT HAS BEEN FILED TO THE existing Planned Unit Development (PLUD) NO. PLUD-82-001-001-001, to allow the removal and reduction of approximately 400 acres (the PLUD NO. PLUD-82-001-001-001) from the PLUD (Planned Unit Development) area and convert the site to a development for the construction of a 40,000 square foot multi-story medical office building. The City of Garden Grove has prepared a Negative Declaration for the project, stating the requirement for an EIR is not applicable because the project will not have a significant effect on the environment, pursuant to the California Environmental Quality Act (CEQA), 1982.
DATE: September 19, 1982
APRIL L. ELLIOTT
City of Garden Grove #10003



GARDEN GROVE

FILE
CITY OF GARDEN GROVE, CALIFORNIA
11191 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

October 11, 1982

Cove Development Co.
1209 Warner Avenue
Santa Ana, CA 92707

Subject: Case No. PUD-104-82
Hearing before the Planning Commission
Date and Time: October 14, 1982 - 7:00 p.m.
Place: City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove, CA 92640

Gentlemen:

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

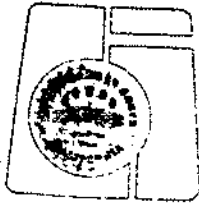
If you have any questions concerning this report, please contact the Land Use Division of the Public Works & Development Department at 638-6831.

Sincerely,

Stewart O. Miller
Stewart O. Miller
Development Services Manager

/ky

Enclosure



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA
11191 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

October 11, 1982

Orange County News
ATTN: Rita - Legals
13261 Century Boulevard
Garden Grove, Ca 92643

Dear Rita,

Enclosed is Notice of Public Hearing which we request you publish on
Wednesday, October 13, 1982, for the following:

Planned Unit Development No. PUD-104-82

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

Sincerely,

CAROLYN MORRIS
City Clerk

Enclosure

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

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

*Monday, 7:30 pm, October 25, 1982

PLANNED UNIT DEVELOPMENT NO. PUD-104-82

APPLICANT: Cove Development Co. & Garden Grove Agency for Community Development

REQUESTING: that a 25.9 acre site located at the northwest corner of Harbor Boulevard and Chapman Avenue be zoned PUD (Planned Unit Development) with the intent of a commercial/office complex. Additionally, the applicant is requesting approval for the construction of Phase I of PUD-104-82 which includes a 400 room hotel, 230,000 square feet of office, and an atrium connecting the hotel and office building. The City of Garden Grove has determined that use of a single Environmental Impact Report for PUD-104-82, pursuant to Section 15068 of the California Environmental Quality Act (1970) as amended, is the appropriate environmental action.

LOCATION: Northwest corner of Harbor Boulevard and Chapman Avenue


(The Planning Commission will hold a public hearing on PUD-104-82 on October 14, 1982)

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

FURTHER INFORMATION on the above application may be obtained or viewed at the Public Works & Development office in City Hall or by telephone: 638-6831

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE.

DATED: October 11, 1982


CAROLYN MORRIS
City Clerk

Garden Grove Unified School Dist.
10331 East Stanford Ave.
Garden Grove, CA 92640

Continental Limited Partnership
3345 Newport Blvd, #210
Newport Beach, CA 92663

School, Garden Grove Unified Dist.
12272 Wilkin Way
Garden Grove, CA 92640

Business Properties Partnership
17631 Fitch
Irvine, CA 92714

Business Properties Partnership
17631 Fitch
Irvine, CA 92714

Terra Firma Properties Inc.
435 East Katella Ave. #209
Orange, CA 92667

Business Properties Partnership
17631 Fitch
Irvine, CA 92714

Pine Lake Associates
3400 Executive Park Way
Toledo, OH 43606

Cove Development Co.
1209 Warner
Santa Ana, California



GARDEN GROVE
CALIFORNIA 92640
11/29 ACACIA PARWAY

UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

pw & D

SANCHEZ, ALBERT G (JT)
11712 HOLYOAK LN
GARDEN GROVE, CAL
92640



GARDEN GROVE
CALIFORNIA 92640
11/29 ACACIA PARWAY

RETURNED TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

pw & D

SANCHEZ, RUBEN (JT)
12202 REVL DR
GARDEN GROVE, CAL
92640



GARDEN GROVE
CALIFORNIA 92640
1111 ALACIA PARKWAY



UNDELIVERABLE AS ADDRESSED
INABLE TO FORWARD

SARC, 11838 A (JT)
12231 SIMMONS AVE
GARDEN GROVE, CAL
92646

Pug D



GARDEN GROVE
CALIFORNIA 92640
1111 ALACIA PARKWAY

JU-42 36181251 10/18/82

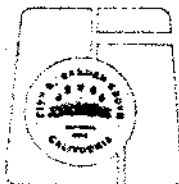
JO-PIL-YUN
1188 MONAVE DR
COLTON CA 92324



UNKNOWN
 NO SUCH ADDRESS
 INCORRECT LEAF NUMBER
 NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

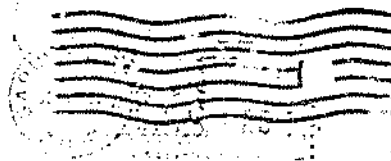


JO, PIL-YUN (CP)
11722 PURYEAR LN
GREEN GROVE, CA
92630

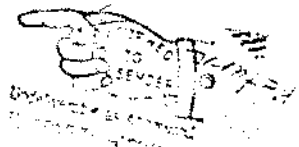


GARDEN GROVE
CALIFORNIA 92640
11371 ACACIA PARKWAY

CITY OF GARDEN GROVE
CITY OF GARDEN GROVE
OCT 20 10 19 AM '82



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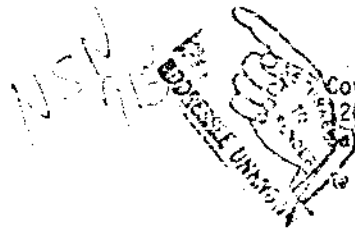


KIMBALL, DAVID N ET AL (EA)
12193 CHAPMAN AVE
GARDEN GROVE, CA
92640

They are not live here, they was moved soon!



GARDEN GROVE
CALIFORNIA 92640
11371 ACACIA PARKWAY



Cove Development Co.
1209 Warner
Santa Ana, California

OCT 21 11 42 AM '62

IN THE

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

CITY OF GARDEN GROVE
CITY COUNCIL

PROOF OF PUBLICATION

LEGAL NOTICE

State of California
County of Orange

APRIL L. ELLIOTT

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

ORANGE COUNTY NEWS

a newspaper of general circulation, published in the City of

GARDEN GROVE

County of Orange and which newspaper is published for the
dissemination of local news and intelligence of a general char-
acter, 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 pub-
lished 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:

OCT. 13, 1962

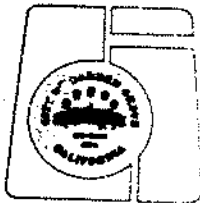
I certify (or declare) under penalty of perjury that the forego-
ing is true and correct.

Dated at GARDEN GROVE

California, this 14th day of OCT. 19, 62

April L. Elliott
Signature

LEGAL NOTICE
NOTICE IS HEREBY GIVEN THAT
THE GARDEN GROVE CITY COUN-
CIL HAS PASSED ORDINANCE NO. 1180
COUNCIL CHAMBER OF THE GARDEN
COUNTY MEETING CENTER, 1480
Spartan Avenue, Garden Grove, Califor-
nia, on the date indicated hereinafter, 7:00
P.M. October 20, 1962 to receive and con-
sider all evidence and reports relative to
the application described herein:
PLANNED UNIT DEVELOPMENT
NO. PUD-104-62
APPLICANT: Cove Development Co.
& Charles Grove Agency for Community
Development
REQUESTING that a P.U.D. zone be
located at the southeast corner of Harbor
Boulevard and Chapman Avenue be-
hind PUD (Planned Unit Development)
zone No. 104-62 of a commercial office
complex. Additionally, the applicant is re-
questing approval for the construction of
Phase I of PUD-104-62 which includes a
200 room hotel, 125,000 square feet of
office, and an annex connecting the hotel
and office building. The City of Garden
Grove has authorized a site of a single
Environmental Impact Report for PUD-
104-62 pursuant to Section 15090 of the
California Environmental Quality Act
(1969) as amended, in the appropriate
environmental action.
LOCATION: Northeast corner of
Harbor Boulevard and Chapman Avenue.
The Planning Commission will hold a
public hearing on PUD-104-62 on Octo-
ber 14, 1962.
ALL INTERESTED PARTIES are
invited to attend said HEARING and ex-
press objections or submit evidence for or
against the proposed as outlined above.
FURTHER INFORMATION on the
above application may be obtained at
the office of the Public Works & Develop-
ment Center at City Hall or by telephone
532-92.
**BY ORDER OF THE CITY COUN-
CIL OF THE CITY OF GARDEN
GROVE:**
DATE: October 11, 1962
CAROLYN MOWERS
City Clerk
Pub. Oct. 14, 1962
Orange County News # 10521



GARDEN GROVE

CITY OF
GARDEN GROVE
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY COVE DEVELOPMENT CO. &
GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

1209 WARNER, SANTA ANA, CA / 11391 ACACIA PARKWAY, GARDEN GROVE, CA

FOR A PLANNED UNIT DEVELOPMENT NO. PUD-104-82

REQUESTING that a 29.9 acre site located at the northwest corner of Harbor
Boulevard and Chapman Avenue be zoned PUD (Planned Unit Development) with the
intent of a commercial/office complex. Additionally, the applicant is requesting
approval for the construction of Phase I of PUD-104-82 which includes a 400 room
hotel, 230,000 square feet of office, and an atrium connecting the hotel and
office building. The City of Garden Grove has determined that use of a single
Environmental Impact Report for PUD-104-82, pursuant to Section 15068 of the
California Environmental Quality Act (1970) as amended, is the appropriate
environmental action.

LOCATION: NORTHWEST CORNER OF HARBOR BOULEVARD AND CHAPMAN AVENUE

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 OCTOBER 14, 1982

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

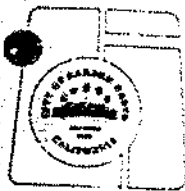
ASSESSOR - LABEL FILE LISTING
 APN NAME

ADDRESS

CITY

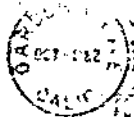
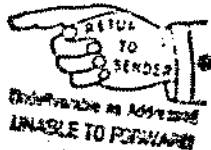
ZIP

23307325	SCHWAB, ARDATH M TR (EA)	222 GOLDFIELD AVE	CORONA DEL MAR, CA 92625
93336001	ZEIGLER, PEARL L (OW)	12225 CHAPMAN AVE	GARDEN GROVE, CAL 92640
93336002	CERNY, CLAYTON L JR (UM)	4121 FIFESIDE CIR	IRVINE, CA 92714
93336003	SANDSTEDT, BILL (JT)	12219 CHAPMAN AVE	GARDEN GROVE, CAL 92640
93336004	ORBAN, HERBERT L JR ET AL (EA)	12221 CHAPMAN AVE	GARDEN GROVE, CA 92640
93336005	BANIKHIN, WILFRED W (SM)	861 LAMARK LA	ANAHEIM, CAL 92812
93336006	LAJCIZ, MELVIN (JT)	12210 CHAPMAN AVE	GARDEN GROVE, CAL 92640
93336007	DEPT OF VETS AFFAIRS OF (HL)	DE TOMASO, ARTHUR C (JT)	12211 CHAPMAN AVE GARDEN GROVE, CAL 92640
93336008	MC INTYRE, KATHRYN E (MS)	12213 CHAPMAN AVE	GARDEN GROVE, CA 92640
93336009	NAVARIJO, GEORGE M (JT)	12209 CHAPMAN AVE	GARDEN GROVE, CA 92640
93336010	FURMAN, GEORGE W (EA)	12207 CHAPMAN AVE	GARDEN GROVE, CA 92640
93336011	STEVART, HARRIET B (LA)	12203 CHAPMAN AVE	GARDEN GROVE, CAL 92640
93336012	EVERETT, LLOYD (UM)	12205 CHAPMAN AVE	GARDEN GROVE, CAL 92640
93336013	DAVIDSON, PAUL (EA)	12142 NUTWOOD ST	GARDEN GROVE, CAL 92640
93336014	GOODMAN, LOUIS (JT)	12197 CHAPMAN AVE	GARDEN GROVE, CAL 92640
93336015	VERHOLTZ, JOSEPH W JR (NO)	12195 CHAPMAN AVE	GARDEN GROVE, CAL 92640
93336016	KIMBALL, DAVID W ET AL (EA)	12193 CHAPMAN AVE	GARDEN GROVE, CA 92640
	END OF JOB		



GARDEN GROVE
CALIFORNIA 92640
11221 ACACIA PARKWAY

Administrative



20

~~KIMBALL, DAVID N ET AL (CA)
12193 CARPMAN AVE
GARDEN GROVE, CA
92640~~



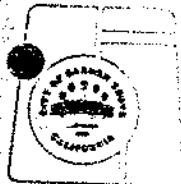
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92640~~

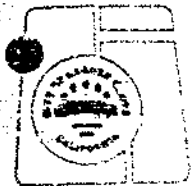


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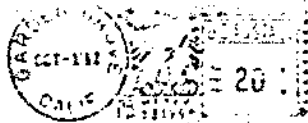
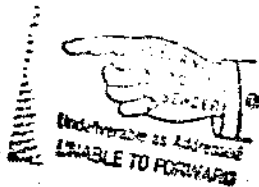
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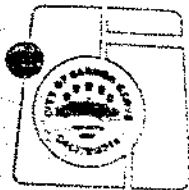
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SANCHEZ, ALBERT G (JT)
11712 HOLYOAK LN
GARDEN GROVE, CAL
92640



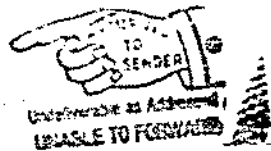
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CALIFORNIA 92640
11371 ACACIA PARKWAY



~~LAUCIE, LEVIN (OT)~~
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92640

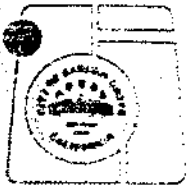


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CALIFORNIA 92640
3193 ACACIA PARKWAY



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~~SANCHEZ, JUDITH (JT)
12202 RITA DR
GARDEN GROVE, CAL
92640~~

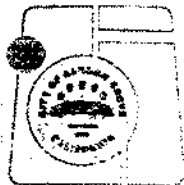


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11251 ACACIA FREEWAY

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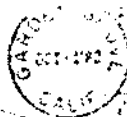
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12231 SIMMONS AVE
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92640



GARDEN GROVE
CALIFORNIA 92640
1191 ACACIA PARKWAY

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CHO-THO-Y-PIL-Y-JO
1188 MOHAVE DR
CULTON CA 92324



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RECEIVED

OCT 14 1982

P&H Works & Serv. Dept.

*ENO
92324-21*

JO. PIL-YUN (CP)
22762 PUNYEAR LN
GARDEN GROVE, CA
92640



[Handwritten signature]

Garden Grove Unified School Dist.
10331 East Stanford Ave.
Garden Grove, CA 92640

Continental Limited Partnership
3345 Newport Blvd. #210
Newport Beach, CA 92663

Business Properties Partnership
17631 Fitch
Irvine, CA 92714

Terra Firma Properties Inc.
438 East Katella Ave. #209
Orange, CA 92667

Fine Lake Associates
3400 Executive Park Way
Toledo, OH 43606

School. Garden Grove Unified Dist.
12272 Wilkin Way
Garden Grove, CA 92640

Business Properties Partnership
17631 Fitch
Irvine, CA 92714

Business Properties Partnership
17631 Fitch
Irvine, CA 92714

DEVELOPMENT SERVICES

STAFF REPORT

AGENDA NO. 3

CASE NO. PUD-104-82

SITE LOCATION NORTHWEST CORNER OF

PUBLIC HEARING OF October 14, 1982

CHAPMAN AVENUE AND HARBOR BOULEVARD

APPLICANT Cove Development & Garden Grove

ZONE OS, R-3, R-1, O-P, and C-2

Agency for Community Development

1209 Warner Avenue

137-091-3, 5, 6, 8, 9 & 10

ADDRESS 11391 Acacia Parkway

AP NO. 137-102-13, 14, 15, 17, 20, 22, 25

Santa Ana, CA 92705

Garden Grove, CA 92640

GENERAL PLAN DESIG. Commercial

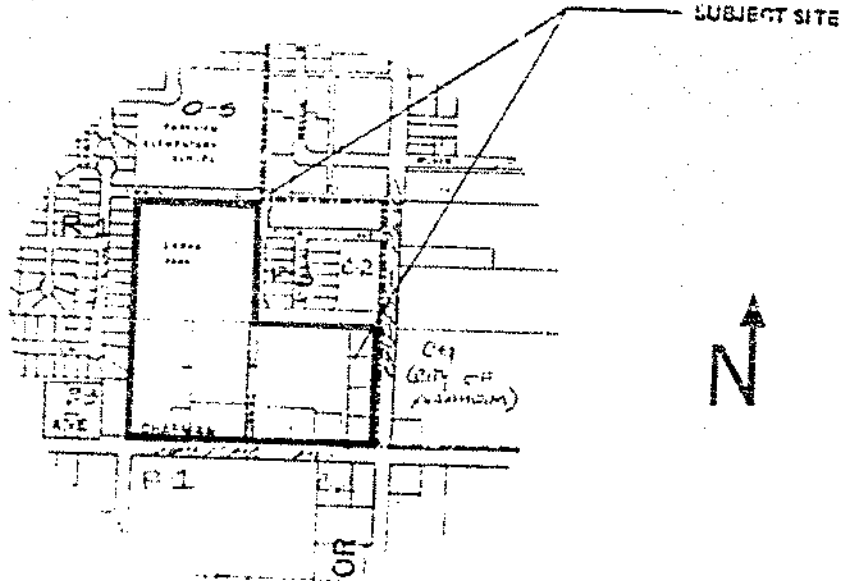
OWNER Same

ANALYST Frank Haselton

ADDRESS Same

CEQA DETERMINATION EIR-2-82

VICINITY MAP



REQUESTING that a 29.9 acre site located at the northwest corner of Harbor Boulevard and Chapman Avenue be zoned PUD (Planned Unit Development) with the intent of a commercial/office complex. Additionally, the applicant is requesting approval for the construction of Phase I of PUD-104-82 which includes a 400 room hotel, 230,000 square feet of office, and an atrium connecting the hotel and office building. The City of Garden Grove has determined that use of a single Environmental Impact Report for PUD-104-82, pursuant to Section 15068 of the California Environmental Quality Act (1970) as amended, is the appropriate environmental action.

CITY OF GARDEN GROVE, 11391 ACACIA PARKWAY, GARDEN GROVE, CA 92640

(714) 638-6831



GARDEN GROVE

STAFF REPORT FOR PUBLIC HEARING
PUD-104-82

1. GENERAL INFORMATION

Description of
Subject Property

Currently zoned O-S (Open Space), R-3 (Medium Density), O-P (Office Professional), C-2 (General Commercial), and R-1 (Single Family Residential), and has several commercial establishments concentrated at the southeastern portion of the site.

Surrounding Use/Zoning

North

Zoned O-S, R-3, and C-2, and improved with an elementary school, multifamily dwelling units, and commercial establishments.

South

Zoned R-1, C-2 and improved with a mobile home park and various commercial establishments.

East

Across Harbor Boulevard in the City of Anaheim, zoned C-6 (Commercial-General) and improved with various commercial establishments.

West

Zoned R-1 and R-3, and is improved with single family and multiple family residences.

Environmental Determination

Use of a Single EIR (EIR-2-82) pursuant to Section 15068 of the California Environmental Quality Act (1970), as amended.

History

GPA-2-82(A) - This amended the General Plan designation for a 17-acre portion of the subject site from Medium Density Residential to Commercial. GPA-2-82(A) was approved by the Planning Commission on July 8, 1982 and the City Council on September 7, 1982.

SP-115-79 - This was a request to construct condominium units on a portion of this site. SP-115-79 was approved by the Planning Commission on April 26, 1979, and the City Council on April 11, 1980. Construction was never initiated and SP 115-79 expired.

SPA-137-77 - This was a request to rezone a portion of this site from R-1 to R-3 for the purpose of constructing apartments. SPA-137-77 was approved by the Planning Commission on May 26, 1977, and the City Council on June 6, 1977. Although SPA-137-77 received a one-year extension, it eventually expired.

SPA-141-68 - This was a request to rezone a portion of the site from R-1 to OP (Office-Professional) with the intent to construct a convalescent home. SPA-141-68 was approved by the Planning Commission on December 5, 1968, and the City Council on January 7, 1969. The project was not built and SPA-141-68 eventually expired.

SPA-134-62 - This was a request to rezone a portion of the site from R-1 to R-3 with the intent to construct multi-family residences. SPA-134-62 was approved by the Planning Commission on July 12, 1962, and the City Council on August 7, 1962. Although SPA-134-62 was granted an eight-month extension, construction was never initiated and the site plan expired.

A-121-61 - This was a request to rezone a portion of the site from R-1 to R-3, C-1, and OP. A-121-61 was approved by the Planning Commission on September 9, 1961, and the City Council on October 17, 1961.

PPS-117-58 - This was a precise plan request regarding rezoning a portion of the site. PPS-117-58 was denied by the Planning Commission on August 14, 1958.

CUP-107-57 - This use permit allowed the site to be used as a county sanitary landfill. CUP-107-57 was approved by the Planning Commission on July 11, 1957. Acting upon an appeal, the City Council upheld the Planning Commission's decision and approved CUP-107-57.

Previous to 1957, a major portion of this site was used as a sand and gravel extraction pit.

II. INTRODUCTION

A. Purpose and Intent

The purpose of PUD-104-82 is to establish a master plan of development and to provide design standards for this particular site. Within these parameters are the permitted uses, circulation patterns and performance and development standards for a 29.9-acre site located on the northwest corner of Chapman Avenue and Harbor Boulevard (Exhibit A). The proposed project is a mixture of hotel, restaurant, and office/retail uses. The focal point is a 400-room quality hotel and an office complex with an atrium connecting the two structures. The PUD is designed to develop the site to a commercial potential that might not be realized through normal zoning constraints. Additionally, the City of Garden Grove will be assured of a future development that will be well designed, compatible with adjacent uses and of benefit to the City.

The intent of PUD-104-82 is to develop this site into a visible and regional mixed-use complex that will include a hotel, restaurant facilities, offices, and incidental uses. PUD-104-82 will capitalize on the commercial opportunities that are available to this site, while minimizing any adverse impacts on the adjacent properties.

Ultimately, it is the intention of PUD-104-82 to provide for the development of this site to be consistent with and fulfill the policies of the General Plan of the City of Garden Grove.

B. Developer Phasing

There will be several phases of development occurring within PUD-104-82. The first phase will consist of a 400-room hotel with ancillary uses, a 16-story office building (230,000 square feet) and a 16-story atrium connecting these two buildings. This phase will be reviewed along with PUD-104-82 simultaneously.

The first phase of development is intended to be completed within a three (3) year period. Subsequent phases of development will begin thereafter. Prior to any development other than Phase I, an environment assessment (i.e., EIR, Special Study, etc.) that addresses said development impact(s) will be required. Additionally, a PUD (revised) or site plan application will be required for any construction for subsequent development.

C. Approval Process

PUD-104-82 will be presented before the Planning Commission for their review and approval prior to their recommendation to the City Council pursuant to Section 9213F.8 of the Garden Grove Municipal Code. Additionally, PUD-104-82 will be reviewed by the Garden Grove Agency for Community Development (Redevelopment Agency).

PUD-104-82 states the zoning and development standards for the overall site. Additionally, pursuant to Municipal Code Section 9213F., PUD-104-82 will regulate the location and placement of buildings and structures for the development that will occur in Phase I.

A separate PUD (revised) or site plan application supported by additional environmental analysis and data will be required for any buildings or structures that will be located within PUD-104-82 during subsequent development phases. The Planning Commission will review future development applications in accordance with the objectives and regulations established by PUD-104-82 and the Garden Grove Municipal Code.

Revisions to PUD-104-82 will be done in accordance with Section 9213F.11 of the Garden Grove Municipal Code.

D. Definitions

Agency - shall mean the Garden Grove Agency for Community Development (Redevelopment Agency)

Building - shall mean a permanently located structure.

City - shall mean the City of Garden Grove.

EIR - shall mean the Environmental Impact Report (EIR-2-82) which was prepared for GPA-2-82(A), pursuant to Section 15084 of the California Environmental Quality Act of 1970, as amended.

Cross Floor Area - shall mean the sum of the horizontal areas of all floors of a building measured from the exterior walls, excluding all stairwells, elevators, vent shafts, corridors, basements, lobbies and parking structures.

GPA-2-82(A) - shall mean the General Plan Amendment that was approved by the City Council for the subject site to provide for a commercial designation of the entire site.

Phase - shall mean separate increments of development which will require individual PUD or site plan applications and separate environmental review.

Phase I - shall mean the initial construction phase of PUD-104-82 and shall be limited to a 400-room hotel with ancillary uses, a 16-story office building (230,000 square feet) and a 16-story atrium connecting the hotel and office building. It also includes the existing two-story office building on Chapman Avenue and the restaurant on Harbor Boulevard.

Site Plan - shall mean the individual development proposals submitted by the developer(s) to the City pursuant to Section 9219.7 of the Garden Grove Municipal Code.

III. PLANNING AND ENVIRONMENTAL ISSUES

A. Total Site Basis

A major objective of PUD-104-82 is to provide for a master plan of the entire site (29.9 acres), even though the ultimate development of the site may not occur for several years. Due to the phasing involved within the site development, several planning design features are incorporated in the PUD at this time.

Circulation - The pedestrian/vehicular corridor serves as a focal design feature and, also, is an integral part of the internal circulation. Ultimately, this corridor may be extended into northern portion of the site and connect with another on-site roadway that initiates off of Chapman Avenue and joins with Yucca Avenue. This circulation pattern delineates general areas for potential building locations (exhibit B). As previously mentioned, each development phase will be reviewed separately. The design of this on-site circulation pattern is imperative for a successful master site plan. That is, subsequent development phase and/or amendments or revisions to PUD-104-82 should not change, or cause to change, this general circulation pattern. However, minor modifications or alignments will be considered during subsequent development applications for adjacent development.

Pedestrian/Vehicular Corridor - Although this is technically a part of the aforementioned circulation system, it is the primary orientation for Phase I development and, subsequently, the central design feature for the ultimate site development. An urban streetscape will develop in the future as office/commercial buildings establish the exterior boundaries of the corridor. A special landscape theme will integrate the buildings and the corridor in a complementary manner. The corridor itself will incorporate plazas, landscaped islands, and paving material, to encourage not only vehicular use but pedestrian use.

B. Environmental Issues

An Environmental Impact Report (EIR-2-82) was prepared which identified and addressed significant issues: traffic and circulation, public utilities and the landfill. Additionally, Regarding Phase I of PUD-104-82 - "...EIR-2-82 directed its attention towards the construction of the hotel, restaurant complex and a proposed office building at the southwest corner of the property."*

The EIR further stated that the type and configuration of land uses envisioned for the area other than Phase I construction are conceptual and, therefore, did not attempt to address potential impacts other than those that will result from the development of Phase I.

Traffic and Circulation - EIR-2-82 stated that the project will result in an increase in traffic in the immediate area. The project will contribute to a cumulative increase of approximately 20 percent at the intersection of Harbor Boulevard and Chapman Avenue. The project will be directly responsible for approximately four percent (4%) of this cumulative increase in the immediate area.

Internally, the traffic and circulation pattern for PUD-104-82 will include several points of entry and exit. Two of these access points lead into a pedestrian and vehicular corridor which initiates adjacent to the Harbor Boulevard/Chapman Avenue intersection and extends to the northwest. Along with being a significant design feature of the site, this corridor serves as the primary access to the hotel/atrium/office structure. There will be a driveway leading from Chapman Avenue into the large parking area on the western portion of the site. Eventually (as the total site is developed), this will become an internal connecting street with Yucca Street to the northeast.

After review of EIR-2-82 and comments of the City of Garden Grove Traffic Section, it has been determined that the developer will provide several mitigating measures during the development of Phase I which include: extended median islands on public streets, signal modification, and restriping of public streets.

Public Utilities - EIR-2-82 identified several public utilities that are inadequate to meet the projected needs of PUD-104-82. Additional storm drains, water lines, sewer lines, and street lights will be provided to accommodate the project needs prior to the development of Phase I.

Landfill - Approximately 12.0 acres of this site were utilized as a landfill from 1957 to 1960. EIR 2-82 and a subsequent Landfill Gas Analysis identified migrating gases from the landfill area. For construction activities on the site, an Operations Plan and Safety Plan will be required. All work shall be done within the requirements established by OSHA and DOHS.

During the development of Phase I, a horizontal gas collection and barrier system will be installed along the perimeter of the landfill that is affected by Phase I construction. Ultimately, as the total site is developed, this system will completely enclose the entire landfill site. The purpose of this gas collection and barrier system is to contain any migrating gases that might be present.

IV. PERMITTED USES

A. The following uses are permitted within PUD-104-82:

1. Advertising agencies
2. Art craft studios
3. Athletic and health clubs
4. Bakeries
5. Banks and savings and loan institutions
6. Barber shops and beauty salons
7. Book stores
8. Civic and community facilities
9. Coin shops
10. Contractor's offices (temporary use only)
11. Day Care Centers
12. Drug stores
13. Dry goods store
14. Employment agencies
15. Escrow offices
16. Florist shops
17. Health Care Facilities
18. Hotel with ancillary uses
19. Laundry Agencies in conjunction with a hotel
20. Limited Print Shops (business machines)
21. Meat Markets or Delicatessen Stores
22. Medical and Dental Offices (maximum of 25% of total floor area)
23. Motels
24. Movie theatres
25. Parking lots and structures
26. Public and quasi-public facilities
27. Professional and financial offices
28. Recreation facilities
29. Restaurants
30. Retail Shops
31. Shoe stores or shoe repair shop

32. Studios such as interior decorating, artist, music, photography.
33. Tailor, clothing or wearing apparel shops
34. Telephone answering and secretarial services
35. Travel agencies

B. The following are uses permitted in PUD-104-82, subject to a conditional use permit:

1. Cocktail lounges, bars and night clubs
2. Live entertainment
3. Private Clubs
4. Restaurants serving alcoholic beverages

C. Determination of uses that are not listed shall be considered by the Zoning Administrator pursuant to Section 9215.3.1 of the Garden Grove Municipal Code.

V. DESIGN AND DEVELOPMENT STANDARDS

A. Parking

Adequate off-street parking shall be provided on site. The following will be regarded as criteria for off-street parking for uses identified:

1. Free-Standing Restaurants - One (1) for each 100 square feet of gross floor area.
2. Professional Offices - One (1) for each 250 square feet of gross floor area.
3. Retail Stores - One (1) for each 200 square feet of gross floor area.
4. Bank and Financial Institutions - One (1) for each 200 square feet of gross floor area.
5. Theatres - One (1) for each three (3) seats.
6. Hotel/Motel - One (1) for each guest room.

A parking management plan may be implemented by the developer which may reduce the total number of required parking spaces (as determined by the aforementioned criteria) up to twenty-five percent (25%). Said plan shall be submitted to and approved by the Planning Commission. The parking management plan should consider mass transit opportunities, carpooling, staggered work hours, and other appropriate elements.

The Zoning Administrator or the Planning Commission may grant a reduction in the off-street parking requirements based on joint use with the following conditions:

1. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.
2. The parties concerned in the joint use of off-street parking shall evidence agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content. Such instrument, when approved, shall be recorded in the Office of the County Recorder and copies thereof filed with the Department of Public Works and Development.

Up to fifty percent (50%) of the total number of required parking spaces may be provided for compact cars pursuant to Municipal Code Section 9217.

B. Landscaping

Landscaping is a critical function of the total site design. It will define vehicular and pedestrian corridors, soften the parking areas and compliment the building mass. Landscape plans should accompany each increment of development.

As total site development evolves, the following criteria should be observed:

1. Six percent (6 %) of the parking area (excluding parking structures) shall be landscaped.
2. There shall be one (1) tree for every eight (8) parking spaces.
3. The entire required setback off of Harbor Boulevard and Chapman Avenue shall be landscaped (10 feet).

C. Building Setbacks

1. Setbacks from Adjacent Residential and Open Space Property

The minimum required setback for single-story buildings shall be ten (10) feet, measured from the property line and any surface easements. The setback for any building or structure on a parcel abutting "R-1," "R-2," or "OS" zoned property shall be one-half (1/2) the height of that building with such setback beginning at the third floor level. The setback of any building on a parcel abutting an "R-3," "R-4," or "R-5" zoned property shall be one quarter (1/4) the height of that building with such setback beginning at the third floor level.

2. Setbacks from Adjacent Properties Other than Residential and Open Space

A ten (10') foot minimum setback will be required for abutting adjacent development that is not zoned residential or open space.

3. Setbacks from Public Streets

A minimum of ten (10') feet will be the required building setback along any dedicated or public street.

4. Setback from Private Streets

A minimum of ten (10') feet will be the required building setback along any private, internal streets.

D. Loading Area

Street side loading shall be allowed providing the loading area is screened from view from adjacent public and private streets.

E. Utilities

All on-site utilities (c.g., electrical lines, telephone lines, etc.) shall be placed underground. Transformers, terminal equipment, and all meters shall be visually screened from view from streets and adjacent properties.

F. Lighting

All lighting shall be designed so that any rays will be confined to within the perimeter of PUD-104-82.

The maximum height of light standards shall be thirty (30) feet, with a maximum illumination of 1,000 watts.

G. Parking Setbacks

1. A ten (10) foot minimum setback shall be required for parking adjacent to the existing development.
2. A ten (10) foot minimum setback shall be required for parking adjacent to Harbor Boulevard and Chapman Avenue.
3. A five (5) foot minimum parking setback shall be required for parking adjacent to any internal streets.

H. Loading Areas

Street side loading shall be allowed providing the loading dock is screened from view from adjacent public and private streets.

I. Refuse Collection Areas

1. For every structure containing 5,000 square feet or more floor area, at least one standard refuse storage area or its equivalent shall be provided.
2. All refuse storage containers shall be stored within an approved refuse storage area.
3. All refuse storage areas shall be maintained in a neat and sanitary manner.
4. All refuse storage facilities shall be readily accessible to the users they serve, as well as for collection.
5. Refuse storage areas may be combined, provided the total area is not less than that which would be required if built separately.

J. Signs

1. The applicant shall submit a detailed sign program to the Zoning Administrator. Said program shall include size, materials, color, lettering style and location of all proposed signs. All signs shall be architecturally integrated with the principal buildings so that they do not detract from the desired urban design character, yet are effective identification tools.
2. Restrictions
 - a. No pole signs will be permitted.
 - b. No projecting signs will be permitted.
3. Amendments to the sign program for PUD-104-82 and subsequent site plan applications shall be submitted to and reviewed by the Zoning Administrator.

K. Garden Grove Municipal Code

If, in any event, circumstances arise regarding the subject site and are not addressed within PUD-104-82, then such circumstances shall be subject to the provisions of Article IX of the Garden Grove Municipal Code.

VI. PHASE I REVIEW

A. Description of Project

Phase I of PUD-104-82 represents the initial site development plans of the PUD. This initial site design occupies 18.9 acres. The focal point of this phase is a high rise hotel atrium/office structure. The hotel will be 16 stories in height and have 400 rooms. Additionally, there will be several ancillary uses such as, but not limited to, a specialty restaurant, junior ballroom, lobby, recreation areas, and convention facilities. To the northwest there will be a 16-story office building (approximately 230,000 square feet). A 16-story glass atrium will connect the office building and the hotel. This atrium will function as the central entrance and lobby area for both the hotel and office building.

There is an existing two-story office on site that fronts on Chapman Avenue. This office building shall be removed at the completion of Phase I as discussed later in the text of this report.

B. Project Statistics

<u>Item</u>	<u>Provided</u>	<u>Code *</u>
Coverage	15%	N/A
Parking		
Regular	649	643
Compact	435 (40%)	642 (50%)
Handicapped	<u>26</u>	<u>26</u>
Total	1,111	1,321
Landscaping		
Setbacks	A11	A11
Parking Area	10%	6%
Building Height	170 feet	35 feet
Setbacks		
Harbor Boulevard	210 feet	10 feet
Chapman Avenue	20 feet	10 feet
Side (west)	600 feet	0 feet
Rear (north)	160 feet	0 feet

*The code requirements listed are for comparison purposes only. As the PUD is a separate zone, the requirements and development standards of the zone are those identified in the approved PUD.

C. Review of Site Plan

Site Design - The primary building mass is localized in the southeasterly area of the site. The emphasis is vertical structures aligned along the southwestern edge of the vehicular/pedestrian corridor. This corridor initiates at the Harbor Boulevard/Chapman Avenue intersection and extends diagonally across the site in a northwesterly direction. The parking area surrounds the buildings and corridor with the majority of the parking located on the western section of the site.

There is an existing two-story office building (19,300 square feet) that is currently being leased by the applicant for PUD-104-82. This building will receive exterior refinishing and will remain until the proposed office building has an occupancy rate of 60 percent. At that time, the existing building will be removed or integrated into the remainder of the site.

Architecture Elevations - The front entry to the hotel/atrium/office structure is the predominant elevation. The atrium, centrally located, will consist of non-reflective glass and an exterior metal truss framing system. The atrium will be flanked by the hotel (south) and office building (north).

The hotel and office building will have similar exterior features. Being 16 stories in height, these buildings will display long vertical lines with uniformly located windows at the respective floors. A shading effect will result from "stepping" of these structures. South of the hotel, a two-story (attached) structure will combine the solid, vertical elements with glass enclaves defining the entry/exit areas. The interior of this area will be used for convention facilities and the roof will contain the recreation area. This main entry elevation will be fully visible from the southbound traffic on Harbor Boulevard.

At this time, applicant is proposing one of two exterior materials--a ceramic tile or pre-cast concrete. Both materials have the same appearance, and will be a blue-grey color.

The rear of this building mass will consist of the same elements as the entry. The atrium will be reduced in mass defining the secondary entry to the building/office.

Circulation (on-site) - On-site circulation has been previously discussed in detail within the PUD text. Basically, the pedestrian/vehicular corridor will serve the entry of the hotel/atrium/office structure. It will then terminate and have access to the two parking areas (east and west). There will be an access drive off of Harbor Boulevard located approximately 470 feet northerly of the

Harbor Boulevard/Chapman Avenue intersection. This will serve the easterly parking area. There will be an access drive off of Chapman Avenue located approximately 1,060 feet westerly of the Harbor Boulevard/Chapman Avenue intersection. This will serve the larger, western parking area.

The secondary entrance to the building is oriented towards the westerly parking area. There is bus loading/unloading area near this entrance. There is a service area entrance off of Chapman Avenue adjacent to the two-story structure (attached to hotel). Although this driveway is connected to the parking area in front of the existing office building, measures will be taken to restrict its use for truck traffic only.

The drive accesses from Harbor Boulevard and Chapman Avenue onto the pedestrian/vehicular corridor will be restricted to right turns only, both on- and off-site. There will be no parking along this corridor as it will serve as the primary loading/unloading point for the project.

Circulation (off-site) - As previously mentioned, Phase I will significantly contribute to the increasing traffic situation at the Harbor Boulevard/Chapman Avenue intersection. There are several impacts that will require direct mitigating measures. The applicant shall construct raised medians that shall extend approximately 300 feet westerly along Chapman Avenue and northerly along Harbor Boulevard from the intersection of these streets. This will prevent left-turn off of or onto the pedestrian/vehicular corridor.

In order to further facilitate access onto the site, a third through lane should be added, southbound, to Harbor Boulevard for the length of the development frontage.

Parking - The applicant is proposing to have approximately 65 percent of the total required amount of parking if the site was obligated to normal zoning constraints. The applicant has the option to employ the use of a parking management plan. A parking management plan may be implemented by the developer which may reduce the total number of required parking spaces (as determined by the aforementioned criteria) up to twenty-five percent (25%), pursuant to Municipal Code Section 9217. Said plan shall be submitted to and approved by the Planning Commission. The parking management plan should consider mass transit opportunities, carpooling, staggered work hours, and other appropriate elements.

Additionally, pursuant to Municipal Code Section 9217.8, the Planning Commission may grant a reduction in parking requirements based on a joint-use condition. That is, daytime/night use of the same parking stalls if a legal agreement is developed between the participating parties. The types of uses discussed in the PUD

indicate the site will contain separate daytime (such as office) and nighttime (restaurants and theatre) uses that justify a joint use parking arrangement. Staff believes that the proposed amount of parking stalls are justified due to nature of the project and the options available to the developer.

Landscaping - A detailed landscaping plan shall be submitted to and approved by the Department of Public Works and Development. Currently, the applicant has submitted a preliminary landscape plan. This plan has canopy trees defining the property lines along Chapman Avenue and Harbor Boulevard. Canopy trees will create a promenade effect for the westerly interior drive that serves the parking area.

Specimen trees will be used along the south westerly portion of the building and smaller, informal canopy trees will be used throughout the parking areas.

Tall columnar trees will define the pedestrian/vehicular corridor and the entry to the hotel/atrium/office structure.

VI. SUMMARY

PUD-104-82 provides a unique opportunity both for the applicant and the City of Garden Grove. The applicant is proposing to develop a site that will attract a regional clientele, along with having the local market gravitating towards such a project of this dimension. The City will enjoy an innovative, urbanized site design.

PUD-104-82 allows the developer to pursue this urbanized concept while, at the same time, provides the City with the control and ability to be assured of continual quality development.

VII. RECOMMENDATION

Staff has reviewed PUD-104-82 in relationship to the goals and objectives established in Title IX of the Garden Grove Municipal Code and the Land Use Element of the Garden Grove General Plan. Staff believes that PUD-104-82 is in compliance with these goals and objectives. Staff recommends approval of PUD-104-82 and Phase I of PUD-104-82 subject to the following conditions:

- A. Any land use proposal, zoning regulation, development plan not specifically addressed within PUD-104-82 shall be subject to the provisions of Title IX of the Garden Grove Municipal Code.
- B. Minor modifications to Phase I of PUD-104-82 shall be submitted to and approved by the Zoning Administrator. Items within Phase I of PUD-104-82 of such nature that deem them greater than minor modifications shall be presented before the Planning Commission.

- C. The applicant shall construct raised medians on Chapman Avenue, 300 feet westerly, and Harbor Boulevard, 300 feet northerly of the Harbor Boulevard/Chapman Avenue intersection. Said medians shall be constructed in accordance with the appropriate standards of development of the City of Garden Grove. Said medians shall be constructed prior to final building inspection for phase I.
- D. The applicant shall restripe Harbor Boulevard so that there will be three (3) southbound through lanes north of the Harbor Boulevard/Chapman Avenue intersection. Said restriping will extend from aforementioned intersection northerly for the length of PUD-104-82 frontage on Harbor Boulevard (approximately 500 feet). Said restriping shall be completed prior to final building inspection for Phase I.
- E. An Operations and Safety Plan will be required. Said plan shall apply to all construction activities on-site.
- F. A horizontal gas collection and barrier system will be installed along the perimeter of the landfill that is included or immediately adjacent to Phase I. Plans for said system shall be prepared and checked by a qualified engineer. During the installation of said system, a qualified inspector shall remain on-site at all times until system has been completely installed. This system shall be installed and fully specified prior to an occupancy of any new structures associated with Phase I.
- G. On-site excavation, trenching, or boring shall be conducted only in the presence of an On-Site Safety Coordinator. A qualified inspector or other trained person shall be present at the work face at all times. This person must have training and experience in both OSHA safety requirements and DOHS hazardous waste requirements. Experience in supervising a landfill excavation project would also be of value.

The On-Site Safety Coordinator shall be equipped to detect methane, hydrogen sulfide gas concentrations and potential toxic gases (Safety Plan - Air Monitoring). The On-Site Safety Coordinator will have the authority to require each worker in the vicinity of a hazardous gas to wear appropriate protective breathing apparatus or other safety equipment as necessary. The On-Site Safety Coordinator will also have the authority to require the Contractor to operate portable fans in the vicinity of work where such gases are present, in order to disperse such gases.

- H. In matters regarding safety, the On-Site Safety Coordinator has authority to issue orders which must be followed immediately.
- I. Wherever any work is being done contrary to the provisions of the specifications or the conditions of any permit or certificate issued by a qualified Field Engineer or if, at any stage of the work, the Field Engineer determines by inspection that further work as authorized is likely to endanger any person or public or private property, he may order the work stopped by notice in writing served on any persons engaged in doing or causing such work to be done, and any such person shall forthwith stop such work. Work will proceed only if he finds adequate safety precautions can be taken or corrective measures incorporated in the work to avoid the likelihood of such danger. If the Field Engineer and/or a representative of the Owner find any existing conditions not as stated in the permit or not as shown on the plans, or not in compliance with this specification, he may order the work stopped until corrected, or until revised plans have been submitted and approved.

The Safety Program Administrator or On-Site Safety Coordinator have the authority to issue verbal stop work orders in those situations that relate to worker safety.

- J. Personnel shall wear safety equipment selected by the Safety Program Administrator.
- K. Welding or open flames shall be permitted only in areas of the site approved by the Field Engineer and On-Site Safety Coordinator.
- L. All piping and borings shall be capped or securely covered at the end of each construction day. Construction equipment shall be parked in locations indicated by the Safety Coordinator.
- M. A minimum of two workers shall be on the site at all times during construction activities. Each worker in the vicinity shall be equipped with safety equipment selected by the Safety Program Administrator.
- N. All construction equipment exhaust systems on the site shall be equipped with spark arrestors.
- O. Smoking shall be permitted only in an area designated by the Safety Coordinator as a "Safe Smoking Area."
- P. Any unusual occurrence noted by workers (irritated throat, different odors, sludges, oily wastes, etc.) must be examined by the Safety Coordinator. He shall have the authority to run appropriate analytical tests to ascertain what the material is and thereafter be able to recommend appropriate handling procedures in accordance with the Operations Plan.

Q. If rubbish is encountered or odors are reported, the On-Site Safety Coordinator shall be notified. A qualified inspector shall take readings for the lower explosive level for methane with a J-W Combustible Gas Indicator or other device of equal accuracy and shall monitor for other gases (i.e., Miran infrared gas analyzer, H₂S meter, or HNU photo ionization meter) as directed in the Safety Plan. If the reading on the combustible gas meter indicates 0.5 (or 50 percent LEL), the Safety Coordinator is to clear the area of construction workers and ensure that heavy equipment is shut down, and absolutely no smoking is to be allowed in the area. Following construction worker evacuation, the Safety Coordinator will take additional readings. If the 50 percent LEL is still indicated by the Combustible gas indicator, the area must be cleared until the gases are eliminated by dispersion in the atmosphere and/or are assisted by the use of standard air-flow construction fans.

All such reports of odor or unusual occurrences shall be entered in the Contractor's Log.

- R. When rubbish is encountered, the rubbish shall be removed and disposed of, by permit, in an acceptable sanitary landfill, once it has been determined that it is safe to do so. Workers involved in the removal operation shall wear safety equipment specified by the Safety Coordinator. The rubbish fill shall be excavated to a depth below the desired grade as stated in the specifications. After completion and removal of rubbish fill, the Contractor shall immediately cover the exposed fill with a two-foot layer of cover soil or as specified on the grading plan.
- S. A detailed landscaping and irrigation plan shall be submitted to and approved by the Public Works and Development Department. Said plans shall include size, type, and location of plant material. Said plan shall provide for 10 percent of the parking area to be landscaped with one tree for every eight parking stalls. Said plan shall address the south elevation (Chapman Avenue), directing attention to buffering the roof-top recreation area from view.
- T. The existing two-story office building (Chapman Avenue) shall be completely removed or integrated into the total site design (revised PUD or site plan application) when 60 percent of the proposed office building is occupied.
- U. The facade of the existing office shall be upgraded during the development of Phase I.
- V. Any development not included as a part of Phase I shall require separate environmental review and be processed as a revision to PUD-104-82 or a site plan application, pursuant to Section 9213F.11 of the Garden Grove Municipal Code.

- W. A detailed sign program shall be submitted to and approved by the Public Works and Development Department. Said program shall include number, type, material, size, and location of signs. Said program shall observe the following restrictions:
1. no pole signs will be permitted.
 2. No projecting signs will be permitted.
- X. All on-site utilities shall be placed underground.
- Y. The applicant shall install the various water improvements as determined necessary by the Water Services Division of the City of Garden Grove.
- Z. The applicant shall install new storm drains according to the specifications to be approved by the City Engineer.
- AA. Any and all sewer (Sanitary District) easements shall be quit claimed to the applicant.
- BB. The applicant shall install new sewer lines according to the specifications set forth by the Garden Grove Sanitary District.
- CC. All above-ground transformers, meters, or other mechanical equipment shall be adequately screened from view.
- DD. All roof equipment shall be adequately screened from view with architecturally compatible material.
- EE. The service area (off of Chapman Avenue) shall be adequately screened through the use of landscaping or architectural features, or both.
- FF. There shall be no outdoor storage of material or supplies.
- GG. A six-foot high block wall shall be placed along adjacent residentially zoned properties while an adequate landscape buffer will be placed along the remaining site boundaries, excluding Harbor Boulevard and Chapman Avenue.
- HH. All construction shall not start before 7 a.m. and continue after 8 p.m.
- II. There shall be a water truck on site at all times during grading of the site to mitigate any dust problems that might occur.

- JJ. The maximum height of light standards shall be thirty (30) feet with a maximum illumination of 1,000 watts. All light rays shall be confined within the periphery of the site so not to reflect on adjacent properties.
- KK. For every structure containing 5,000 square feet or more of floor area, at least one standard refuse storage area shall be provided. All refuse storage containers shall be stored within an approved refuse storage area. All refuse storage areas shall be readily accessible to the users they serve, as well as for collection. Refuse storage areas may be combined, provided the total area is not less than that which would be required if built separately.
- LL. The Planning Commission shall approve the proposed number of parking stalls with 40 percent of the stalls to be designated as compact parking spaces.
- MM. The full width and length of Downing Street shall be vacated from the north side of Chapman Avenue to approximately 350 feet northerly.
- NN. The applicant shall locate three (3) street lights on the west side of Harbor Boulevard pursuant to the Traffic Division's guidelines.
- OO. An appropriate amount of funds will be provided in a manner acceptable to the City Attorney, which will be applied against traffic control features on Chapman Avenue, that will be determined by a traffic study which will be required during review of the second phase of development.

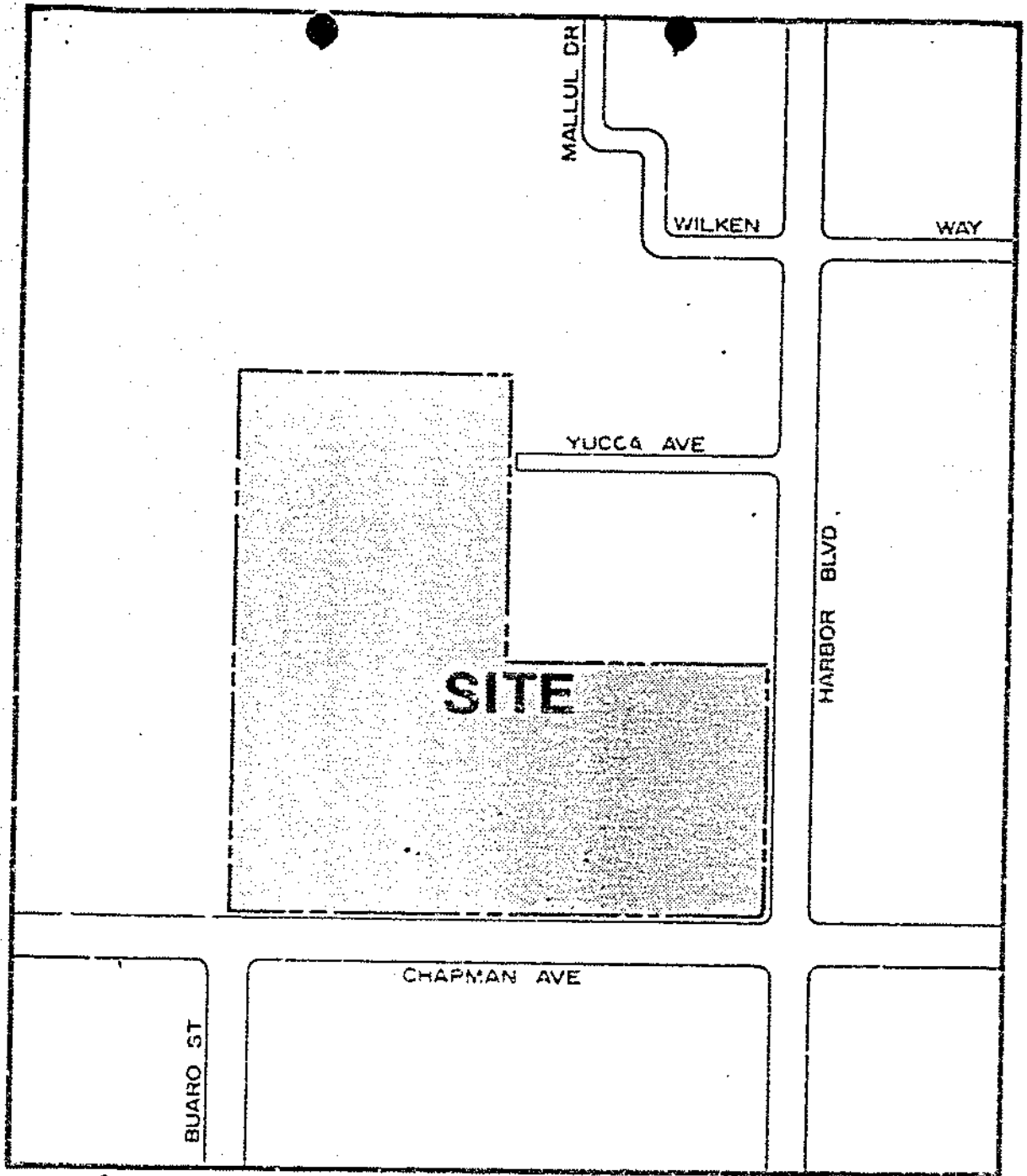


EXHIBIT A

SITE PLAN

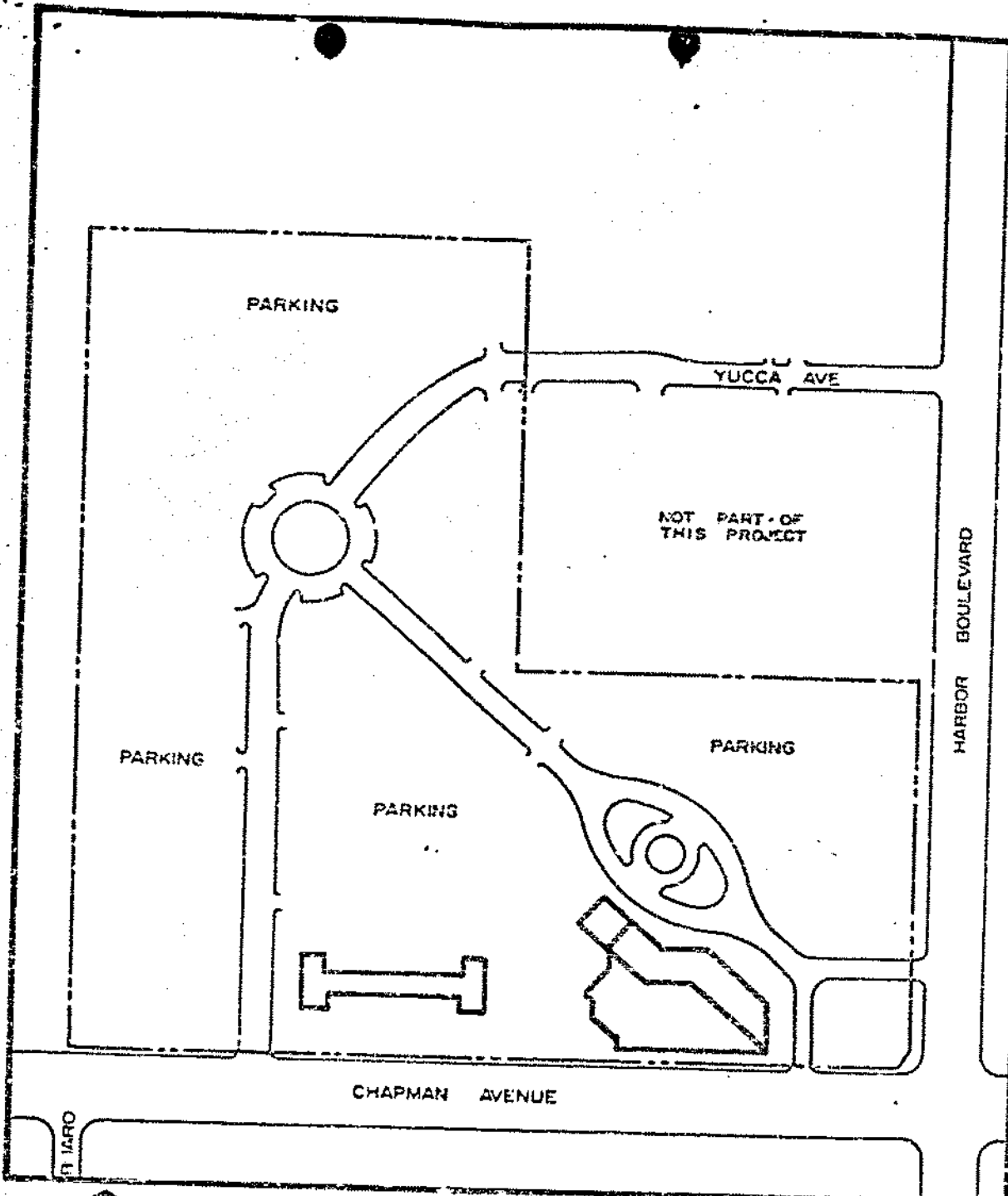


EXHIBIT B

SITE CIRCULATION PLAN



46 LINSOTT, LAW & GREENSPAN, INC., ENGINEERS

GATEWAY PLAZA

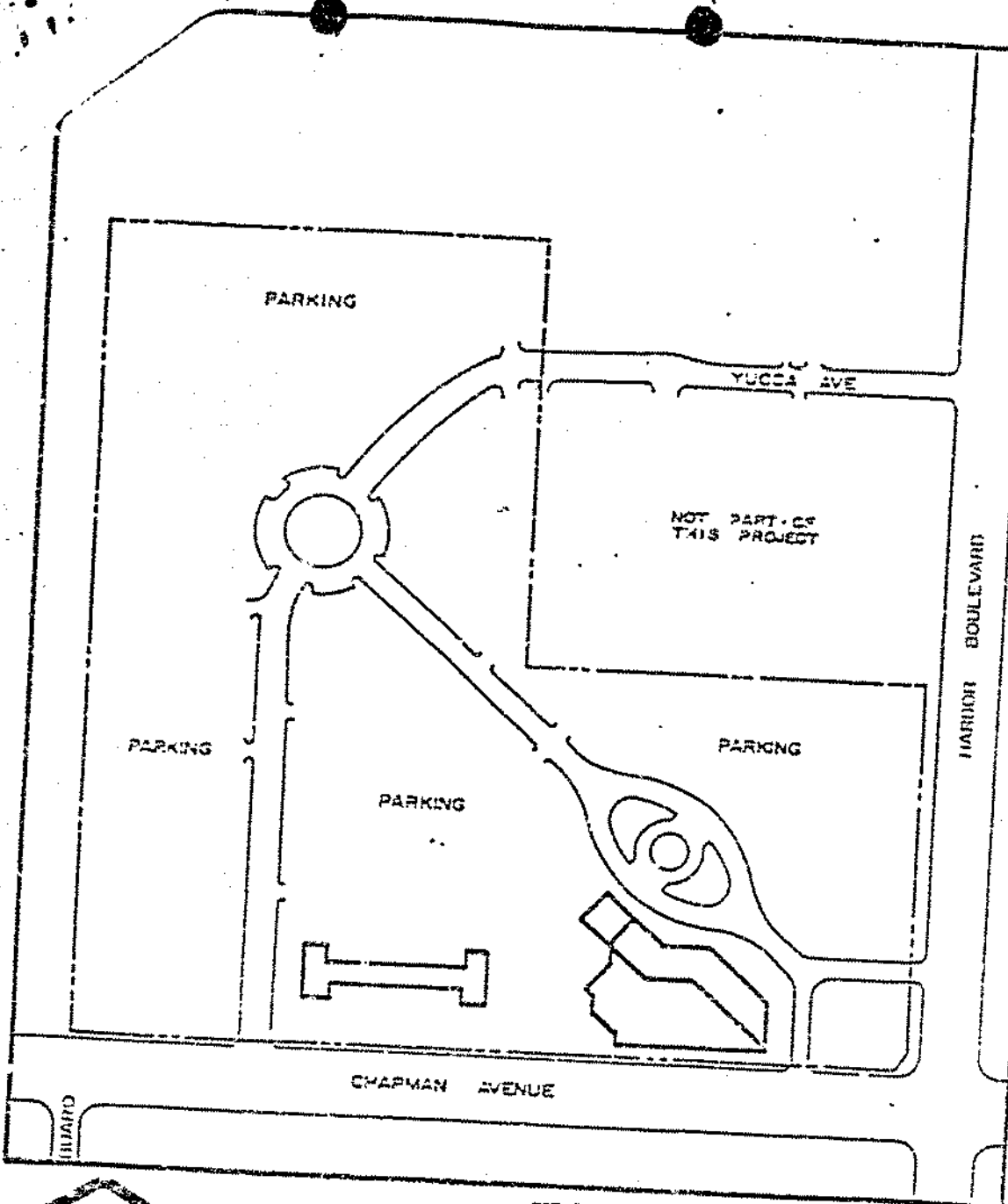


EXHIBIT B

SITE CIRCULATION PLAN

By LINSOTT, LAW & GREENSPAN, INC., ENGINEERS

GATEWAY PLAZA

MINUTE EXCERPTS

Planning Commission

10 14-82

FILE

PUBLIC HEARING: PLANNED UNIT DEVELOPMENT NO. PUD-104-82
INITIATED BY: COVE DEVELOPMENT AND CITY OF GARDEN GROVE
LOCATION: NORTHWEST CORNER OF HARBOR BOULEVARD AND CHAPMAN AVENUE
DATE: OCTOBER 14, 1982

Chairman Valletta announced that this request is for a 29.9 acre site located at the northwest corner of Harbor Boulevard and Chapman Avenue to be zoned PUD (Planned Unit Development) with the intent of a commercial/office complex. Additionally, the applicant is requesting approval for the construction of Phase I of PUD-104-82 which includes a 400-room hotel, 230,000 square feet of office, and an atrium connecting the hotel and office building. The City of Garden Grove has determined that use of a single Environmental Impact Report for PUD-104-82, pursuant to Section 15068 of the California Environmental Quality Act (1970) as amended, is the appropriate environmental action.

Chairman Valletta then asked for staff comments. Staff stated that the matter had been properly advertised and no correspondence was received relative to the case. Staff then advised the Commission that the Disposition and Development Agreement for this project is still being negotiated and that the item before the Commission for consideration is the rezoning of the subject parcel and the Phase I development plan for the parcel.

A slide presentation was then viewed by the Commissioners and the audience which detailed the subject property and the surrounding area. Staff then reviewed the request and discussed the PUD as outlined in the staff report as well as Phase I of development. Staff stated that several phases are anticipated with each phase being reviewed by the Commission. Staff then discussed the circulation pattern for the project and the landfill area, noting that there are 14 separate conditions to ensure the safety and mitigation of the landfill site. Staff then discussed the parking and stated that 40 percent of the parking spaces will be compact and there will be a 15 percent reduction in the number of total parking spaces required. Staff feels that due to the nature of the mixed-use project, a 15 percent reduction is justified and there will be adequate parking.

Staff suggested the following changes to the staff report and conditions of approval: Page 11, J(3) - "Amendments to the sign program for PUD-104-82 and subsequent site plan applications shall be submitted to and reviewed by the Zoning Administrator."; and Page 10, Condition GG shall read "A six (6) foot high block wall shall be placed along adjacent residentially zoned properties while an adequate landscape buffer will be placed along the remaining site boundaries, excluding Harbor Boulevard and Chapman Avenue."

Mr. David Neish of Urban Assist, 610 Newport Center Drive, Newport Beach, the representative of the applicant, spoke in favor of the application. He discussed the PUD and presented a slide show of the proposed development. He discussed the economic benefit to the City and the increased employment that will result from this development. He stated that they hope to get building permit issuance by mid-April, 1983. Staff is recommending approval of PUD-104-82 subject to the conditions listed in the staff report.

Commissioner Pope inquired as to the number of parking spaces that will be set aside for valet parking and expressed concern that there is already a 15 percent reduction in the number of spaces required, and that this may cause problems.

Mr. Neish stated that the number of valet spaces has not been determined, only that there is the provision for valet spaces.

Commissioner Modaffari inquired as to when the projected opening date is.

Mr. Neish stated that they hope to be in operation approximately six months prior to the 1984 Olympics, however the total occupancy may not be accomplished until 1985.

Commissioners Wagner and Margolin also expressed concern about the adequacy of the parking area. Mr. Neish stated that the figure was based on the projected need and both the City and Cove Development feel that there will be ample parking for the project.

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

Commissioner Wagner moved, seconded by Commissioner Monarres, to approve PUD-104-82 with the corrections recommended by staff, and all other conditions remaining as they are listed in the staff report.

The motion carried by the following vote:

AYES:	COMMISSIONERS:	MARGOLIN, MODAFFARI, MONARRES, POPE, WAGNER, VALLETTA
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	TRUJILLO
ABSTAIN:	COMMISSIONERS:	NONE

Chairman Valletta instructed staff to prepare the proper resolution of approval, (Resolution No. 325J) and forward it to the City Council for their review.

PUD-104-82

- 3 -

10/4/82

RESOLUTION NO. 3253

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF A REZONE TO PUD AND A DEVELOPMENT PLAN, PUD-104-82, FOR A PARCEL OF LAND LOCATED ON THE NORTHWEST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD, PARCEL NOS. 137-091-3, 5, 6, 7, 9, and 10 and 137-102-13, 14, 15, 17, 20, 22, and 25

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on October 14, 1982, does hereby recommend:

Approval of the requested rezone to PUD

Approval of PUD-104-82

BE IT FURTHER RESOLVED in the matter of PUD-104-82, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Cove Development Company and the Garden Grove Agency for Community Development.
2. The applicant requests that a 29.9 acre site located at the northwest corner of Harbor Boulevard and Chapman Avenue be zoned PUD (Planned Unit Development) with the intent of a commercial/office complex. Additionally, the applicant is requesting approval for the construction of Phase 1 of PUD-104-82 which includes a 400 room hotel, 230,000 square feet of office, and an atrium connecting the hotel and office building. The City of Garden Grove has determined that use of a single Environmental Impact Report for PUD-104-82, pursuant to Section 15068 of the California Environmental Quality Act of 1970, revised 1981, is the appropriate environmental action.
3. The City of Garden Grove has prepared and certified Environmental Impact Report No. EIR-2-82 for the project.
4. The subject property is zoned OS, R-3, R-1, C-P and C-2 and has several commercial establishments concentrated at the southeastern portion of the site.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City's staff was reviewed.
7. Pursuant to legal notice, public hearing was held on October 14, 1982, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during their meeting of October 14, 1982; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9213F.7, are as follows:

1. That the proposed project is compatible with the General Plan.
2. That the design, amenities and values provided by the proposed project are greater than what could have been provided through traditional zoning standards.
3. That the location, design and proposed uses are compatible with the character of existing development in the vicinity.
4. That the plan will produce internally an environment of stable and desirable character, and not tend to cause any traffic congestion on surrounding or access streets.
5. That there is substantial compliance with the spirit and intent of the Garden Grove Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject Planned Unit Development does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213F.7.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:
 - A. Any land use proposal, zoning regulation, development plan not specifically addressed within PUD-104-82 shall be subject to the provisions of Title IX of the Garden Grove Municipal Code.
 - B. Minor modifications to Phase I of PUD-104-82 shall be submitted to and approved by the Zoning Administrator. Items within Phase I of PUD-104-82 of such nature that deem them greater than minor modifications shall be presented before the Planning Commission.
 - C. The applicant shall construct raised medians on Chapman Avenue, 300 feet westerly, and Harbor Boulevard, 300 feet northerly of the Harbor Boulevard/Chapman Avenue intersection. Said medians shall be constructed in accordance with the appropriate standards of development of the City of Garden Grove. Said medians shall be constructed prior to final building inspection for phase I.

- D. The applicant shall restripe Harbor Boulevard so that there will be three (3) southbound through lanes north of the Harbor Boulevard/Chapman Avenue intersection. Said restriping will extend from aforementioned intersection northerly for the length of PUD-104-82 frontage on Harbor Boulevard (approximately 500 feet). Said restriping shall be completed prior to final building inspection for Phase I.
- E. An Operations and Safety Plan will be required. Said plan shall apply to all construction activities on-site.
- F. A horizontal gas collection and barrier system will be installed along the perimeter of the landfill that is included or immediately adjacent to Phase I. Plans for said system shall be prepared and checked by a qualified engineer. During the installation of said system, a qualified inspector shall remain on-site at all times until system has been completely installed. This system shall be installed and fully specified prior to an occupancy of any new structures associated with Phase I.
- G. On-site excavation, trenching, or boring shall be conducted only in the presence of an On-Site Safety Coordinator. A qualified inspector or other trained person shall be present at the work face at all times. This person must have training and experience in both OSHA safety requirements and DOHS hazardous waste requirements. Experience in supervising a landfill excavation project would also be of value.
- The On-Site Safety Coordinator shall be equipped to detect methane, hydrogen sulfide gas concentrations and potential toxic gases (Safety Plan - Air Monitoring). The On-Site Safety Coordinator will have the authority to require each worker in the vicinity of a hazardous gas to wear appropriate protective breathing apparatus or other safety equipment as necessary. The On-Site Safety Coordinator will also have the authority to require the Contractor to operate portable fans in the vicinity of work where such gases are present, in order to disperse such gases.
- H. In matters regarding safety, the On-Site Safety Coordinator has authority to issue orders which must be followed immediately.
- I. Wherever any work is being done contrary to the provisions of the specifications or the conditions of any permit or certificate issued by a qualified Field Engineer or if, at any stage of the work, the Field Engineer determines by inspection that further work as authorized is likely to endanger any person or public or private property, he may order the work stopped by notice in writing served on any persons engaged in doing or causing such work to be done, and any such person shall forthwith stop such

work. Work will proceed only if he finds adequate safety precautions can be taken or corrective measures incorporated in the work to avoid the likelihood of such danger. If the Field Engineer and/or a representative of the Owner find any existing conditions not as stated in the permit or not as shown on the plans, or not in compliance with this specification, he may order the work stopped until corrected, or until revised plans have been submitted and approved.

The Safety Program Administrator or On-Site Safety Coordinator have the authority to issue verbal stop work orders in those situations that relate to worker safety.

- J. Personnel shall wear safety equipment selected by the Safety Program Administrator.
- K. Welding or open flames shall be permitted only in areas of the site approved by the Field Engineer and On-Site Safety Coordinator.
- L. All piping and borings shall be capped or securely covered at the end of each construction day. Construction equipment shall be parked in locations indicated by the Safety Coordinator.
- M. A minimum of two workers shall be on the site at all times during construction activities. Each worker in the vicinity shall be equipped with safety equipment selected by the Safety Program Administrator.
- N. All construction equipment exhaust systems on the site shall be equipped with spark arrestors.
- O. Smoking shall be permitted only in an area designated by the Safety Coordinator as a "Safe Smoking Area."
- P. Any unusual occurrence noted by workers (irritated throat, different odors, sludges, oily wastes, etc.) must be examined by the Safety Coordinator. He shall have the authority to run appropriate analytical tests to ascertain what the material is and thereafter be able to recommend appropriate handling procedures in accordance with the Operations Plan.
- Q. If rubbish is encountered or odors are reported, the On-Site Safety Coordinator shall be notified. A qualified inspector shall take readings for the lower explosive level for methane with a J-W Combustible Gas Indicator or other device of equal accuracy and shall monitor for other gases (i.e., Miran infrared gas analyzer, H₂S meter, or HHU photo ionization meter) as directed in the Safety Plan. If the reading on the combustible gas meter indicates 0.5 (or 50 percent LEL), the Safety

Coordinator is to clear the area of construction workers and ensure that heavy equipment is shut down, and absolutely no smoking is to be allowed in the area. Following construction worker evacuation, the Safety Coordinator will take additional readings. If the 50 percent LEL is still indicated by the Combustible gas indicator, the area must be cleared until the gases are eliminated by dispersion in the atmosphere and/or are assisted by the use of standard air-flow construction fans.

All such reports of odor or unusual occurrences shall be entered in the Contractor's Log.

- R. When rubbish is encountered, the rubbish shall be removed and disposed of, by permit, in an acceptable sanitary landfill, once it has been determined that it is safe to do so. Workers involved in the removal operation shall wear safety equipment specified by the Safety Coordinator. The rubbish fill shall be excavated to a depth below the desired grade as stated in the specifications. After completion and removal of rubbish fill, the Contractor shall immediately cover the exposed fill with a two-foot layer of cover soil or as specified on the grading plan.
- S. A detailed landscaping and irrigation plan shall be submitted to and approved by the Public Works and Development Department. Said plans shall include size, type, and location of plant material. Said plan shall provide for 10 percent of the parking area to be landscaped with one tree for every eight parking stalls. Said plan shall address the south elevation (Chapman Avenue), directing attention to buffering the roof-top recreation area from view.
- T. The existing two-story office building (Chapman Avenue) shall be completely removed or integrated into the total site design (revised PUD or site plan application) when 60 percent of the proposed office building is occupied.
- U. The facade of the existing office shall be upgraded during the development of Phase I.
- V. Any development not included as a part of Phase I shall require separate environmental review and be processed as a revision to PUD-104-82 or a site plan application, pursuant to Section 9213F.11 of the Garden Grove Municipal Code.
- W. A detailed sign program shall be submitted to and approved by the Public Works and Development Department. Said program shall include number, type, material, size, and location of signs. Said program shall observe the following restrictions:

1. No pole signs will be permitted.
 2. No projecting signs will be permitted.
- X. All on-site utilities shall be placed underground.
 - Y. The applicant shall install the various water improvements as determined necessary by the Water Services Section of the City of Garden Grove.
 - Z. The applicant shall install new storm drains according to the specifications to be approved by the City Engineer.
 - AA. Any and all sewer (Sanitary District) easements shall be quit claimed to the applicant.
 - BB. The applicant shall install new sewer lines according to the specifications set forth by the Garden Grove Sanitary District.
 - CC. All above ground transformers, meters, or other mechanical equipment shall be adequately screened from view.
 - DD. All roof equipment shall be adequately screened from view with architecturally compatible material.
 - EE. The service area (off of Chapman Avenue) shall be adequately screened through the use of landscaping or architectural features, or both.
 - FF. There shall be no outdoor storage of material or supplies.
 - GG. A six-foot high block wall shall be placed along adjacent residentially zoned properties while an adequate landscape buffer will be placed along the remaining site boundaries, excluding Harbor Boulevard and Chapman Avenue.
 - HH. All construction shall not start before 7 a.m. and continue after 8 p.m.
 - II. There shall be a water truck on site at all times during grading of the site to mitigate any dust problems that might occur.
 - JJ. The maximum height of light standards shall be thirty (30) feet with a maximum illumination of 1,000 watts. All light rays shall be confined within the periphery of the site so not to reflect on adjacent properties.

- KK. For every structure containing 5,000 square feet or more of floor area, at least one standard refuse storage area shall be provided. All refuse storage containers shall be stored within an approved refuse storage area. All refuse storage areas shall be readily accessible to the users they serve, as well as for collection. Refuse storage areas may be combined, provided the total area is not less than that which would be required if built separately.
- LL. The Planning Commission shall approve the proposed number of parking stalls with 40 percent of the stalls to be designated as compact parking spaces.
- MM. The full width and length of Downing Street shall be vacated from the north side of Chapman Avenue to approximately 350 feet northerly.
- NN. The applicant shall locate three (3) street lights on the west side of Harbor Boulevard pursuant to the Traffic Division's guidelines.
- OO. An appropriate amount of funds will be provided in a manner acceptable to the City Attorney, which will be applied against traffic control features on Chapman Avenue, that will be determined by a traffic study which will be required during review of the second phase of development.

ADOPTED this 14th day of October 1982.

/s/ NORMA VALLETTA
Chairman

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on October 14, 1982, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	MARGOLIN, MODAFFARI, MONARRES, POPE, WAGNER, VALLETTA
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	TRUJILLO
ABSTAIN:	COMMISSIONERS:	NONE

/s/ KAREN YBARRA
Secretary

2332R/632A

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Delbert L. Powers
From: Raymond T. Holland *R. Holland*
Dept: City Manager
Dept: Public Works & Development
Subject: COMMUNITY PLANNING AND DEVELOPMENT PROGRAM:
Date: October 20, 1982
Consideration of a Requested Planned Unit Development No. PUD-104-82, Located at the Northwest Corner of Harbor Boulevard and Chapman Avenue

The attached materials contain all relevant documentation regarding consideration of a requested Planned Unit Development No. PUD-104-82. The applicant, Cove Development Company, is requesting rezoning from O-S, R-3, R-1, O-P, and C-2 to PUD. Simultaneously, the applicant is requesting approval of a Development Plan for the construction of a 16-story, 400-room hotel (with ancillary uses) and a 16-story office building with an atrium connecting the two structures.

The Planning Commission held a public hearing on October 14, 1982, and found the proposed PUD to be justified in that it is consistent with the Land Use Element of the General Plan and would provide for a suitable development for the subject site.

The City Council has ordered a public hearing to be held on this request on October 25, 1982. At that time, it is in order for the Council to take further testimony and consider the proposed PUD.

Council action is final unless action is taken other than that recommended by the Planning Commission. In that case, the matter should be returned to the Commission for their reconsideration.

RAYMOND T. HOLLAND
Assistant City Manager/
Public Works & Development Director

Stewart O. Miller
By: Stewart O. Miller
Development Services Manager

Attachments: Planning Commission Resolution No. 3253
Excerpts from Planning Commission Minutes
of October 14, 1982
Staff Report
Plans

2327R

APPROVED FOR AGENDA LISTING

for Delbert L. Powers
for Delbert L. Powers
City Manager

CITY COUNCIL MINUTES

PUBLIC HEARING - PLANNED UNIT DEVELOPMENT NO. PUD-104-82
(F: 116.PUD-104-82)

10/25/82

Planned Unit Development No. PUD-104-82, initiated by Cove Development Co. and Garden Grove Agency for Community Development, requesting the rezoning of a 29.9 acre site, located at the northwest corner of Harbor Boulevard and Chapman Avenue to the PUD (Planned Unit Development) zone, with the intent of a commercial/office complex. Additionally, the applicant is requesting approval for the construction of Phase I of PUD-104-82 which includes a 400-room hotel, 230,000 square feet of office, and an atrium connecting the hotel and office building. The City of Garden Grove has determined that use of a single Environmental Impact Report for PUD-104-82, pursuant to Section 15068 of the California Environmental Quality Act (1970) as amended, is the appropriate environmental action.

Pursuant to Resolution No. 3253, the Planning Commission recommended approval of PUD-104-82 on October 14, 1982.

Pursuant to Legal Notice published October 13, 1982, public hearing on the case was ordered by the City Council to be held this date.

Staff advised that PUD-104-82 will provide the master plan for the development and approve the first phase, which will be a mixture of hotel, offices, and restaurants. It was noted that this Planned Unit Development fulfills the intent of the General Plan. The landfill problem is being mitigated, and contained within the Planning Commission's recommendations are 14 conditions dealing with the landfill site. The project is conditioned and designed around Environmental Impact Report No. EIR-2-82 approved by Council on September 7, 1982.

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

Mr. David Neish, representing Cove Development Company, appeared before the Council and requested consideration of the Planned Unit Development proposal for the 29-acre site. He noted that the General Plan Amendment and the Environmental Impact Report were approved by the City Council in September of this year, changing the designation on this property from Medium Density Residential to Commercial. Mr. Neish noted that the PUD will become the master zoning ordinance for the Gateway Plaza Project.

Mr. Neish offered a slide presentation of the proposed development. He noted that the project should be completed and occupied in 1985. The sales tax generation would be \$165,000 the first year, with a bed tax of \$517,000 and tax increment of

\$580,000, for a total first year revenue to the City and the Agency of \$1,262,000. Mr. Neish noted that the development will employ from 1,000 to 1,200 employees and approximately 400 more during construction. They hope to have grading permits by mid-November 1982, and building permits by April 1983.

Mr. Neish indicated that the project complies with the General Plan and meets or exceeds the zoning code in every aspect. The development will provide \$1.4 million per year of new revenue to Garden Grove.

Councilman Dinsen inquired as to what progress the developer has made in acquiring the leaseholders. Mr. Neish advised that Cove Development Company would be coming to the Agency and the City Council on November 8 to consider the Disposition and Development Agreement. They have been negotiating with the leaseholders and feel they are making substantial progress, and this question could be better answered at that time.

The City Attorney stated that all documentation presented to Councilmembers in their packets should be made a part of record. The Mayor so ordered.

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

Councilman Krieger moved, seconded by Councilman Williams, that the Site Plan portion of PUD-104-82 be and hereby is approved pursuant to Planning Commission Resolution No. 3253. Said motion carried by the following vote:

AYES:	COUNCILMEMBERS:	(5)	DINSEN, HOLLAND, KRIEGER, WILLIAMS, CANNON
NOES:	COUNCILMEMBERS:	(0)	NONE
ABSENT:	COUNCILMEMBERS:	(0)	NONE

Councilman Krieger moved, seconded by Councilman Williams, that the rezone portion of PUD-104-82 be and hereby is approved pursuant to Planning Commission Resolution No. 3253, and staff is directed to prepare appropriate Council resolution of approval and amendment to the Municipal Code as proposed by PUD-104-82. Said motion carried by the following vote:

AYES:	COUNCILMEMBERS:	(5)	DINSEN, HOLLAND, KRIEGER, WILLIAMS, CANNON
NOES:	COUNCILMEMBERS:	(0)	NONE
ABSENT:	COUNCILMEMBERS:	(0)	NONE

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM
AGENCY FOR COMMUNITY DEVELOPMENT

To: Delbert L. Powers

From: E. John Graichen *DJS*

Dept: Director

Dept: General Manager

Subject: Approval of PUD 104-82
Cove Development Company, Inc.
114C Harbor Boulevard and Chapman
Avenue

Date: October 27, 1982

The Applicant is requesting consideration of Planned Unit Development, PUD 104-82, for the construction of a 400 room hotel, 230,000 square feet of office space, and an atrium connecting the hotel and office building, generally located at the northwest corner of Harbor Boulevard and Chapman Avenue. The Applicant is also requesting approval of a development plan for aforementioned land uses.

Pursuant to the conditions set forth in the Amended Redevelopment Plan for the Garden Grove Community Project, the Agency is to review all Planned Unit Development applications located within the Project Area.

The Planning Commission at their meeting of October 14, 1982, approved PUD 104-82. Copies of the staff report to the Planning Commission, excerpts of the Planning Commission minutes and a copy of the Planning Commission's resolution recommending approval of the PUD are attached.

The Garden Grove City Council considered and approved PUD 104-82 at its meeting of October 25, 1982.

The Garden Grove Agency for Community Development entered into an Exclusive Negotiating Agreement with the Applicant on October 13, 1981. The Disposition and Development/Owner Participation Agreement between the Agency and the Applicant is scheduled to be considered at a joint public hearing on November 8, 1982.

PUD 104-82 is consistent with the Amended Redevelopment Plan for the Community Project and would provide for a suitable development for the subject site.

Staff recommends Agency approval of the application as approved by the Garden Grove City Council.

E. John Graichen
E. John Graichen
General Manager

EJG:PMR:mh

Attachments:

Staff Report to Planning Commission
Planning Commission Minute Excerpts
Planning Commission Resolution No. 3253

[Signature]
Recommended for Approval

[Signature]
Delbert L. Powers
Director

11/9/82CONSIDERATION OF PUD-104-82 REGARDING PROPERTY AT THE NORTHWEST CORNER
OF HARBOR BOULEVARD AND CHAPMAN AVENUE (F: 116.PUD-104-82)

Staff report dated October 27, 1982, was introduced, indicating that the applicant is requesting consideration of Planned Unit Development No. PUD-104-82 for the construction of a 400-room hotel, 230,000 square feet of office space, and an atrium connecting the hotel and office building, generally located at the northwest corner of Harbor Boulevard and Chapman Avenue. The applicant is also requesting approval of a development plan for the above-mentioned land uses.

Staff advised that pursuant to the conditions set forth in the amended redevelopment plan for the Garden Grove Community Project, the Agency must review all planned unit development applications located within the project area. Staff noted that the Planning Commission at its meeting of October 14, 1982, approved PUD-104-82, and the City Council also approved the case at its meeting of October 25, 1982.

The Director indicated that immediately following consideration of this item, the Agency and the City Council will hold a Joint Public Hearing on the Disposition and Development Agreement for this project.

Mr. David Neish, representing Cove Development Company, Inc., appeared before the Agency and summarized the proposal for this development. He noted that the Planned Unit Development would become the master ordinance for development of the Gateway Plaza project, and the project will be constructed in phases over a period of time. He advised that in connection with the Planned Unit Development, the developer is requesting consideration of a site plan for Phase I of the project.

Mr. Neish offered a slide presentation of technical documents and image slides of the types of proposals for the Gateway project. He identified the benefits to the Agency, indicating that when the project is complete and occupied in 1985, sales tax revenue will be \$165,000 per year and bed tax \$517,000, with a tax increment of \$560,000, totaling \$1,062,000 in new revenue to the City of Garden Grove. He noted that this figure will increase as the years go on. In addition, the proposed development will employ from 1,000 to 1,200 permanent employees and an additional 400 during the construction phase. They hope to obtain grading permits by late November 1982, and building permits by April 1983.

Member Cannon moved, seconded by Member Dinsen, that PUD-104-82 be and hereby is approved as recommended by the Planning Commission and the City Council. Said motion carried by the following vote:

AYES: MEMBERS: (5) CANNON, DINSEN, HOLLAND, WILLIAMS, KRIEGER
NOES: MEMBERS: (0) NONE
ABSENT: MEMBERS: (0) NONE

CITY COUNCIL MINUTES

11/8/82

RESOLUTION NO. 6311-82 (F: 116.PUD-104-82)

Councilman Williams moved, seconded by Councilman Dinsen, that full reading of Resolution No. 6311-82 be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-104-82, REZONING AND GENERAL DEVELOPMENT PLAN FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD, PARCEL NOS. 137-091-3, 5, 6, 8, 9, 10; 137-102-20, 26, 27, 28, 29, 30, be and hereby is adopted. Upon the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, HOLLAND, KRIEGER,
WILLIAMS, CANNON
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

said Resolution No. 6311-82 was declared adopted.

11/8/82

ORDINANCE NO. 1805 was introduced for first reading and the title read in full, being an Ordinance consummating PUD-104-82, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE": A GENERAL DEVELOPMENT PLAN FOR THE NORTHWEST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD, PARCEL NOS. 137-091-3, 5, 6, 8, 9 & 10; 137-102-20, 26, 27, 28, 29, 30 (F: 116.PUD-104-82)

Councilman Williams moved, seconded by Councilman Dinsen, that full reading of Ordinance No. 1805 be waived, and said Ordinance be and hereby is passed to second reading. Upon the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, HOLLAND, KRIEGER,
WILLIAMS, CANNON
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

said Ordinance No. 1805 was declared passed to second reading.

CORRECTED COPY

RESOLUTION NO. 6311-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-104-82, REZONING AND GENERAL DEVELOPMENT PLAN FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD, PARCEL NOS. 137-091-3, 5, 6, 8, 9, 10; 137-102-20, 26, 27, 28, 29, 30

WHEREAS, the applicant, Cove Development and the Garden Grove Agency for Community Development, request rezoning of a 29.9 acre site from OS, R-3, R-1, O-P and C-2 to the PUD (Planned Unit Development) zone and approval for the construction of Phase I of PUD-104-82 which includes a 400 room hotel, 250,000 square feet of office space, and an atrium connecting the hotel and office building; and

WHEREAS, the City of Garden Grove has prepared and certified Environmental Impact Report No. EIR-2-82 for the project; and

WHEREAS, pursuant to Resolution No. 3253, the Planning Commission recommended approval of PUD-104-82 on October 14, 1982; and

WHEREAS, pursuant to legal notice, the City Council held public hearing on the case on October 25, 1982, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter.

NOW, THEREFORE, BE IT RESOLVED:

1. Planned Unit Development No. PUD-104-82 is hereby approved pursuant to Planning Commission Resolution No. 3253, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.
2. The City staff is hereby directed to prepare the necessary ordinance to amend the Municipal Code as proposed by Planned Unit Development No. PUD-104-82.
3. The City Clerk is directed to forward copies of this resolution to the applicant.

ADOPTED this 2th day of November, 1982.

ATTEST:

/s/ JONATHAN H. CANNON
MAYOR

/s/ CAROLYN MORRIS
CITY CLERK

RESOLUTION NO. 6311-82

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

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 8th day of November, 1982, by the following vote:

AYES:	COUNCILMEMBERS:	(5)	DINSEN, HOLLAND, KRIEGER, WILLIAMS, CANNON
NOES:	COUNCILMEMBERS:	(0)	NONE
ABSENT:	COUNCILMEMBERS:	(0)	NONE

/s/ CAROLYN MORRIS
CITY CLERK

P. O. Box 3070, Garden Grove, California 92642

November 10, 1982

Cove Development Company, Inc.
1209 Warner Avenue
Santa Ana, CA 92705

Gentlemen:

Enclosed is a copy of Resolution No. 5311-82, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-104-82, REZONING AND GENERAL DEVELOPMENT PLAN FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD, PARCEL NOS. 137-091-3, 5, 6, 8, 9, 10; 137-102-20, 26, 27, 28, 29, 30, adopted during regular session on November 8, 1982.

Sincerely,

ORIGINAL SIGNED
BY C. MORRIS

CAROLYN MORRIS
City Clerk

Enclosure

11/15/82

= 116. PUD-104-82

ORDINANCE NO. 1805 was presented for second reading and adoption and the title read in full, being an Ordinance approving "UD-104-82, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE": A GENERAL DEVELOPMENT PLAN FOR THE NORTHWEST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD, PARCEL NOS. 137-091-3, 5, 6, 8, 9 & 10; 137-102-20, 26, 27, 28, 29, 30 (F: 116.PUD-104-82)

Councilman Williams moved, seconded by Councilman Holland, that full reading of Ordinance No. 1805 be waived, and said Ordinance be and hereby is passed. Upon the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, HOLLAND, KRIEGER,
WILLIAMS, CANNON
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

said ordinance No. 1805 was declared passed.

ORDINANCE NO. 1805

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE": A GENERAL DEVELOPMENT PLAN FOR THE NORTHWEST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD, PARCEL NOS. 137-091-3, 5, 6, 8, 9 & 10; 137-102-20, 26, 27, 28, 29, 30

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

SECTION 1:

Section 9203.20.363 is added to Article IX of the Garden Grove Municipal Code to read as follows:

SECTION 9203.20.363

Planned Unit Development No. PUD-104-82 is hereby adopted and the property shown on the map attached hereto is rezoned to the PUD zone as shown thereon. Zone Map Part B-11 is amended accordingly.

SECTION 2:

This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of the Councilmembers voting for and against the same in the Orange County News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing ordinance was passed by the City Council of the City of Garden Grove on the 15th day of November, 1981.

/s/ JONATHAN H. CANNON
MAYOR

ATTEST:

/s/ CAROLYN MORRIS
CITY CLERK

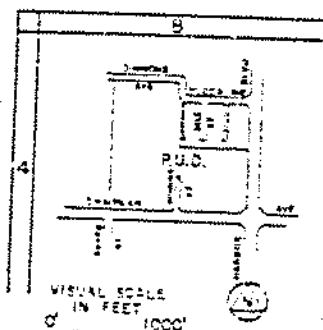
ORDINANCE NO. 1805

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

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove do hereby certify that the foregoing Ordinance was introduced and presented on November 9, 1982 and was passed on November 15, 1982 by the following vote:

AYES: COUNCILMEMBERS: (3) BENSON, HOLLAND, KRIEGER, WILLIAMS, CANNON
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

/s/ CAROLYN MORRIS
CITY CLERK



VISUAL SCALE
IN FEET
0 1000'

PUD-104-82
ZONE MAP
PART B-II

Robert Bein, William Frost & Associates

PROFESSIONAL ENVIRONMENTAL ENGINEERS & PLANNERS

COVE

RECEIVED

NOV 24 1982

FBI NEW YORK

November 23, 1982

Mr. Frank Pollard
Civil Engineer
City of Garden Grove
11391 Acacia Parkway
Garden Grove, California 92604

Subject: Water Service for the Proposed Gateway Project
Job Number 21334

Dear Mr. Pollard:

As you know, Robert Bein, William Frost & Associates is in the process of preparing the Phase I site improvement plans for the subject project. In order to accomplish this, we have, among other items, developed a water master plan for both the Phase I and ultimate on-site water master plan facilities. A conceptual model of the proposed water master plan is shown on the attached exhibit.

We have planned the Phase I improvements to allow continued water service to the existing water users in the area as well as minimizing any construction in Chapman Avenue and Harbor Boulevard. Both the Phase I and ultimate water systems will be looped into the main water transmission lines in Chapman Avenue and Harbor Boulevard. Our preliminary calculations show that the proposed system will be capable of delivering up to 4,000 gpm fire flow to the area with a residual pressure of greater than 20 psi. This assumes that the static water pressure in the area is approximately 56 psi.

We would appreciate your conceptual approval of the subject water master plan at this time. Final design drawings including precise alignments, hydrant spacing and construction details will be provided to you for your formal approval at a later date.

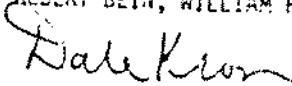
Mr. Frank Pollard
City of Garden Grove

November 23, 1982
Page 2

If you have any questions relating to this matter or require additional information, please do not hesitate to call me or Michael Rudinica of our Water Resources staff.

Very truly yours,

ROBERT BEIN, WILLIAM FROST & ASSOCIATES



Dale Kron
Director, Civil Engineering

DK:sk
Attachment

cc: Donald R. Clem, Cove Development Co. (1)

Dec 5 1 37 PM '82

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

CITY OF GARDEN GROVE,
CITY CLERK

PROOF OF PUBLICATION
ORDINANCE NO. 1605

State of California
County of Orange
JEANNIE L. THOMAS

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

ORANGE COUNTY NEWS

a newspaper of general circulation, published in the City of GARDEN GROVE

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

NOVEMBER 24, 1982

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

Dated at **GARDEN GROVE**

California, this **26th** day of **NOV.**, 19**82**

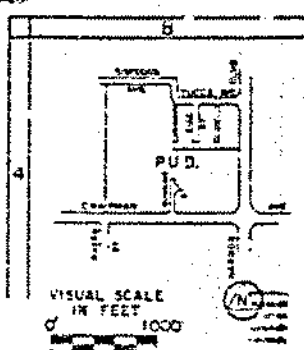
JEANNIE L. THOMAS

Signature

ORDINANCE NO. 1605
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THAT GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE 18 TITLED "LAND USE" A GENERAL DEVELOPMENT PLAN FOR THE NORTHWEST CORNER OF CULMAN AVENUE AND BLAGAN BLVD. PARCELS NOS. 137 001 2 3 4 5 6 7 8 9 10 11 12 21 22 23 24 25
THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:
SECTION 1

Section 222.0023 is added to Article IV of the Garden Grove Municipal Code to read as follows:
SECTION 222.0023
Plans of Urban Development No. PUD 104 82 is hereby adopted and the property shown on the map attached hereto is zoned to the PUD zone as shown thereon. Zone Map Part B-11 is amended accordingly.

PUD-104-82
ZONE MAP
PART B-11



SECTION 2
This ordinance shall take effect thirty (30) days after adoption and shall remain in full force and effect until the City Council has adopted a resolution to amend or repeal the same. A copy of this ordinance shall be published in the Garden Grove News, a newspaper of general circulation, published and circulated in the City of Garden Grove.
The foregoing ordinance was passed by the City Council of the City of Garden Grove on the 13th day of November, 1982.

ATTEST:
I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on November 8, 1982 and was passed on November 15, 1982 by the following vote:
AYES: COUNCILMEMBERS 69 DEELEN, HOLLAND, KASSEL, WILDMAN, CANNON
NAYS: COUNCILMEMBERS 03 NONE
ABSENT: COUNCILMEMBER 03 NONE
I, CAROLYN MORRIS, City Clerk
PUB. Nov 27, 1982
Camp County News #1790

RECEIVED

COVE

DEC 20 1982

P.A. WONG & CIVIL ENGRS.

meeting notes

Project:	Gateway Plaza	Project No:	CVE 203
Meeting Date:	December 13, 1982	Date:	December 15, 1982
Meeting Location:	City of Garden Grove		
Subject:	Grading Review Conference Report #4		
Present:	Frank Pollard	City of Garden Grove	
	Don Clem	Cove Development	
	Bill Dettelbach	Cove Development	
	Philip Wall	Cove Development	
	Jim McDonald	RBF Engineering	
	Dale Kron	PBF Engineering	
	Rob Elliott	The SWA Group	

1.0 INFORMATION/ACTION ITEMS

- 1.1 RBF and SWA presented the Grading Plan and the concepts that generated it to Frank Pollard.
- 1.2 RBF will submit Grading Plan to City for review on 12-15-82.
- 1.3 Proposed storm drain will run down Chapman Avenue and down the spine. Design profiles are required only for the work in public areas.
- 1.4 Utility Plans may be submitted on a screened Grading Plan.
- 1.5 In order for the drainage scheme to work as shown, modification on Angelo's property is required. Cove will have to get from Angelo's a "right of entry" to do the grading. Cove will follow up on this agreement. This item will not delay the Grading Plan approval. Cove will also try to get from Hall and Foreman the most recent information on Angelo's.
- 1.6 RBF should check the location of concrete under Chapman Avenue in order to avoid it with the new lines.
- 1.7 RBF should coordinate drainage with Orange County Storm Control. Frank Pollard will also follow up on this issue.

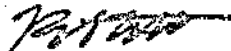
Sausalito
Laguna Beach
Houston
Boston
Florida

960 Broadway, Suite 200
Laguna Beach, CA 92651
714.407.4111

These conference notes shall be considered correct unless written notice to the contrary is received within seven (7) days.

Respectfully submitted,

THE SWA GROUP



Rob Elliott

RNE:sw

cc: Frank Pollard
Don Clem
Bill Dettelbach
Philip Wall
Jim McDonald
Dale Kron
Dick Low

City of Garden Grove ✓
Cove Development
Cove Development
Cove Development
RBF Engineering
RBF Engineering
The SWA Group

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 Clerk
 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.

Planned Unit Development No. PUD-103-82
 Project Title _____
 R2050708 (use of single EIR)
 State Clearinghouse Number (if submitted to State Clearinghouse) _____
 Frank Haselton (714) 638-6831
 Contact Person Telephone Number _____
 South side of Trask Avenue, between Brookhurst & Macoolia Streets
 Project Location _____
 Development plan for multi-tenant auto sales facility that will be
 Project Description _____
 located on a 10.21 acre parcel.

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

1. The project will, will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. (Section 15086)
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.
3. Mitigation measures were, were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was, was not, adopted for this project.


 Stewart O. Miller, Chairman
 Planning Coordinating Committee

December 17, 1982
 Date _____

NOTE: Authority cited: Section 21083, Public Resources Code;
 Reference: Sections 21108, 21152 and 21167 Public Resources Code.

NOTICE OF DETERMINATION

TO: Secretary for Resources
 1415 Ninth Street, Room 1311
 Sacramento, CA 95814

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

Clerk of the Board
 County Clerk
 County of Grange
 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.

Planned Unit Development No. PUD-104-82
 Project Title

82052101 - use of single EIR
 State Clearinghouse Number (if submitted to State Clearinghouse)

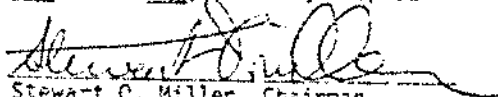
Frank Haselton (714) 638-6831
 Contact Person Telephone Number

Northwest corner of Chapman Avenue and Harbor Boulevard
 Project Location

Hotel/Office complex with convention and recreational facilities on
 Project Description
 - 29 acre site.

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

1. The project will, will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. (Section 15086)
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.
3. Mitigation measures were, were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was, was not, adopted for this project.


 Stewart C. Miller, Chairman
 Planning Coordinating Committee

December 17, 1982
 Date

NOTE: Authority cited: Section 21083, Public Resources Code;
 Reference: Sections 21108, 21152 and 21147 Public Resources Code.

WZMH Group California Inc.
Architects & Planners

2500 Michelson
Bldg. 300
Irvine, California
92715

(714) 851-1494

Boston, Dallas,
Denver, Houston,
Irvine, Ca.,
Toronto, Montreal,
Calgary, Vancouver

RECEIVED

JAN 17 1983

Fin. Mktg. & Dev. Dept.

January 12, 1983

Frank Hazelton
City of Garden Grove
Planning Department
11391 Acacia Parkway
Garden Grove, Ca 92640

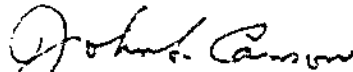
Re: Gateway Plaza
Hotel/Office Bldg.
Cove Development Company
Garden Grove, Ca
WZMH No. 1603

Dear Mr. Hazelton:

Confirming our telephone conversation this afternoon:

A decorative planter or design feature can project into the
10' setback along Chapman Ave., a maximum of 3', a minimum
of 8' above grade.

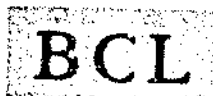
Very truly yours,



WZMH Group California, Inc.
John S. Carson
Project Manager

cc: Don Clem
Paul Barnard
Tom Trischler
John Lyles

Paul Barnard AIA, MPAC
Warren Houston MPAC, AIA
Edward Hwang LPAC
David Hsieh AIA
Richard M. Wang MPAC, AIA
Wayne T.J. Brown AIA, LPAC



RECEIVED

FEB 3 1983

BCL ASSOCIATES, INC.

Pub. Works & Devel. Dept.

Consultants in Environmental Sciences



444 WEST OCEAN BLVD., SUITE 1400
LONG BEACH, CA 90802

February 3, 1983

(213) 437-4148

Mr. Stewart O. Miller
General Manager, Economic Development
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Dear Mr. Miller:

On December 21, 1982, we were privileged to appear at a joint Garden Grove City Council and Garden Grove Community Development meeting. During this meeting we verbally presented information about the proposed Gateway Plaza Project and the adjoining properties, including a closed landfill portion currently owned by the Garden Grove Sanitary District. Following our presentation, we responded to many questions and gave some estimates and opinions concerning the site and potential development activities. This letter is intended to reduce to writing our comments and opinions.

It is our opinion that the landfill areas, partially on the Cove Development project Phase I (Plan A) and, to the north, the 10 ± acres owned by the Sanitary District (combined they form Plan B), present some potential public safety problems. During the meeting, and in other conversations, we sense that the City shares some of our concerns. We would like to identify the problems, offer some mitigation measures, and present some cost estimates, so that the City's decision-makers may consider these alternatives in arriving at their conclusions.

In brief, there are four impacts caused by the activities occurring during biological degradation within the landfill mass:

1. Landfill gases are continually venting through the soil cover of the landfill, which averages about 2 feet thick. BCL Associates, Inc. has measured up to 25 percent of the lower explosive limit (LEL) for methane at the surface at various places. At the LEL, flammability and explosive hazards exist. Furthermore, these hazards may occur in low gas areas if the gas is allowed to concentrate as a result of natural and/or man-made obstructions.
2. Landfill gases are migrating horizontally from the landfill mass to adjoining properties through the soils. Soil gas pressures and differences in concentrations have been studied in California landfills, and in some cases such gases may travel up to 1,000 feet through soil in the absence of man-made or natural barriers. When such gases accumulate in confined spaces, manholes, vaults, etc. and exceed the LEL, flammability and explosive hazards again exist.

Mr. Stewart O. Miller
February 3, 1983
Page Two

3. As the landfill mass biodegrades, void spaces become consolidated, and thus subsidence occurs. To generalize, the decomposition process tends to convert cellular organic materials to inert, inorganic, soil-like material. If the organic material contains 60 percent void space, and through biodegradation approaches a 40 percent void space, a corresponding reduction in volume occurs, and thus subsidence or settling occurs. Similarly, the process of placing materials in landfills does not include sufficient compaction to consolidate physical void spaces, and if additional loads are placed on a finished landfill surface in the form of buildings, equipment or appurtenances, the subsidence from such superimposed loadings occurs as well.
4. An abandoned sanitary landfill with a pervious cover, such as the case here, may also generate a leachate plume as surface water, both natural and applied by man in the form of irrigation, percolates through the landfill mass. Since this leachate contains dissolved and emulsified organic and inorganic constituents of the landfill materials, such leachate presents potential health hazards when it reaches groundwater. This is particularly significant when drinking water sources are contaminated.

The following mitigation measures have been conceived to minimize the impacts which we have identified:

1. To reduce the vertical venting of landfill gases, the installation of a properly-designed system of extraction wells at intervals into the landfill mass will reduce subsurface gas pressures and concentrations. For this situation we would recommend a negative pressure be induced on the well system by virtue of a blower, and the withdrawn landfill gases be burned in an approved flare or scrubbed in an approved device.
2. To minimize the horizontal migration of landfill gases from the landfill to adjoining properties and soils, the installation of a properly-designed interceptor trench with gravel and perforated piping should be installed at the perimeter of the landfill mass, where no barriers exist which preclude migration of gases.
3. Subsidence will occur; the rate may be influenced by certain activities such as drainage, controlled irrigation, limiting land use, etc. Until ultimate consolidation occurs, remedial measures such as filling, repaving, etc. are to be anticipated. The use of pile supports and spread foundations offer limited alternatives for building but they may not be cost effective. The ultimate elimination of subsidence problems can only be assured by complete removal of landfill materials and replacement with clean fill. The cost for total removal appears to be prohibitive in most cases.
4. The control of leachate from a landfill averts the impact of groundwater contamination. Two general methods come to mind:
 - a. Controlled drainage with an impervious surface seal and encapsulated landfill mass, wherein the leachate is captured and subjected to treatment before discharge. This is a feasible approach where a new landfill is being developed, or where leachate content is so hazardous as to demand capture, no matter what the cost.

- b. For an existing closed landfill such as this one in Garden Grove, an alternative method would be to capture the percolating surface water or to intercept it before it reaches the landfill mass. An additional 2 feet of clean fill could be added to the existing 2 feet of soil cover to provide headspace for drainage slopes for an underdrain system in the clean fill above the landfill mass. This percolating uncontaminated groundwater would be centrally captured and discharged to the storm drainage system. Because of differential settling, periodic localized repairs and realignment should be anticipated. Drainage design should be properly engineered to minimize such problems.

We have attempted to offer measures which address site problems. There may be other acceptable alternatives or modifications required. The final design of such measures should be part of a much larger treatise, after an in-depth study. To conclude this letter, we would offer the following cost estimates to support the foregoing:

1. Vertical Extraction Well:

20 wells, gravel, pipe, etc. at \$750 each	\$15,000	
2,000 ± feet of connecting pipe at \$7.50 per foot	<u>15,000</u>	
Pump and flare combination (shared for Vertical Wells and Horizontal Interceptor Trench)		\$ 30,000
		20,000

2. Horizontal Interceptor Trench

Approximately 2,000 feet of pipe and gravel trench with gravel wells at 50-foot intervals (shared pump and flare with 1.)		30,000
---	--	--------

3. Subsidence

The Sofia International Report of 1978 contains estimates of settling ranging from 0.6 to 3.3 feet at various locations on the landfill. This would indicate differential settling will continue over a long period of time -- perhaps 20 more years -- over the landfill. Because of this, we would foresee a continuing periodic maintenance function to fill and level sunken areas, localized repair and realignment of drainage tile, etc. There is no basis without further detailed study to estimate the frequency or cost of such activities.

not estimated

4. Leachate Control

Approximately 8,000 ± feet of drainage tile	90,000	
Lift station and appurtenances	<u>20,000</u>	
Add and grade 2 feet of clean fill to surface of 10 acres		110,000
-- approximately 40,000 cubic yards at \$5 per cubic yard		<u>200,000</u>
		\$390,000

Mr. Stewart O. Miller
February 3, 1983
Page Four

Summary of Costs

Total 1. through 4.	\$390,000
Add 15 percent for engineering design, construction supervision	<u>60,000</u>
Best Estimate for 10 Acres	\$450,000

Should the Cove Development project not proceed, the 5 + acres of landfill area along Chapman would require similar treatment. Drainage, vertical wells, horizontal trenching, and flaring could be provided in conjunction with the previous work and estimates at an additional \$150,000.

Once these mitigation measures are in place, public health hazards would be reduced to an acceptable level. These measures would serve as a means of "marking time" until a land use is found for which the cost/benefit is favorable.

Complete removal of the landfill materials would alleviate the need for any of the measures we have outlined -- gas control, settlement, and leachate generation. However, it is expensive. It is estimated that there are some 800,000 cubic yards of landfill materials on the 15 acres -- 700,000 cubic yards on the Sanitary District land and 100,000 cubic yards on the 5 acres to the south. The following are, based on our experience, cost estimates to remove and refill the landfill:

For Class II or III Wastes:

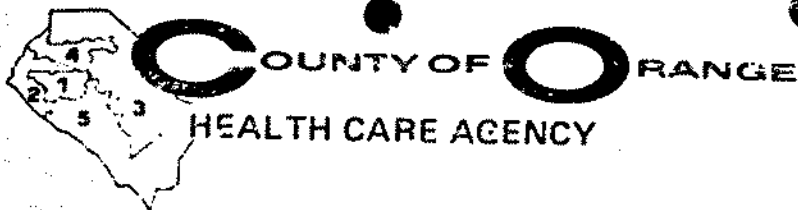
10 acres (560,000 tons)	\$18,000,000
5 acres (80,000 tons)	<u>2,600,000</u>
	\$20,800,000

We have attempted to bring into focus the conditions on this site from our perspective and limited study. We have offered some cost estimates to be used in guiding your decision makers. We would recommend that you fully develop solutions and conclusions to address alternative(s) you select. Do not hesitate to contact us for further information or clarification.

Sincerely,

Robert L. Litzenberg
Robert L. Litzenberg, P.E.
President

RL:ms



CHARLES D. KERNS, Ph.D., MBA
DIRECTOR

L. REX EHLING, M.D.
HEALTH OFFICER

1728 WEST 17TH STREET
SANTA ANA, CA 92706

TELEPHONE: 714/834-7807

MAILING ADDRESS: P.O. BOX 255
SANTA ANA, CA 92702

PUBLIC HEALTH AND MEDICAL SERVICES
DIVISION OF ENVIRONMENTAL HEALTH

February 18, 1983

RECEIVED

FEB 24 1983

Pub. Health & Sewer Dept.

Mr. Frank Hazelton
City of Garden Grove
Planning Department
P.O. Box 3070
Garden Grove, CA 92642

Dear Mr. Hazelton:

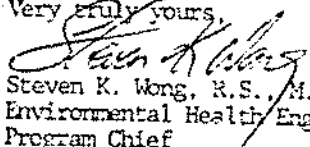
It has been brought to our attention that Cove Development Company of Santa Ana has proposed the development of a parcel of land which partially includes a former landfill owned by Garden Grove Sanitary District. The proposed development, as we understand it, will be located at the northwest corner of Harbor and Chapman.

The Orange County Health Care Agency, Environmental Health Division, is vested with the responsibility to protect the health and safety of the residents located in the adjacent properties. Our experience in this area included the identification, evaluation, planning and monitoring of the excavation of the Boucher Toxic Dump Site in Huntington Beach and the Kellogg Dump Site in Yorba Linda. This Division has also been involved for the past three years in the mitigation of the McColl Dump Site in Fullerton. Our concerns with this project would include the emission of methane and other gases, odor, dust, flies, and rodents. We would like to assure that adequate measures will be instigated to mitigate these concerns.

We would request to be updated on the current status of the project and any health and safety problems that have been noted to date. In order to ensure that the proposed plan adequately addresses all health and safety concerns, we would request a copy of any engineering report showing test borings and analyses of soil/waste materials on site, an Environmental Impact Report completed for the project, as well as any additional information that would assist us to make an evaluation.

Thank you for your cooperation. If you have any questions, please contact Ms. Mary Burns at 834-7690.

Very truly yours,


Steven K. Wong, R.S., M.P.H.
Environmental Health Engineering Specialist
Program Chief
Waste Management Section
Division of Environmental Health

SKW:NEB:tm

RECEIVED

FEB 22 1983

February 22, 1983

meeting notes

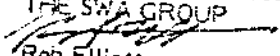
Project: GATEWAY
Meeting Date: FEBRUARY 18, 1983
Meeting Location: CITY OF GARDEN GROVE
Subject: LANDSCAPE CONCEPT PRESENTATION
Present: Frank L. Haselton - (C.G.G.)
Frank E. Pollard - (C.G.G.)
Jim Koenings - (C.G.G.)
John R. Gustafson - (C.G.G.)
Jim Yasutake - (C.C.G.)
Rob Elliott - (SWA)

SWA recommended to Cove that a meeting be held with those members of the City of Garden Grove who would be responsible for reviewing the Gateway landscape plans. At this meeting, the conceptual landscape plans would be presented in order to solicit responses from those in attendance. This meeting was approved by Cove and held on February 16, 1983.

The following items were discussed:

1. SWA presented the schematic landscape plans and a slide show describing the character envisioned for the project. It was made clear that the drawings were conceptual only and subject to change.
2. The City of Garden Grove was quite receptive to the plans and the concepts presented.
3. City of Garden Grove was concerned that all of the atrium elements meet code requirements for flameability.
4. City of Garden Grove felt it would not be a problem to extend the special paving for the project onto the sidewalk, in the public right-of-way, as long as the joints in the paving pattern don't create hazardous walking conditions.
5. City of Garden Grove felt the access to the northern parking lots was inconvenient.
6. If the City were to extend their water main into the project, they do not want to put it under the spine. As a rule they will not put utilities under any paving surface other than asphalt.
7. Street light locations for Harbor Boulevard were provided to SWA by Jim Foenings. No diagram was provided for Chopman Avenue.

8. Jim Yasutake felt that the 30' tree spacing shown on the plans was OK. However, he said he would follow up on this item with others who would need to approve the decision.
9. The carrot-wood is the Chapman Avenue street tree. The city would like to see this tree used. We will not be required to use the palms existing and proposed along Harbor Boulevard.
10. Jim Yasutake recommended considering drip irrigation for the parking lot trees.

Respectfully submitted,
THE SWA GROUP

Rob Elliott

RE/gj

cc: Phillip Wall (Cove)
Don Clem (Cove)
Ken Howe (Cove)
John Carson (WZMH)
Frank L. Haselton (C.G.G.) ✓

CVE203-14/C17

FILE

October 24, 1983

Mr. Kenneth Howe
Cove Development
1209 Warner
Santa Ana, CA 92725

Dear Mr. Howe:

As I discussed with you, this letter is to confirm our discussion concerning the dumping of fill dirt and maintenance of the Gateway site. Doug Spickard had originally agreed to a limited amount of clean fill being dumped on the property owned by the City and proposed for parking in the approved PUD. The additional fill being moved from the old sugar beet plant to this site was to be dumped only on property you owned or controlled. We had agreed as the fill was dumped on-site it would be graded and covered with natural fill to restrict or prohibit the beet fill from blowing or causing problems. This you have been doing.

We have also discussed the cleaning and maintenance of the improved portion of the site where structures will be demolished and one building will be temporarily retained for your sole use in developing the new structures. Permits shall be obtained for all structures scheduled for demolition. All trash, debris, litter, weeds, etc. shall be removed as soon as possible and maintained in a clean and presentable condition.

If you have any questions concerning this matter that we have not previously discussed, please call me at 638-6867.

Sincerely,

STEWART O. MILLER
General Manager, Economic Development/
Development Services Manager

cc: Steve Copenhaver

SGH:ky

NOTIFICATION CHECKLIST AND CASE PROGRESS

Case Identification No. 21014-22/01/Space Planner HAASELTON

Date Filed _____ Application det. complete _____ Hearing Date 12/12/64 Hearing Body PC

Applicant GEORGE W. REYNOLDS Owner SAME

Address 1700 MAUNSELL BLVD. N.W. ATLANTA, GA 30310 Address _____

Phone () 523-0700 Phone () _____

Site Address _____ Assessor Parcel No(s) 157-001-306, 309

Site Location N.W. CORNER OF WOODRIDGE General Plan COMMERCIAL

City Map Coordinate R-2 Current Zone R1D

Zone Map Coordinate B-11 Proposed Zone SAME - REFINED

PROCESSING INFORMATION

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

DRAFT LEGAL

Requesting approval to amend Planned Unit Development No. PD-104-88 to permit 56,000 square feet of office, 20,750 square feet of retail space, 16,000 square feet of restaurant and 235,000 square feet of cinema on an approximately nine (9) acre site located on the north side of Phoenicia Avenue and Harbor Boulevard. ~~The~~ supplemental Environmental Impact Report (EIR) was prepared because the project may have a significant effect on the environment pursuant to Section 15182 of the California Environmental Quality Act (CEQA).

HEARING BODY ACTIONS

Zoning Administrator

Decision No. _____ Admn. Action No. _____ Approved _____ Denied _____ Continued to _____

Planning Commission

Resolution No. _____ Approved _____ Denied _____ Continued to _____

City Council

Resolution No. _____ Ordinance No. _____ Approved _____ Denied _____ Continued to _____

Agency for Community Development

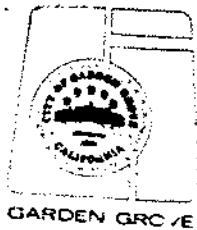
Resolution No. _____ Ordinance No. _____ Approved _____ Denied _____ Continued to _____

MINOR MODIFICATIONS

Type (Describe) _____

Hearing Body _____ Date _____ Decision _____

Case Planner _____



DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

714/638-6831

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT

(S600)
4/3/83

: ENVIRONMENTAL IMPACT REPORT
: REVIEW (20% OF EIR COST)

: ENVIRONMENTAL IMPACT REPORT
: NEGATIVE DECLARATION (\$150)

NAME OF APPLICANT: Gateway Properties TELEPHONE: 852-0700

MAILING ADDRESS: 4000 MacArthur Boulevard, Suite 700E
Newport Beach, CA ZIP: 92650

NAME OF RECORDED OWNER: Same TELEPHONE: _____

MAILING ADDRESS: _____
ZIP: _____

STATUS OF THE APPLICANT (CHECK ONE)

RECORDED OWNER OF THE PROPERTY

PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL

LESSEE

AUTHORIZED AGENT OF ONE OF THE ABOVE

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

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

I. THE REQUEST ABOVE IS WARRANTED BECAUSE the project will provide a complement of retail, office and restaurant uses designed in accordance with the P.U.D. guidelines approved for this site. It is intended that this Phase II of development will be physically and visually integrated with the Phase I hotel and office development.

II. SUCH A CHANGE OF ZONE WILL BE IN THE INTEREST OF FURTHERANCE OF PUBLIC WELFARE BECAUSE it implements the City's approved P.U.D. for this site.

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

Report has been prepared which assesses the potential environmental impacts associated with the project and recommends necessary mitigation measures.

OWNER'S SIGNATURE: Sean Johnson - Gateway TITLE: Project Manager
APPLICANT'S SIGNATURE: Sean Johnson TITLE: _____
ACCEPTANCE BY LAND USE: _____ DATE: _____
ACKNOWLEDGMENT OF FEE PAYMENT: 10-11-82 DATE: 10-11-82

0750R/499A
1/6/82

INITIAL STUDY:

QUESTIONNAIRE FOR POSSIBLE ENVIRONMENTAL EFFECTS

CITY OF GARDEN GROVE, CALIFORNIA

Case/Project No. PD-10487/REVISED 84
 Applicant RED GARDEN PROPERTIES
 Project Location 14000 S. GARDEN GROVE AVENUE
GARDEN GROVE, CALIFORNIA

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

Yes No Uncertain

____ X ____
____ ____ X ____

24. Could the project generate a controversy?

Alternatives and Mitigation Measures

1. What adverse impacts are evident that cannot be avoided?
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?
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: _____

2. Summarize positive affects: _____

3. Describe in short, concise manner, the overall total impact of the proposed project: THE PROJECT WILL HAVE A SIGNIFICANT
IMPACT ON THE ENVIRONMENT WHICH WILL BE
REVERSED.

Prepared by STAFF

Date _____

Mailing Address CITY OF GARDEN GROVE
PO BOX 2011

GARDEN GROVE CA 92642
City State Zip Code

Telephone Number 714 634-1631
Area Code

PRINCIPALS IN CHARGE

Richard L. Bort
Calvin E. Hobbins, II

SAN FRANCISCO 415 398-4150

Kate Earle Park
Timothy C. Kerly
A. Jerry Keyser
Michael Marston
Robert J. Wetmore

SAN DIEGO 619 522-2130

Heinz A. Schilling

KeyserMarstonAssociatesInc.

Oviatt Building
617 South Olive Street, Suite 707
Los Angeles, California 90014
213 622-8195

RECEIVED

APR 05 1984

Economic Development

April 5, 1984

Mr. Stephen Copenhaver
Economic Development Director
City of Garden Grove
13391 Acacia Parkway
Garden Grove, California 92640

Dear Mr. Copenhaver:

In accordance with your instructions, Keyser Marston Associates has reviewed the current status of Bell Savings and Loan, and its holding company Bell National Corporation. The purpose of our review was to assess the likelihood that Bell as the lead or originating lender has the financial ability to fund the \$62.5 million loan for the office/hotel project at the northeast corner of Harbor and Chapman.

In assessing the ability question we have obtained information from the State Savings and Loan Commissioner's office, reviewed annual reports and other financial information, held discussions with mortgage bankers, savings and loan officials and developers either doing business with Bell or familiar with the lending practices of Bell and finally held numerous discussions with officials of Bell.

As you may know Bell like many other savings and loan associations act in effect as underwriter's in which they essentially package a loan for subsequent resale to other financial institutions or to the federal government in the secondary market. It is obvious to us, after reviewing Bell's financial statement that while they have the financial ability to fund a \$62.5 million loan (and in fact have obtained state approval for the \$62.5 million loan), it is apparent that they would sell off part of the loan because of its size. In order to resolve this issue, Bell officials indicated that they have a commitment letter from Eureka Federal Savings and Loan for \$20 million of this loan. I believe Tom Clark is reviewing both the status of the state approval and Eureka's commitment. Because of the short time involved, we have not completed our investigation of Eureka, although the initial calls made indicate that Eureka is a sound financial institution, capable of honoring their commitment.

Real Estate & Development Consulting

Mr. Stephen Copenhaver
City of Garden Grove
April 5, 1984
Page 2

The results of our investigation can be summarized as follows:

- 1) Bell Savings and Loan is a subsidiary of Bell National Corporation and accounts for 90% of Bell National Corporation revenues. Bell Capital Corporation is a subsidiary of Bell Savings and Loan established primarily to sell commercial and industrial loans in the secondary market.

The holding company form of ownership is common for the larger savings and loan associations.

- 2) Bell National Corporation has a seven member board of directors. Two of the directors, David L. Butler and James L. Grauer control 42.63% of the stock, and are Sacramento real estate developers. Mr. Butler and Mr. Grauer purchased Bell National Corporation formerly Pacific Coast Holding, Inc. in 1982. The current nominees for the Board of Directors are:

Bryant J. Brooks (current member)
David L. Butler (current member)
James L. Grauer (current member)
Hugh Smith
Dexter L. Tight
Miles A. Cobb (current member)
John A. Cattalini

- 3) With the purchase by Mr. Butler and Mr. Grauer, Bell has undergone significant changes as a savings and loan. In April of 1982 new management took over Bell and since that time assets have steadily risen from slightly over \$300 million in 1981 to over \$1.5 billion as of September 30, 1983 with a subsequent minor increase thereafter.
- 4) Bell's profitability has dramatically improved in recent years. From a net loss of \$4.22 per share in 1981 Bell earned \$5.73 per share during the first three months of 1983. Liquid investment as of December 31, 1983 exceeded \$100 million.
- 5) Bell's new management has put greater emphasis on commercial and industrial loans, and less emphasis on residential loans than the prior management. Mortgage brokers and developers indicated that they consider Bell to be very sophisticated in real estate matters.
- 6) In 1983 Bell sold \$750 million worth of loans in the secondary market. Owners of Bell Capital Corporation indicated they are

Mr. Stephen Copenhaver
City of Garden Grove
April 5, 1984
Page 3

one of the top 5 organizations for commercial and industrial loans in the secondary market. The largest loan placed on any single development exceeds \$70 million.

- 7) The ratio of Bell's net worth to assets (4.8%) is substantially higher than the 2.5% to 3.0% that the Federal Home Loan Bank considers as the acceptable minimum level.
- 8) The State Savings and Loan Commission office is not aware of any major problems affecting the credit worthiness of Bell. In fact, due to the size of the loan, it is our understanding that Bell recently obtained state approval for the \$62.5 million loan on the Garden Grove proposal.
- 9) Bell has obtained a commitment for \$20 million of the loan from Eureka Federal Savings and Loan.

In conclusion, it is our opinion that Bell Savings and Loan is a sophisticated commercial and industrial lender. Their 1983 record of placing nearly \$750 million of loans in the secondary market indicates an acceptance by other lenders. This acceptance plus the commitment by Eureka is evidence, we believe, of the capability of Bell to fund such a loan.

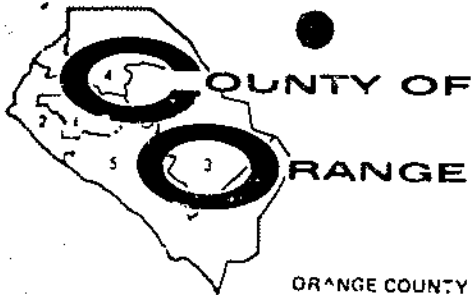
Yours very truly,

KEYSER MARSTON ASSOCIATES, INC.


Richard L. Botti

RLB:rr

Keyser Marston Associates Inc.



MAYOR ELDEN GILLESPIE
CHAIRMAN

RECEIVED

APR 11 1984

PL 2 WASTE & ENVIRONMENT

ORANGE COUNTY SOLID WASTE ENFORCEMENT AGENCY

485 CIVIC CENTER DRIVE WEST
SANTA ANA, CA 92701
(714) 834-2976

April 10, 1984

Mr. Ron Cates, General Manager
Garden Grove Sanitary District
P. O. Box 339
Garden Grove, CA 92642

Dear Mr. Cates:

It has come to our attention that your agency owns the property located at the corner of Chapman Ave. and Harbor Blvd. in Garden Grove. Our records indicate this is a closed landfill and that a proposed construction project, the Gateway Plaza Project is currently nearing construction. A review of the July 1982 Environmental Impact Report for the proposed project contains a letter of response from the California Waste Management Board. This letter, dated June 23, 1982, is enclosed for your review. Item #4 directs attention to the legal requirement that a solid waste permit must be obtained from the Orange County Solid Waste Enforcement Agency prior to the excavation, redistribution, or removal of any solid waste refuse from the proposed building site. So far our agency has not been contacted nor has any application for this permit been received from the developer of the project. Therefore, we request you submit any project plans for construction on or adjacent to the site. This would include any proposed methane gas control system for landfill gas. A recent gas study on the site indicates significant amounts of methane gas generation and possibly methane gas migration off the site which could pose a threat to any new development.

Your prompt cooperation on this matter would be greatly appreciated. If you have any questions contact Joe Maturino, 834-7689, or Jack Goetzinger at 834-2976.

Sincerely,

Elden Gillespie, Chairman
Orange County Solid Waste Enforcement Agency

bk

Enclosure

cc: Ken Howe, Cove Development Co.
Frank Haselton, City of Garden Grove
Mary Coyle, California Waste Management Board



BELL SAVINGS AND LOAN
400 So. El Camino Real
P.O. Box 5027
San Mateo, CA 94402

Attn: Loan Administration

(Lender)
#019164

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Construction DEED OF TRUST WITH ASSIGNMENT OF RENTS

This Deed of Trust, made this 10th day of April, 1984.

BETWEEN GATEWAY PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP *****

***** TRUSTOR

("Trustor" to be interpreted as "Trustors" where context requires), BELL NATIONAL CORPORATION, A CALIFORNIA CORPORATION (herein "Trustee") and the beneficiary, BELL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of STATE OF CALIFORNIA, whose address is 400 SOUTH EL CAMINO REAL, P.O. BOX 5027, SAN MATEO, CA 94402 (herein "Lender").

WITNESSETH: That Trustor HEREOFORWARDLY GRANTS, TRANSFERS and ASSIGNS to TRUSTEE, IN TRUST, WITH POWER OF SALE, the following described property situate in the City of Garden Grove

County of Orange State of California, to-wit:

Lot Markers 1 to 11 Inclusive Tract #12084, as shown on a Map recorded in Book 520, Pages 7 to 12 inclusive of Miscellaneous Maps in the office of the County Recorder of Orange County, California.

Excepting therefrom all underground water rights without the right to surface entry as dedicated to the City of Garden Grove by endorsement on the Map of Tract #12084.

Trustor acknowledges and agrees that the credit worthiness and expertise of Trustor and his general partners in owning, developing and operating the real property covered by this Deed of Trust is the basis upon which Trustee has set its interest rate and determined that it is protected against impairment of security and risk of default and thereby has agreed to lend Trustor the principal sum set forth above. In order to insure the continued credit worthiness and expertise of the owner of said real properties in order to allow the holder of the note referred to below an opportunity to review and evaluate the same, the Trustor agrees, for itself and subsequent owners of real property, that said real property shall not be sold, agreed to be sold, conveyed, transferred, assigned, disposed of or further encumbered, in whole or in any part, whether voluntarily, involuntarily, by operation of law or otherwise without the written consent of the holder hereof being first obtained. Trustor further agrees that there shall be no change in the ownership of Trustor, or in the ownership of the general partners of the Trustor, without the written consent of the holder hereof first being obtained, which consent shall be in the holder's sole discretion. Any transaction in violation of the above restriction shall cause the note referred to below and the then outstanding principal balance together with all accrued and unpaid interest thereon and all other sums secured by this Deed of Trust, at the option of said holder, to become immediately due and payable.

including all appurtenances and easements used in connection therewith, all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant) used in connection therewith, all shares of stock evidencing the same, pumping stations, engines, machinery, pipes and ducts, including, also all gas, electric, heating, cooling, air conditioning, refrigeration and plumbing fixtures and equipment which have been or may hereafter be attached in any manner to any building, now or hereafter on the said property, or to the said property, and also the rents, issues and profits thereof. SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon the Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: (1) Payment of the sum of \$ 62,250,000 with interest thereon according to the terms of a promissory note or notes dated April 10, 1984, made by Trustor, payable to the order of the

divorce of a wedded pair, Beneficiary shall be entitled to a reasonable sum to be paid by the court at attorney's fees incurred in the prosecution of said action.

8. Trustor hereby gives to and confers upon Beneficiary the right, power and authority during the continuance of these trusts to collect the rents, issues and profits of real property and of any personal property bequeathed therein with or without taking possession of the property affected hereby, and hereby absolutely and unconditionally assigns all such rents, issues and profits to Beneficiary; provided, however, that Beneficiary hereby consents to the collection and receipt of such rents, issues and profits, as they accrue and become payable only if Trustor is not, at such times in default with respect to payment of any indebtedness secured hereby or in the person or any estate of hereunder. Upon any such default, Beneficiary may at any time, without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby provided, enter upon and take possession of said property or any part thereof, and in its own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same to satisfy and expenses of operation and collection, including reasonable attorney fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine; also perform such acts of repair, cultivation, irrigation or protection, as may be necessary or proper to conserve the value of the property; also lease the same or any part thereof for such rental terms, and upon such conditions as its judgment may dictate; also prepare for harvest, harvest, remove and sell any crops that may be growing upon the premises, and apply the proceeds thereof, upon the indebtedness secured hereby. The entering upon and taking possession of said property, the collection of such rents, issues and profits, and the application thereof as aforesaid, shall not waive or cure any default or notice of default hereunder, or invalidate any act done pursuant to such notice. Trustor also assigns to Trustee, as further security for the performance of the obligations created hereby, all prepaid rents and all monies which may have been or may hereafter be deposited with said Trustor by any lease of the premises herein described, to secure the payment of any rent, and upon default in the performance of any of the provisions hereof, Trustor agrees to deliver such rents and deposits to the Trustee.

If a mailing address is set forth opposite any Trustor's signature herein, and not otherwise, the undersigned Trustor shall be deemed to have requested that a copy of any notice of default, and of any notice of sale hereunder, be mailed to said Trustor at said address.

MAILING ADDRESS FOR NOTICES

Street City and State

3727 Birch Street Newport Beach, CA 92660
4000 MACARTHUR BLVD. 4700, NEWPORT BEACH, CA 92660 MADE A PART HEREOF

Signature of Trustor

SEE SIGNATURE PAGE
ATTACHED HERETO AND VOUCHER

9. Any Trustor who is a married person hereby expressly agrees that recourse may be had against his or her separate property for any debt after the sale of the property hereunder.

10. The placing of any statute of limitations as a defense to any and all obligations secured by this deed of trust is hereby waived to the full extent permissible by law.

11. Trustor further agrees that Beneficiary may from time to time and for periods not exceeding one year, in behalf of the Trustor, renew or extend any promissory note secured hereby, and said renewal or extension shall be from time to time deemed to have been made when evidenced on said promissory note or notes by the Beneficiary in behalf of the Trustor.

12. Beneficiary may, from time to time, substitute another Trustor in the place of the Trustor herein named to execute this trust. Upon such appointment, and without conveyance to the successor Trustor, the latter shall be vested with all the title, powers and duties conferred upon the Trustor herein named. Each such appointment and substitution shall be made by written instrument executed by the Beneficiary, containing reference to this deed of trust and sufficient to identify it, which, when recorded in the office of the County Recorder of the county or counties in which the property is situated, shall be conclusive proof of the proper appointment of the successor Trustor.

13. This deed of trust shall inure to and bind the heirs, devisees, legal representatives, successors and assigns of the parties hereto. All obligations of each Trustor hereunder are joint and several. The rights or remedies granted hereunder, or by law, shall not be exclusive but shall be concurrent and cumulative.

14. For any statement regarding the obligations secured hereby, Beneficiary may charge the maximum amount permitted by law at the time of the request therefor.

On this _____ day of _____, 19____ before me
a Notary Public in and for said County, personally appeared

County of _____, 19____ before me

known to me to be the person, whose name _____ subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal.

Notary Public in and for said County and State
My Commission expires _____

Deed of Trust
and Assignment of Rent

Tractor

—TO—

Trustee

—FOR—



BELL SAVINGS
AND LOAN ASSOCIATION


Beneficiary

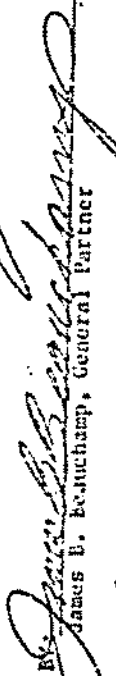
A.D., 19

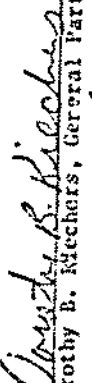
LOAN NUMBER 019164

SIGNATURE PAGE

GATEWAY PROPERTIES,
A California General Partnership


BY: 
Dr. Robert F. Benuchamp, General Partner

BY: 
James B. Buchanan, General Partner

BY: 
Dorothy B. Nicchers, General Partner

BY: 
William H. Nicchers, General Partner

BY: COVE PROPERTIES, LTD.,
A California Limited Partnership,
General Partner

BY: 
Rodney L. Lacey, General Partner



BY: 
Donald R. Clem, General Partner, *his Attorney in fact*

BY: 
Kenneth T. Howe, General Partner

EXHIBIT "A" TO DEED OF TRUST
(RECONVEYANCE)

20


1. The security for this loan shall be reconveyed upon payment to Bell of an amount equal to 100% of the loan amount, plus any accrued and unpaid interest.
2. Notwithstanding anything contained in this deed of trust, Borrower shall have the right to a partial reconveyance in the event that all of the following conditions have been met:
 - 1) Borrower, at Borrower's sole cost, has caused to be recorded a map showing parcels that will allow for such reconveyance.
 - 2) At the time of Borrower's request for reconveyance, Borrower is not in default under any terms or condition of the Note, Deed of Trust, Construction Loan Agreement, or any other document used in connection with this loan.
 - 3) The remaining Loan balance is less than 78.8% of the appraised value (as determined below) of the property being retained and unreleased by Bell. (Borrower shall have the right to reduce the loan balance to such a level as will comply with this condition.)
 - 4) Borrower has repaid to Bell an amount equal to the allocated disbursed loan proceeds attributable to the parcel of property which Borrower desires to have reconveyed, based upon the appraisal provided for hereinbelow.



3. Within thirty days after receipt of Borrower's written request, identifying the parcel as to which Borrower desires a reconveyance, Bell agrees to obtain a written appraisal of the property which will provide for an appraisal of the property secured hereby which shall be retained and unreleased by Bell. Such appraisal shall be at Borrower's expense.

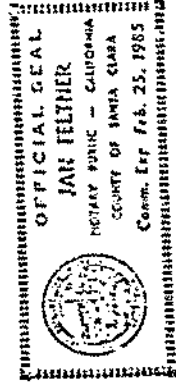
On , before me, the undersigned, a Notary Public in and for said State, personally appeared Paulmy F. Emery personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as General Partner partner of behalf of Cove Properties, Ltd.

the partnership therein named, and acknowledged to me that said partnership executed the within instrument and said partnership being known to me to be the General partner of Gateway Properties the General partnership that executed the within instrument, and acknowledged to me that such partnership executed the same on such partner and that such partnership executed the same.

WITNESS my hand of official seal

Signature *Jan Felner*

STATE OF CALIFORNIA
COUNTY OF SAN MATEO



On , before me, the undersigned, a Notary Public in and for said State, personally appeared Donald R. Glen personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as General Partner partner of behalf of Cove Properties, Ltd.

the partnership therein named, and acknowledged to me that said partnership executed the within instrument and said partnership being known to me to be the General partner of Gateway Properties the General partnership that executed the within instrument, and acknowledged to me that such partnership executed the same as such partner and that such partnership executed the same.

WITNESS my hand of official seal

Signature *Jan Felner*

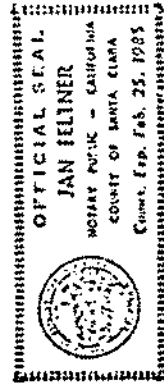
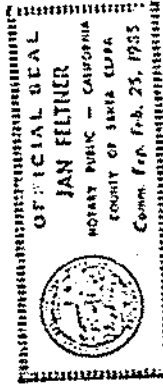
STATE OF CALIFORNIA
COUNTY OF SAN MATEO

On , before me, the undersigned, a Notary Public in and for said State, personally appeared Kimberly T. Howe personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as General Partner partner of behalf of Cove Properties, Ltd.

the partnership therein named, and acknowledged to me that said partnership executed the within instrument and said partnership being known to me to be the General partner of Gateway Properties the General partnership that executed the within instrument, and acknowledged to me that such partnership executed the same as such partner and that such partnership executed the same.

WITNESS my hand of official seal

Signature *Jan Felner*

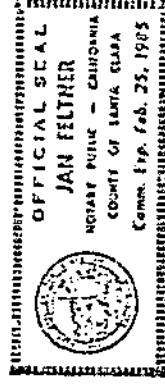


STATE OF CALIFORNIA
COUNTY OF SAN MATEO

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, a Notary Public in and personally known to me (or proved on the basis of satisfactory evidence) to be the person who executed the within instrument as the _____ of _____, the partnership that executed the within instrument, and acknowledged to me that he/she executed the same for and on behalf of said partnership and that said partnership executed the same.

WITNESS my hand and official seal.

Signature Jan Felther

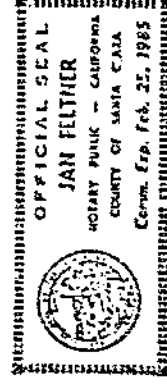


STATE OF CALIFORNIA
COUNTY OF SAN MATEO

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, a Notary Public in and personally known to me (or proved on the basis of satisfactory evidence) to be the person who executed the within instrument as the _____ of _____, the partnership that executed the within instrument, and acknowledged to me that he/she executed the same for and on behalf of said partnership and that said partnership executed the same.

WITNESS my hand and official seal.

Signature Jan Felther

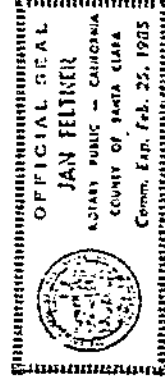


STATE OF CALIFORNIA
COUNTY OF SAN MATEO

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, a Notary Public in and personally known to me (or proved on the basis of satisfactory evidence) to be the person who executed the within instrument as the _____ of _____, the partnership that executed the within instrument, and acknowledged to me that he/she executed the same for and on behalf of said partnership and that said partnership executed the same.

WITNESS my hand and official seal.

Signature Jan Felther

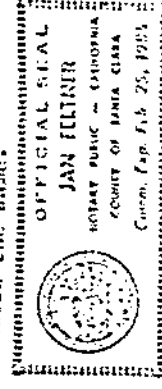


STATE OF CALIFORNIA
COUNTY OF SAN MATEO

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, a Notary Public in and personally known to me (or proved on the basis of satisfactory evidence) to be the person who executed the within instrument as the _____ of _____, the partnership that executed the within instrument, and acknowledged to me that he/she executed the same for and on behalf of said partnership and that said partnership executed the same.

WITNESS my hand and official seal.

Signature Jan Felther

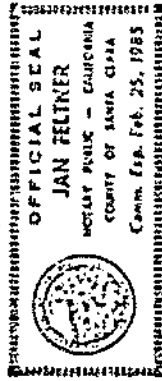


ATTORNEY-IN-FACT ACKNOWLEDGEMENT

State of California }
County of San Mateo } ss.

On this 25th day of April, 1984 before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared Rodney F. Emery, who moved to me on the basis of satisfactory evidence that he is the person whose name is subscribed to the within instrument as attorney-in-fact of Donald R. Clem; and who acknowledged to me that he subscribed that name of Donald R. Clem thereto as a general partner of Cove Properties, Ltd., a partnership, which partnership is one of the partners of Gateway Properties, the partnership that executed the within instrument; and who acknowledged to me that he subscribed his own name as attorney in fact.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of San Mateo the day and year in this certificate first above written.



Jan Feltner
Notary Public
State of California



May 1, 1984

Stewart O. Miller
General Manager
Economic Development
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Dear Stu:

Pursuant to our discussion today we hereby agree to demolish the "Marketing Pavilion." The demolition will commence upon reaching 30% occupancy in the office tower located adjacent to the hotel.

Should you need amplification of this proposal please contact me immediately.

Sincerely,



Kenneth T. Howe
for GATEWAY PROPERTIES

KTH:mn

cc: George Folger
Rod Emery
Don Clem

FILE

Agency for Community Development

Stewart O. Miller

Public Works & Development

Marketing Pavilion for Gateway Hotel
(Cove Development)

May 10, 1984

On November 15, 1982, the City Council approved PUD-104-82 for the northwest corner of Chapman Avenue and Harbor Boulevard. PUD-104-82 provides for a mixed use development on the 29 acre site which has a first phase that includes a hotel and high-rise office building. Since the approval of PUD-104-82, the developer (Cove Development Company, Inc.) has been progressing towards actual construction of the site.

Recently, Cove Development Company has submitted a plan to rehabilitate an existing on-site structure into its marketing office for the project. The existing building was a retail establishment located on the west side of Harbor Boulevard, approximately 260 feet northerly of Chapman Avenue. Cove Development proposes to construct a new facade to the structure which consists of a steel framed fabric screen and a pylon sign.

The subject building is not intended to be part of the final site design and therefore is temporary in nature. This appears to be a better alternative to typical temporary structures associated with on-site marketing. Furthermore, the subject building will be removed when the proposed office building has a thirty percent (30%) occupancy factor.

STEWART O. MILLER
General Manager, Economic Development/
Development Services Manager

ISXXX
FLH:ky

LAW OFFICES OF
WILLARD P. POOL
12540 BROADHURST
GARDEN GROVE CALIFORNIA
PHONE 838-8140

May 21, 1984

Orange County Solid Waste Enforcement Agency
445 Civic Center Drive West
Santa Ana, Ca. 92791

Re: Garden Grove Sanitary District Property
at Chapman & Harbor

Attention: Elden Gillespie

Dear Mr. Gillespie:

Your letter dated April 19, 1984 directed to Mr. Ron Cates concerning the referenced property was turned over to me for reply.

The Sanitary District owns the referenced property and it does not plan any development. If it is to be developed by either the Sanitary District at a latter date or some other party I am sure the proper reports required for development will be submitted to the proper parties.

Your letter alludes to a methane gas perspective problem.

On the 9th day of July, 1957, a lease for the referenced property was entered into by the Garden Grove Sanitary District and the County of Orange. At the time the lease was entered into, the property was a large hole caused by removal of sand and gravel. The purpose of the lease was to allow the county a waste disposal site and it was so used by the County of Orange until the hole was filled.

The lease on page 2, Paragraph 5 contained the following paragraph and I quote:

Lessor shall not be liable for any loss, damage or injury of any kind that may be caused by the use by Lessee of the leased premises and Lessee shall hold Lessor free and harmless from any and all such liability.

If there is a methane or any other problem, it is up to the County of Orange to solve it as any problem if any was caused by its filling operation.

Gillespie
Page Two
May 21, 1984

Your letter indicates your familiarity with a recent study concerning gas.

I would suggest you and the proper Orange County authorities determine what remedies, if any, are needed to protect the surrounding neighborhoods from any damage.

Yours very truly,

Willard R. Pool

WRP/lcg

cc: Don Cates; Frank Haselton, City of Garden Grove;
Environmental Management Agency, County of Orange,
Attention: Murray Storm; County Administrative Office.

City of Garden Grove **FILE**

INTER-DEPARTMENT MEMORANDUM

To: Delbert L. Powers
From: Stewart J. Miller
Dept: City Manager
Dept: Development Services
Subject: COVE DEVELOPMENT/LANDFILL SITE -
NORTHWEST CORNER OF HARBOR BOULEVARD
AND CHAPMAN AVENUE
Date: August 20, 1984

On October 25, 1982, the City Council approved PUD-104-82 which provided for a mixed use development (including a 16 story hotel-atrium-office complex as Phase 1). An environmental impact report (EIR-2-82) and an accompanying landfill gas analysis was prepared as part of PUD-104-82. A primary issue of this development is the presence of the landfill site within the project boundaries.

EIR-2-82 identified the landfill as a Class II landfill - containing mostly inert non-decomposable solids and biologically decomposing material. This type of landfill presents impacts relating to odors, flammable gases, explosion, subsidence, and leachate generation. Both the EIR and landfill gas analysis suggest that, at a minimum, a gas collection membrane/barrier collection system be placed between the landfill and proposed development to mitigate some of these impacts. The most complete mitigating measure would be removal of the landfill material and replacement with imported soil. However, further environmental analysis, such as a operations plan or 1150 permit from SCAQMD, will be required to adequately address the impacts associated with the removal of landfill material.

Attached please find a copy of the EIR and landfill gas analysis.

STEWART O. MILLER, Director
Development Services Department

By: Dennis J. Kelly
Planning Supervisor

SOM:SJK:sb
Attachments

DEVELOPMENT REVIEW
AND COMMENT SHEET

TO: ENGINEERING DATE: OCTOBER 10, 1984

CASE: PD-104-82/RE/84 ANALYST: FLASELTON

APPLICANT: GATEWAY PROPERTIES

REQUEST: TO CONSTRUCT A MIXED USE PROJECT CONSISTING
OF 56,000 SF OF OFFICE, 19,670 SF OF RETAIL, 16,000
SF OF RESTAURANTS & A 2,500 SEAT CINEMA IN PD-104-82

LOCATION: N. CHARLES, LYCHABER AP # 131-091-3,6,5

RETURN TO CURRENT PLANNING BY: OCTOBER 17-1984

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

① Site Development Change D. N. +
Change Original Engineering Requirements
② 20' of Parking Deduction Needed on A
Side of Change Area

BY: [Signature]
DATE: 10-12-84
PHONE EXT: _____

NOTE - PLEASE TYPE OR PRINT CLEARLY.

323-E/429A 1/20/82

DEVELOPMENT REVIEW
AND COMMENT SHEET

TO: TEPPER DATE: OCTOBER 10, 1984
CASE: RID-104-82/PEV '84 ANALYST: FLASELTON
APPLICANT: GATEWAY PROPERTIES
REQUEST: TO CONSTRUCT A MIXED USE PROJECT CONSISTING
OF 56,000 SQ FT OF OFFICE, 19,670 SQ FT OF RETAIL, 16,000
SQ FT OF RESTAURANTS & A 2,500 SEAT CINEMA IN RID-104-82
LOCATION: N/CHARMAN, LYONARD AP # 137-21-3,6,5
RETURN TO CURRENT PLANNING BY: OCTOBER 17-1984

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

BY: Neil Ostry
DATE: 10-15-84
PHONE EXT: 858

NOTE - PLEASE TYPE OR PRINT CLEARLY.
3234E/429A 1/20/82

DEVELOPMENT REVIEW
AND COMMENT SHEET

TO: TRANS/CHURCH DATE: OCTOBER 10, 1984

CASE: PID-104-82/REV '84 ANALYST: FRASELTON

APPLICANT: GATEWAY PROPERTIES

REQUEST: TO CONSTRUCT A MIXED USE PROJECT CONSISTING
OF 50,000 SQ FT OF OFFICE, 19,670 SQ FT OF RETAIL, 16,000
SQ FT OF RESTAURANTS & A 250-SEAT CINEMA IN PID-104-82

LOCATION: N/SCHARMAN, LYONHARBOR AP # 131-091-3, 4, 5

RETURN TO CURRENT PLANNING BY: OCTOBER 17-1984

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

SEE ORIGINAL RESUME SHEET FOR FEES

PY: [Signature]

DATE: 10-11-84

PHONE EXT: 824

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A 1/20/82

DEVELOPMENT REVIEW
AND COMMENT SHEET

RECEIVED

TO: REDEVELOPMENT DATE: OCTOBER 10, 1984

CASE: PUD-104-82/PAV '84 ANALYST: FLASELTON

APPLICANT: GATEWAY PROPERTIES

REQUEST: TO CONSTRUCT A MIXED USE PROJECT CONSISTING
OF 56,000 SQ FT OF OFFICE, 19,670 SQ FT OF RETAIL, 16,000
SQ FT OF RESTAURANTS & A 2500 SEAT CINEMA IN PUD-104-82

LOCATION: N/SCHAFMAN, W/HARBOR AP # 131-091-3, 6, 7

RETURN TO CURRENT PLANNING BY: OCTOBER 17-1984

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

What are construction materials for steel/office
and theater buildings? Need to make sure that
the is attractive and complementary to hotel.
In Planning department approved.

BY: John Lawler

DATE: 10/12/84

PHONE EXT: 847

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A 1/20/82

DEVELOPMENT REVIEW
AND COMMENT SHEET

RECEIVED
OCT 19 1984

Development Services Dept.

TO: FIRE DEPT DATE: OCTOBER 10, 1984

CASE: PID-104-82/REV '84 ANALYST: FHASLTON

APPLICANT: GRIELEY PROPERTIES

REQUEST: TO CONSTRUCT A MIXED USE PROJECT CONSISTING OF 56,000 SF OF OFFICE, 19,600 SF OF RETAIL, 16,000 SF OF RESTAURANTS & A 2500 SEAT CINEMA IN PID-104-82

LOCATION: N/SCHAPIRO, LYONHURST AP # 131-091-3,6,5

RETURN TO CURRENT PLANNING BY: OCTOBER 17-1984

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

1- Project shall comply with local and state fire codes as enforced by the Garden Grove Fire Department

2. Water Systems shall be designed by the Garden Grove Water Dept in accordance with fire flows determined by the Garden Grove Fire Dept.

cc: to Mike Martin

BY: Lou Cahill

DATE: 10-17-84

PHONE EXT: 721

NOTE - PLEASE TYPE OR PRINT CLEARLY.
3234E/429A 1/20/82

DEVELOPMENT REVIEW
AND COMMENT SHEET

RECEIVED
OCT 17 1984
Development Services Dept.

TO: MILITARY DISTRICT DATE: OCTOBER 10, 1984
CASE: PUD-104-82/REV '84 ANALYST: FRASELTON
APPLICANT: GATEWAY PROPERTIES
REQUEST: TO CONSTRUCT A MIXED USE PROJECT CONSISTING
OF 50,000 SQ FT OF OFFICE, 19,600 SQ FT OF RETAIL, 16,000
SQ FT OF RESTAURANTS & A 2500 SEAT CINEMA IN PUD-104-82
LOCATION: N/COCHARMAN, LYON HARBOUR AP # 131-291-3,14,5
RETURN TO CURRENT PLANNING BY: OCTOBER 17-1984

COMMENTS

- NO COMMENTS
- COMMENTS (BELOW)
- COMMENTS (ATTACHED)

S.S.V.F.	\$ 5,112.50
INSPECTION	50.00
C.S.D.#2	5,747.00

FLASH ENCLASURES ARE NOT SHOWN ON PLOT PLAN.

BY: Donald W. Carter
DATE: 10/16/84
PHONE EXT: 430

NOTE - PLEASE TYPE OR PRINT CLEARLY.

3234E/429A 1/20/82

IN THE

Superior Court

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

CITY OF GARDEH GROVE

PLANNING

State of California)
County of Orange)

DARLENE H. CUMBERLAND

That I am one of 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 **COUNTY NEWS** manager of the

a newspaper of general circulation, published in the City of

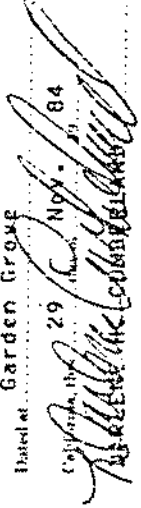
GARDEH GROVE

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 has 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 nature, 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 date, to wit:

November 28, 1984

I certify, for the best under penalty of perjury that the foregoing is true and correct.

Dated at **GARDEH GROVE**

City of Orange, this 29 day of November, 1984


Signature

FILE

RECORDED

REC-12334

Superior Court File

PROCESS OF PUBLICATION

HEARING

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Gardena and the Planning Commission of the County of Orange will meet on Monday, U. S. 11:00 Standard American Central Time, at 7:00 p.m. on December 13, 1984, to receive and consider all motions and appeals in relation to the applications described below. The Planning Commission may discuss and take action on the applications at 8:00 p.m. in the Community Meeting Room, 1500 W. 156th Street, Gardena, CA 90247.

APPLICANT: JOHN EARL BEEZ, FERRY EARL EARL R. BUCHER 11911 Beez Street, North Hollywood, CA 91605, for a CHANGE IN ZONE CLASSIFICATION (CUP 12071940) a single lot zoned from R 1 (One Family Residential) zone to C 1 (Limited Commercial), as well as an approximately 15,000 square foot parcel generally located on the southeast corner of Southview Street and Devonwood Avenue. A Neighbors' Action has been proposed pursuant to CEQA guidelines.
APPLICANT: THE CITY OF GARDENA, for a CHANGE IN ZONE CLASSIFICATION (CUP 12071940) an unincorporated lot zoned from R 1 (One Family Residential) zone to C 1 (Limited Commercial), as well as an approximately 15,000 square foot parcel generally located on the southeast corner of Southview Street and Devonwood Avenue. A Neighbors' Action has been proposed pursuant to CEQA guidelines.
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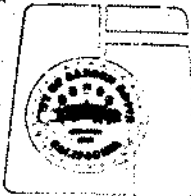
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GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11191 ACACIA PARKWAY, P.O. BOX 5070, GARDEN GROVE, CALIFORNIA 92642

December 5, 1984

FILE

Dear Property Owner:

SUBJECT: Requested approval to amend Planned Unit Development No. PUD-104-82 to permit 56,000 square feet of office, 20,750 square feet of retail space, 16,000 square feet of restaurant and 35,000 square foot cinema on an approximately nine acre site located on the north side of Chapman Avenue, west of Harbor Boulevard

Recently, you received an official notice regarding Planned Unit Development No. PUD-104-82/Rev.'84 which was scheduled to be heard at the Garden Grove Planning Commission on December 13, 1984.

The applicant, Gateway Properties, has requested that the application be withdrawn. Therefore, this item will not be heard on December 13, 1984. You will be notified of any future development requests on the subject site.

Please contact Mr. Frank Haselton at (714) 638-6831 if you have any questions.

Sincerely,



STEWART C. MILLER, Director
Development Services Department

SOM:sb

ASSESSOR - LABEL FILE LISTING
CITY NAME

ADDRESS

CITY

18-12-44 05-11-1984
ZIP

FILE

December 7, 1984

Garden Grove Planning Commission
Garden Grove, CA 92640


Honorable Commissioners:

SUBJECT: Planned Unit Development No.
PUD-104-82/Revised'84 - Gateway Properties

On Monday, December 3, 1984, a representative of Gateway Properties met with City staff regarding the subject application. Specifically, he requested to withdraw the application so that additional analysis could be done on the site. The applicant informed staff that a new application will be presented to the Planning Commission in the near future. Therefore, this item will not be presented to the Planning Commission at the regularly scheduled meeting of December 13, 1984.

Staff notified all property owners within 300 feet of the applicant's request to withdraw the application.

Sincerely,



STEWART O. MILLER, Director
Development Services Department

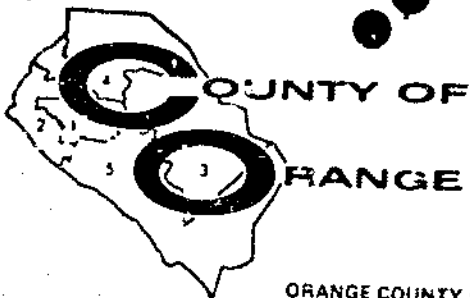
MINUTE EXCERPTS

Planning Commission

December 13, 1984

PUBLIC HEARING: PLANNED UNIT DEVELOPMENT NO. PUD-104-82/REVISED 84
APPLICANT: GATEWAY PROPERTIES
LOCATION: NORTH SIDE CHAPMAN AVENUE, WEST OF HARBOR BOULEVARD
DATE: DECEMBER 13, 1984

Chairman Pope announced that this request was withdrawn by the applicant.



COUNTY OF
ORANGE

MAYOR ELDEN GILLESPIE
CHAIRMAN

ORANGE COUNTY SOLID WASTE ENFORCEMENT AGENCY
445 CIVIC CENTER DRIVE WEST
SANTA ANA, CA 92701
(714) 834-2976

Handwritten signature/initials

NOTICE AND ORDER
OF THE
ORANGE COUNTY SOLID WASTE ENFORCEMENT AGENCY

REGARDING:

Refuse Disposal Site No. 15
Corner of Simmons and Yucca Avenue
Garden Grove, California

NOTICE AND ORDER
(14 California Administrative Code
Section 18304)

Mr. Ron Cates
General Manager
Garden Grove Sanitary District
P.O. Box 339
Garden Grove, CA 92642

PLEASE TAKE NOTICE that the following condition has been found to exist with regard to the above site. An inspection conducted on December 5, 1984, by staff from this Agency and the California Waste Management Board revealed the migration of potentially hazardous landfill decomposition gas in concentrations above the lower explosive limit (five percent methane in air) at the property boundaries of the Garden Grove Sanitary District portion of the site.

This Agency has determined that the migration of landfill decomposition gas in concentrations above the lower explosive limit (five percent methane in air) at the property boundaries constitutes a violation of Section 17705, Article 7, Chapter 3, Title 14, California Administrative Code.

YOU ARE THEREFORE ORDERED:

Within thirty days from the date of this order to monitor for the presence and movement of landfill decomposition gases and take necessary action to control such gases. You shall, thereafter, prevent the migration of landfill decomposition gases beyond the property boundaries of the site into adjacent properties in concentrations above the lower explosive limit (five percent methane in air).

Dated: January 12, 1985

Elden Gillespie
Elden Gillespie, Chairman
Orange County Solid Waste Enforcement Agency

cc: M. Coyle, Calif. Waste Mgmt. Board
F. Haselton, City of Garden Grove


JM:nd M2-20-5 1-10-85

DECLARATION

I, ELDEN GILLESPIE, declare under penalty of perjury that the following is true and correct:

1. I am the Chairman of the Orange County Solid Waste Enforcement Agency Board.
2. The allegations of the foregoing notice and order are known to me of my personal knowledge to be correct. This knowledge was obtained by: A review of records on file with the Orange County Solid Waste Enforcement Agency and an inspection conducted on December 5, 1984, by staff members.

Executed at City of Westminster, California, on January 12, 1985


Elden Gillespie

CALIFORNIA WASTE MANAGEMENT BOARD

1985 NINTH STREET, SUITE 500
SACRAMENTO, CALIFORNIA 95814

JAN 25 1985

Mr. Elden Gillespie, Chairman
Orange County Solid Waste Enforcement
Agency
145 Civic Center Drive, West
Santa Ana, CA 92701

SUBJECT: Longsdon Pit - Garden Grove

Dear Mr. Gillespie:

As you are aware, a December 5, 1984 inspection of the Longsdon Pit closed landfill owned by Garden Grove Sanitation District revealed that methane gas was present on the boundary in concentrations of up to 55 percent by volume. We understand that on January 12, 1985 you issued a Notice and Order to Garden Grove Sanitation District requiring that they commence monitoring of landfill gases within 30 days, and thereafter control such gases. This was an appropriate first step. However, we feel that the high gas concentrations within close proximity of structures warrants the following additional action by your agency to assure that there are no immediate threats to the public's health and safety.

1. Send notification letters to the surrounding land owners within 1,000 feet from the site's boundaries informing them of the landfill gas situation, and that steps are currently being taken to correct the problem. This letter must be sent to the land owners of the single family homes on the western boundary, the school on the northern boundary, and the apartment building on the eastern boundary. This notification should state that gas monitoring is not currently scheduled in or around their structure; however, if they request through your office, monitoring will be scheduled and performed. This monitoring, if requested, should be conducted by your office and paid for by Garden Grove Sanitation District.

RECEIVED JAN 31 1985

Page 2
Elden Gillespie

2. During the December 5 inspection, water was draining immediately on to the landfill from a drainage ditch on the eastern boundary. Because portions of the landfill have subsided, this water is ponding over wastes adding to the generation of landfill gases. You must require that Garden Grove Sanitation District cease this activity.
3. Per AB 3525 (Calderon) which became effective January 1, 1985 you must notify the California Regional Water Quality Control Board, the South Coast Air Quality Management District, and the State Department of Health Services of the enforcement actions taken on this site.

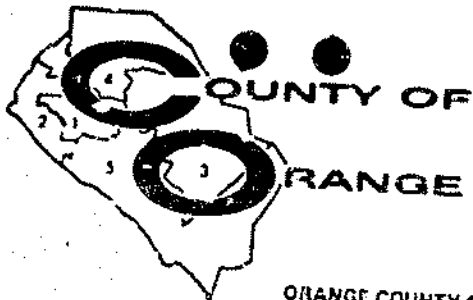
Please inform me by January 29, 1985 what actions you will take to carry out this directive. If you have any questions, please call Kerry Jones at (916) 322-6372.

Sincerely,

Original
Signed by:

George T. Eowan
Chief Executive Officer

cc: Senator Edward Royce
✓Garden Grove Sanitation District
California Regional Water Quality Control Board
South Coast Air Quality Management District
State Department of Health Services



MAYOR ELDEN GILLESPIE
CHAIRMAN

ORANGE COUNTY SOLID WASTE ENFORCEMENT AGENCY
445 CIVIC CENTER DRIVE WEST
SANTA ANA, CA 92701
(714) 834-2976

NOTICE AND ORDER
OF THE
ORANGE COUNTY SOLID WASTE ENFORCEMENT AGENCY

REGARDING:

Refuse Disposal Site No. 15
Corner of Simmons and Yucca Avenue
Garden Grove, California

NOTICE AND ORDER
(14 California Administrative Code
Section 18304)

Mr. George Folgner, Project Manager
Beauchamp Enterprises
400 MacArthur Blvd., Suite 700 East
Newport Beach, CA 92660


PLEASE TAKE NOTICE that the following condition has been found to exist with regard to the above site. An inspection conducted on December 5, 1984, by staff from this Agency and the California Waste Management Board revealed the migration of potentially hazardous landfill decomposition gas in concentrations above the lower explosive limit (five percent methane in air) at the property boundaries of the Garden Grove Sanitary District portion of the site.

This Agency has determined that the migration of landfill decomposition gas in concentrations above the lower explosive limit (five percent methane in air) at the property boundaries constitutes a violation of Section 17705, Article 7, Chapter 3, Title 14, California Administrative Code.

YOU ARE THEREFORE ORDERED:

Within thirty days from the date of this order to monitor for the presence and movement of landfill decomposition gases and take necessary action to control such gases. You shall, thereafter, prevent the migration of landfill decomposition gases beyond the property boundaries of the site into adjacent properties in concentrations above the lower explosive limit (five percent methane in air).

Dated: February 6, 1985


Elden Gillespie, Chairman
Orange County Solid Waste Enforcement Agency

cc: M. Coyle, Calif. Waste Mgmt. Board
F. Haselton, City of Garden Grove
SCAQMD, DOHS, CRWQCB

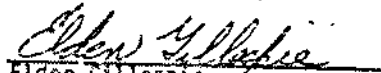
JM:nd M2-20-5 2-6-85

DECLARATION

I, ELDEN GILLESPIE, declare under penalty of perjury that the following is true and correct:

1. I am the Chairman of the Orange County Solid Waste Enforcement Agency Board.
2. The allegations of the foregoing notice and order are known to me of my personal knowledge to be correct. This knowledge was obtained by: A review of records on file with the Orange County Solid Waste Enforcement Agency and an inspection conducted on December 5, 1984, by staff members.

Executed at City of Westminster, California, on February 6, 1985


Elden Gillespie

JH:nd
M2-20-6
2-6-85

George L. Tindall

Public Works

COUNCIL REQUEST Garden Grove
Sanitary District Disposal Site

Stewart O. Miller

Development Services

March 25, 1965

On March 6, 1965 you requested I provide you with information concerning the possible use of the above site for an RV Park. Attached is a memorandum from Dennis Kelly to me which contains a portion of the information requested.

From a building standpoint, before any use may be made of this site, a soils investigation report would have to be prepared by an engineering firm which would contain recommendations as to what would be necessary to make the improvements you have referenced. Certainly, what you are recommending can be done; the only question being as to what would be the cost to stabilize the soil for the intended purpose.

It is our opinion the more serious problems to solve would be the gas migration and an adequate sewage system. I would estimate it would cost approximately \$12,000 - \$15,000 to have someone such as B.C.L. of Long Beach make this type of a report.

I hope this will assist you in preparing your report.

STEWART O. MILLER, Director
Development Services Department

Attachment

the swa group

Kalvin Platt
Thomas Adams
Walt Bemis
William Callaway
Gerry Campbell

John Couture
John E. Cutler
Robert Elliott
P. Michael Gilbert
Lori Hjort

Roy Imamura
Robert Jacob
Edmond Kagi
Gary Karner
Albert R. Lamb

Richard Law
James Lee
Justino Mendoza
James Reeves
Eduardo Santaeta

Michael Sardina
Kevin Shanley
Wendy Simon
Richard Thomas
Donald Tompkins

Douglas S. Way
John Weed
Susan Whitin
John Wong

June 25, 1985

Mr. Frank Haselton
Development Services Division
City of Garden Grove
Old School Building, Room 220
11391 Acatia Road
Garden Grove, California 92642

Re: Plaza Alicante - Phase I (CVE 203)

Dear Mr. Haselton:

Transmitted herewith are two sets of Plaza Alicante - Phase I Construction Drawings for planning department review.

After the planning department has had a chance to review the drawings, we would appreciate a written response stating that either the drawings depict the approved site plan to a reasonable degree and are acceptable, or a detailed listing of concerns which we can address.

If you have any questions, do not hesitate to phone myself or Rob Elliott.

Thank you,

THE SWA GROUP

Rod Kearn

RK:mj

Seasair
Laguna Beach
Houston
Dallas
Boston
Florida

CVE203-12/Kearn

590 Broadway, Suite 200
Laguna Beach, CA 92651
714-497-5471

FILE

July 5, 1968

Mr. Bob Rod
The City Club
500 Broadway, Suite 200
Laguna Beach, CA 92651

Dear Bob:

Subject: Plaza Alicante -- Site Design Construction
Drawings

Staff has reviewed the subject drawings and has found them to be consistent with the approved concept established for SUD-104-82. If further information is needed, please contact Frank Haselton at 533-5331.

Sincerely,

JERRY L. ROUM
Planning Division Manager

By: Frank L. Haselton
Urban Planner